

# Limited-Time Incentives

- **\$9.95 Y1 promo rate** for deals that firm up before Aug 1, 2026
- **6 months Net Free Rent** for all 5-year deals commencing before Aug 1, 2026
- **100% commission payments upon lease execution**



For Lease: Industrial

## 2550 STANFIELD ROAD MISSISSAUGA, ON

Last Available Opportunity in the Building

# PROPERTY PROFILE

98,559 SF of industrial space for lease exceptionally well-suited for last mile distribution or light manufacturing. This property boasts close proximity to major highways including the 401, 403, 410, 427 and the QEW. With its infill location and convenient access to key transportation arteries, this property offers an advantageous position for seamless logistics operations and efficient supply chain management.



Leasable Area Remaining

**98,559 SF**

Office Area

**2,724 SF** (approx.)

Warehouse Area

**95,835 SF** (approx.)

Land Area

**16.57 acres**



Lighting

**LED** lighting



Zoning

**E2-131**

(Contact Listing Agent for More Details)



Availability

**Immediate**



TMI

**\$2.81 PSF**

(Excluding management fees and utilities)



Power

**Heavy Power Capacity**  
**3,000 Amps / 6,000 Volts**  
**Available**



Trailer Parking Space

**12-14**



**Virtual Tour**

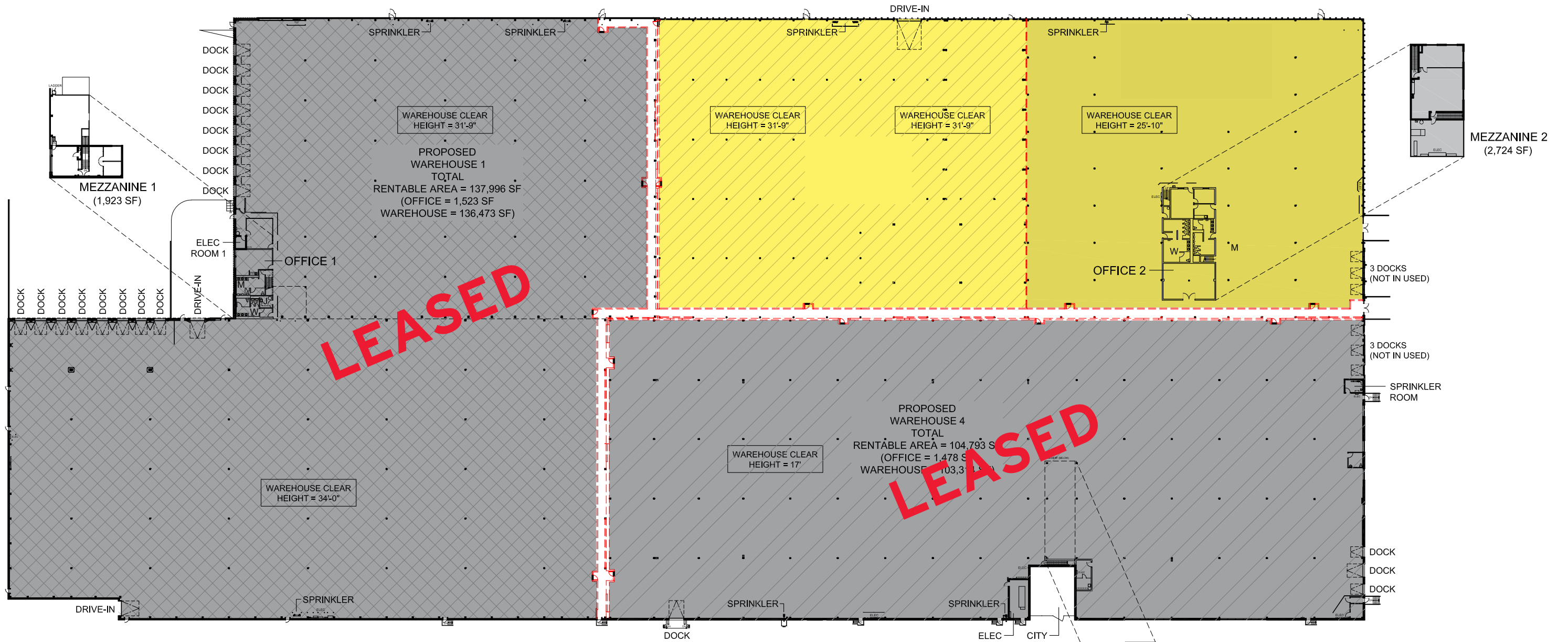


## PROPERTY HIGHLIGHTS

- ✓ **Power**  
3,000 amps of installed power to support high-demand operations  
(2 x 1500A 3-phase transformers distributed throughout the building)
- ✓ **Truck Access**  
Ingress/Egress for 53' trailers off Stanfield
- ✓ **Trailer Parking**  
Potential for trailer parking on surplus land
- ✓ **Shipping Doors**  
Shipping access at front and rear of building
- ✓ **Location**  
Close proximity to QEW and Highways 403, 427, 410, 401 with public transit at doorstep

# FLOOR PLAN

Subject to Landlord Remeasurement

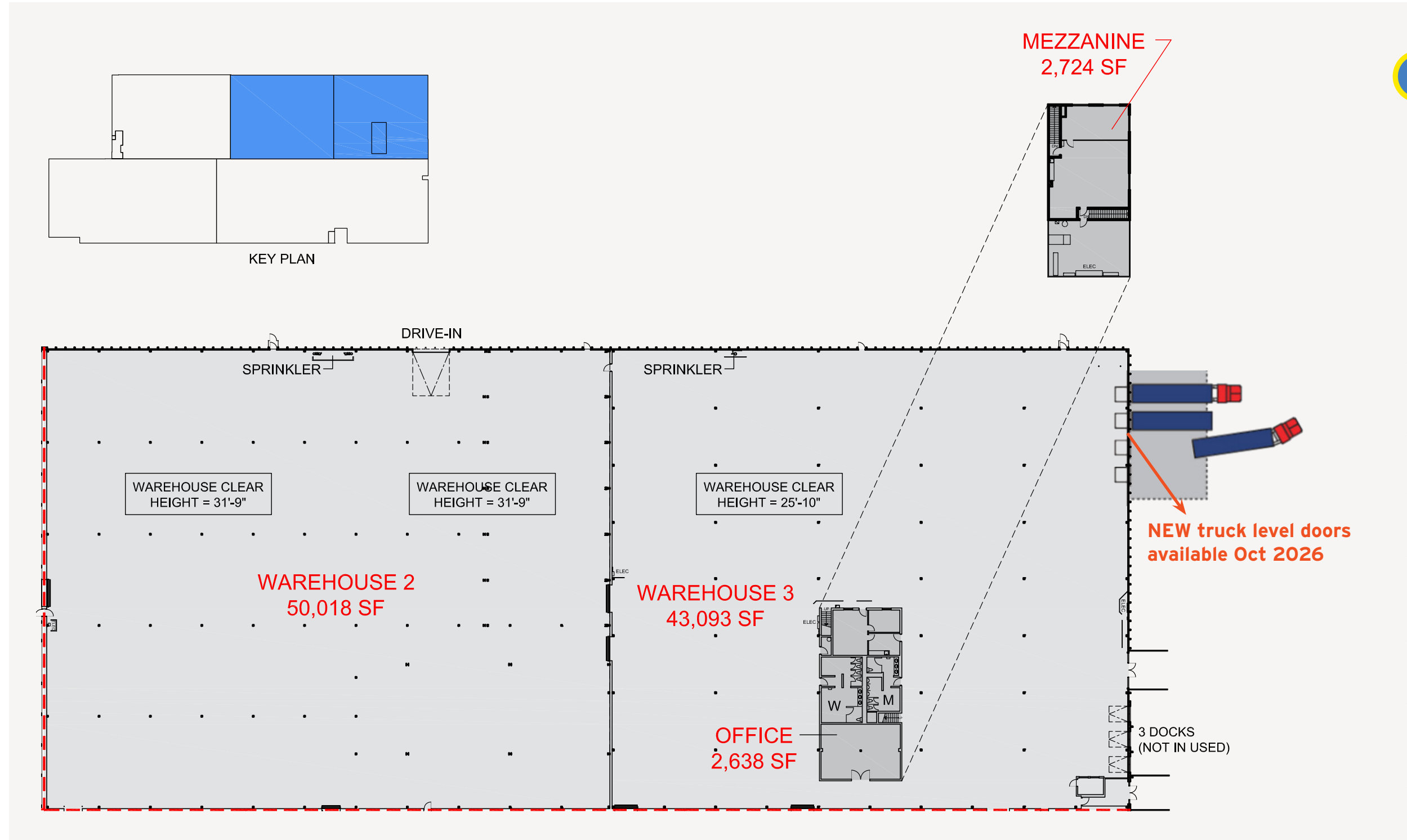


AREA INFORMATION NOTED IS ONLY PRELIMINARY  
 SITE SURVEY IS REQUIRED TO PROVIDE THE ACTUAL RENTABLE AREA  
 CALCULATED AS PER THE BOMA/SIOR INDUSTRIAL STANDARD  
 ANSI / BOMA Z65.2 2012 - METHOD A

- PROPOSED CORRIDOR WALLS
- PROPOSED DEMISING WALL
- MEZZANINES: EXCLUDED FROM RENTABLE AREA

# FLOOR PLAN

Subject to Landlord Remeasurement



## Warehouse 2 & 3

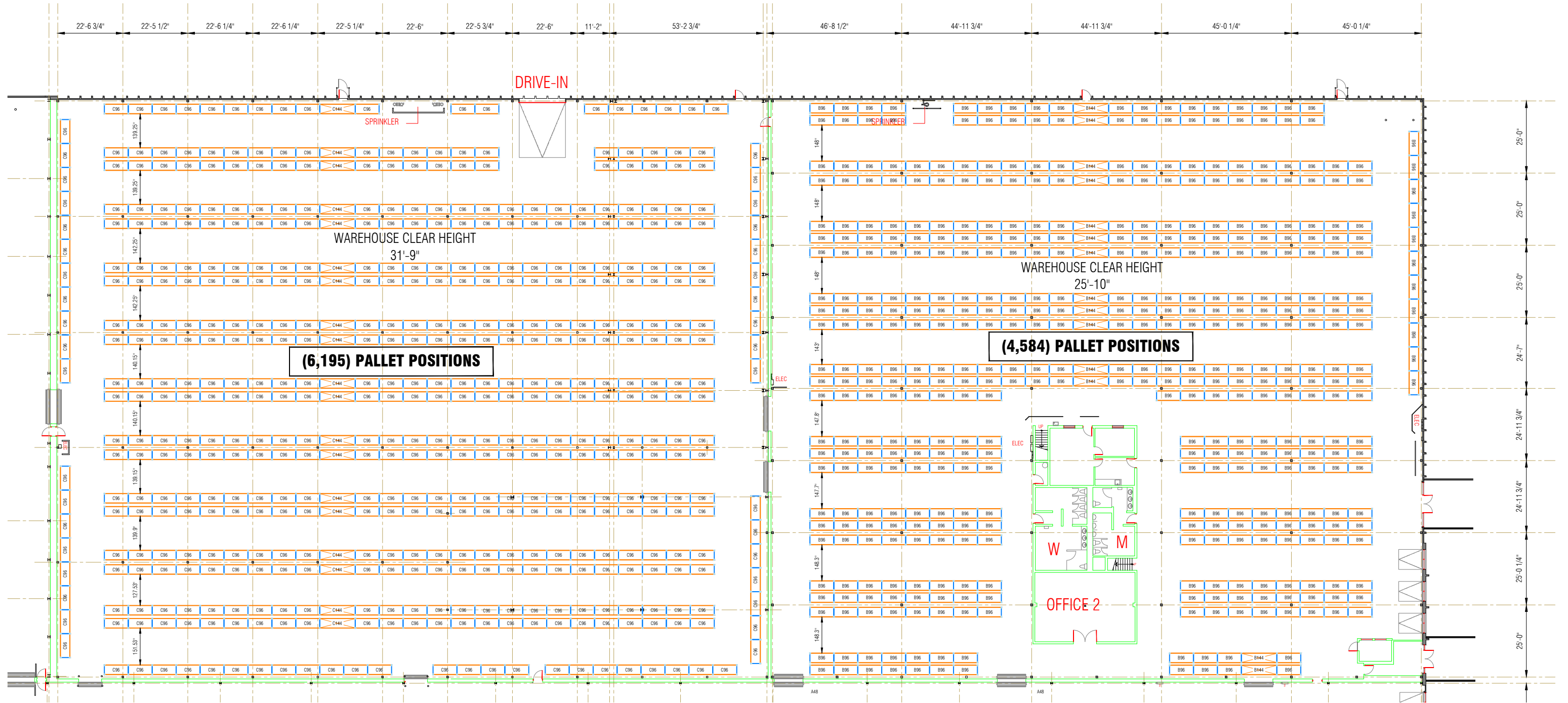
GLA: 98,559 SF (approx.)  
Clear Height: 25'10" - 31'9"  
Shipping: 7 TL, 1 DI

**Asking Rate:**  
**\$9.95 PSF** (Y1 Promo Rate)

- **Landlord Investments recently completed**
- Walls, mezzanines, and offices demolished
- Replacement of existing lighting with LED
- Refinishing of remaining offices, washrooms, and shipping offices
- Construction of new universal washroom
- Seven dock doors at front of building now usable (Warehouse #3)
- Miscellaneous exterior repairs and repainting front façade

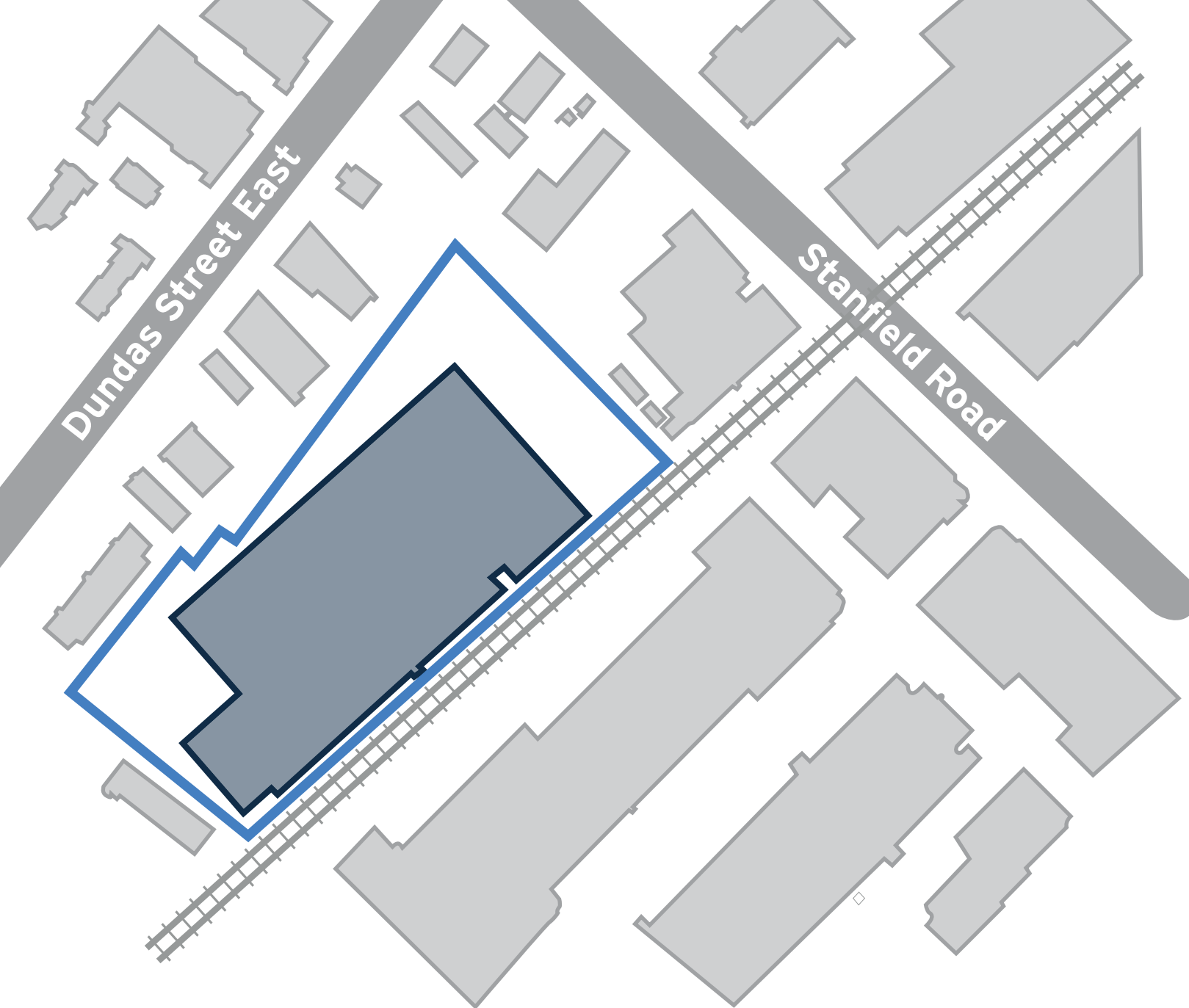
# RACKING PLAN

For Illustrative Purposes



# PHOTOS





### Outside Storage Permissibility

Outdoor storage in an E2 zone is permitted accessory to a Business Activity use contained in the list of permitted uses subject to the following:

- Outdoor storage shall not exceed 5% of the lot area, or 10% of the gross floor area - non-residential of the building, structure or part thereof, whichever is the lesser and shall be located on the same lot\*
- Outdoor storage shall not be located closer to any street line than any portion of a building, structure or part thereof
- The area to be used for outdoor storage shall not be located within the front yard or exterior side yard
- A fence, having a minimum height of 2.4 m shall be required for screening around the perimeter of the area to be used for outdoor storage\*

\*5% of site is .8285 acres; 10% of GFA is .7849 acres

\*\*Landlord currently investigating a minor variance for this possible outside storage

# ZONING

## E2-131

- Medical Office
- Manufacturing Facility
- Warehouse/Distribution Facility
- Contractor Service Shop
- Waste Processing Station
- Restaurant
- Animal Care Establishment
- Medicinal Product Manufacturing Facility
- Motor Vehicle Wash Facility - Restricted
- Veterinary Clinic
- Active Recreational Use
- Private Club
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Animal Boarding Establishment
- Financial Institution
- Self Storage Facility
- Office
- Science and Technology Facility
- Wholesaling Facility
- Medicinal Product Manufacturing Facility - Restricted
- Waste Transfer Station
- Take-out Restaurant
- Motor Vehicle Repair Facility - Restricted
- Banquet Hall/Conference Centre/ Convention Centre
- Truck Fuel Dispensing Facility
- Repair Establishment
- Courier/Messenger Service
- Adult Entertainment Establishment
- Gas Bar
- Broadcasting/Communication Facility
- Truck Terminal
- Commercial School
- Composting Facility
- Convenience Restaurant
- Motor Vehicle Rental Facility
- Overnight Accommodation
- Entertainment Establishment
- Parking Lot
- University/College
- Motor Vehicle Service Station

# LOCATION MAP

## Mississauga Statistics



Total Population  
**717,961**



Labour Force  
**594,789**



Median Household Income  
**\$98,504**



Avg. Household Expenditures  
**\$100,003**



- 1 Mother Parkers Tea & Coffee
- 2 AyA Kitchens and Baths
- 3 Philburn Logistics
- 4 Stanfield Studio
- 5 Stronco
- 6 FedEx
- 7 LCBO Distribution Centre
- 8 Kal Tire Corporate Office
- 9 GardaWorld
- 10 Archway Marketing Services

2550 Stanfield Road



Highway QEW & Dixie Go Station  
**3 Mins**



Highway 427  
**7 Mins**



Highway 403  
**8 Mins**



Highway 401  
**12 Mins**



Highway 410 & Toronto Pearson Airport  
**14 Mins**



Highway 407 & 409  
**15 Mins**

# Pure Industrial is one of Canada's leading providers of industrial real estate.

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

- **PURE** logistics
- **PURE** connection to customers
- **PURE** distribution
- **PURE** Industrial Properties

# ABOUT LENNARD

## The Team



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## Lennard Highlights

At Lennard, we pride ourselves on our personalized service and commitment to our clients. We are dynamic, flexible and constantly employing progressive and creative strategies for improvement.

Lennard has been a growing business for over **40 years**.



Lennard is the **3rd largest** commercial real estate brokerage in the GTA



Lennard is an **all services shop**, able to meet unique challenges.

- Owners & Investors
- Landlords & Tenants
- Land Development

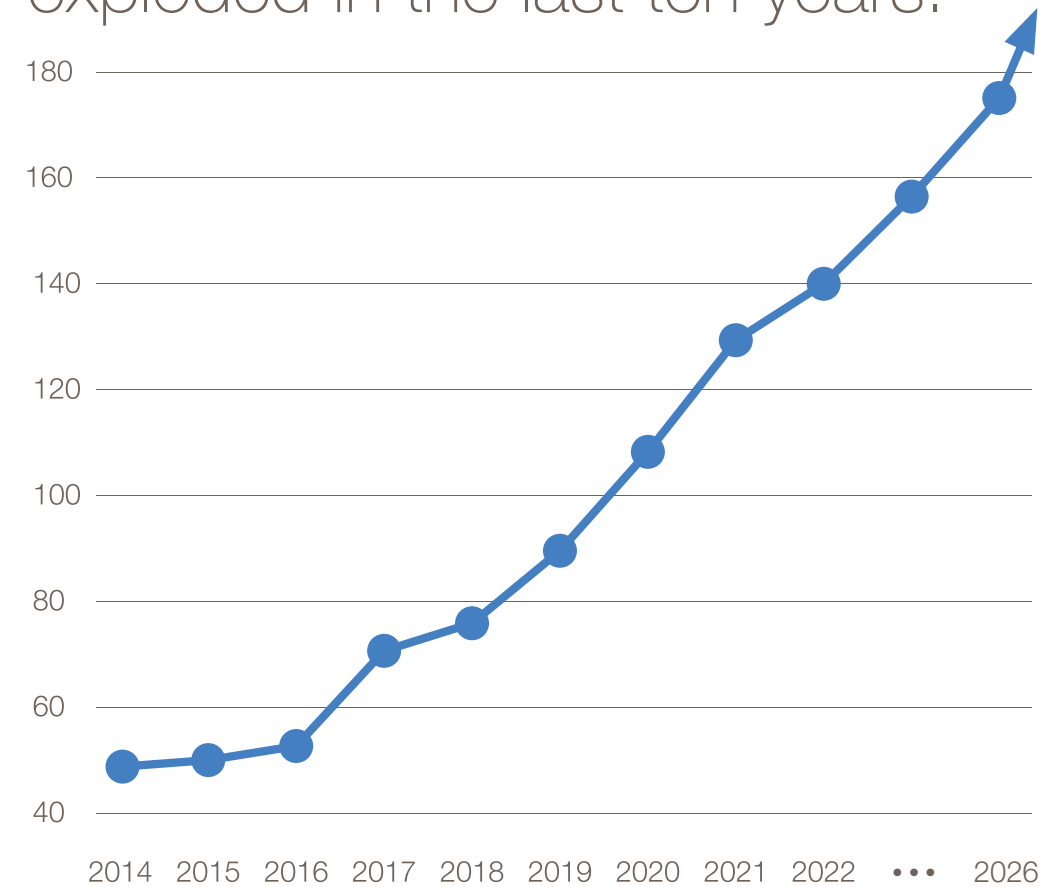
Lennard agents specialize in a wide variety of **asset classes**:

- Office
- Industrial
- Retail
- Land
- Multi-Family

## The Lennard Experience

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations both large and small.

Lennard's **agent growth** has exploded in the last ten years.





**PURE INDUSTRIAL**

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