

FOR LEASE



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REAL ESTATE GROUP™

**17,180 SF Building On 1.02 Acres In Prime Mississauga Location
Perfect For Manufacturing Or Warehousing**



FREESTANDING INDUSTRIAL BUILDING
7205 Edwards Boulevard
Mississauga, ON

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PROPERTY FEATURES

- Freestanding industrial building in a prime Mississauga location with excellent access to amenities, transit, Highways 407, 401, 410, and Toronto Pearson Airport.
- The warehouse has been recently updated with freshly painted walls, epoxy flooring, and bright LED lighting, creating a clean, modern, and professional environment.
- Features include 22' 1" clear height, generous bay sizes (35' 8" x 36' 6"), three hydraulic dock levelers, a 12'x14' drive-in door, 6" reinforced concrete floor, 600 volts/400 amps of power, and a fully sprinklered system for safety.
- The office area includes private offices, boardroom, kitchenette, reception, and washroom with shower.
- The property also offers 27 on-site parking stalls and full drive-around access for transport trucks.
- Just steps from the new LRT station (expected completion 2026), providing convenient connectivity for both employees and clients.



PROPERTY HIGHLIGHTS

- **Rental Rate:** \$18.50 / sf
- **TMI:** \$4.81 / sf (2025)
 - Total Area:** 17,180 sf
 - Warehouse Area:** 15,120 sf
- **Office Area:** 1,970 sf
- **Zoning:** E2
- **Possession:** Immediate

PROPERTY DETAILS

1. Modern, Clean, and Bright Warehouse

- Recently updated walls, epoxy flooring, and LED lighting

2. Prime Mississauga Location & Accessibility

- Excellent access to major highways (407, 401, 410) and Toronto Pearson Airport
- Steps from the new LRT station (expected 2026)

3. Functional Warehouse Features

- Clear height: 22' 1"
- Bay sizes: 35' 8" x 36' 6"
- 3 track level doors
- 1 drive-in door (12'x14')
- 6" reinforced concrete floor
- 600V / 400A power
- Fully sprinklered system

4. Ready-to-Use Office Area

- Reception area
- Private offices
- Boardroom
- Kitchenette
- 2 washrooms with shower

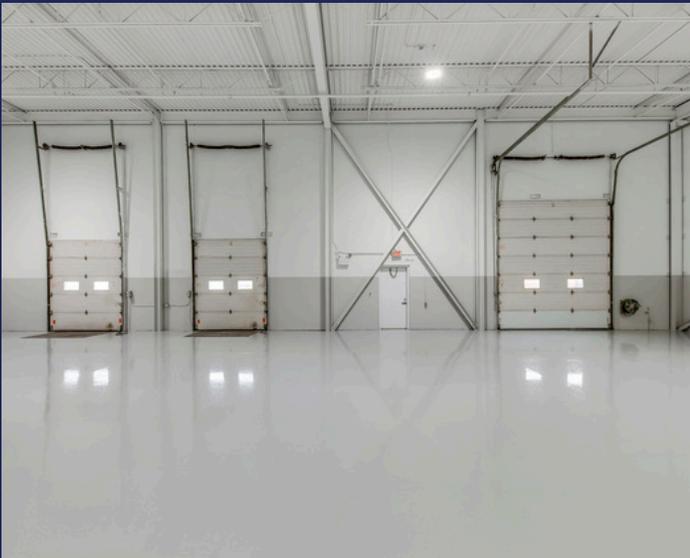
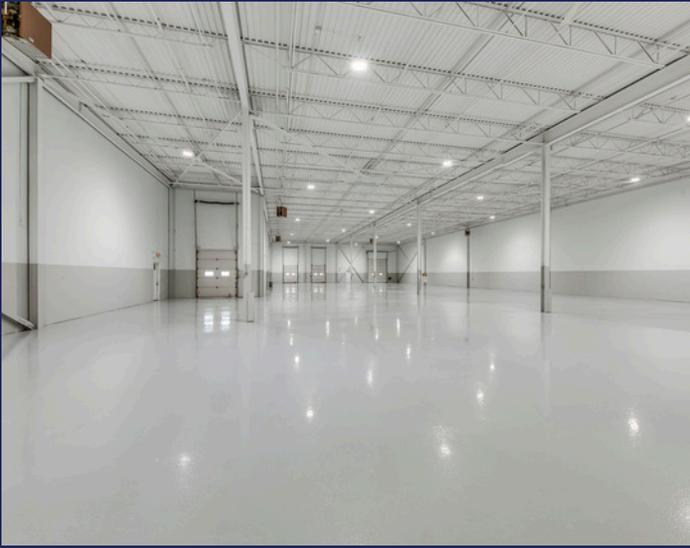
5. Parking & Drive-Around Access

- 27 on-site parking stalls
- Full drive-around access for transport trucks, ensuring easy logistics and maneuvering

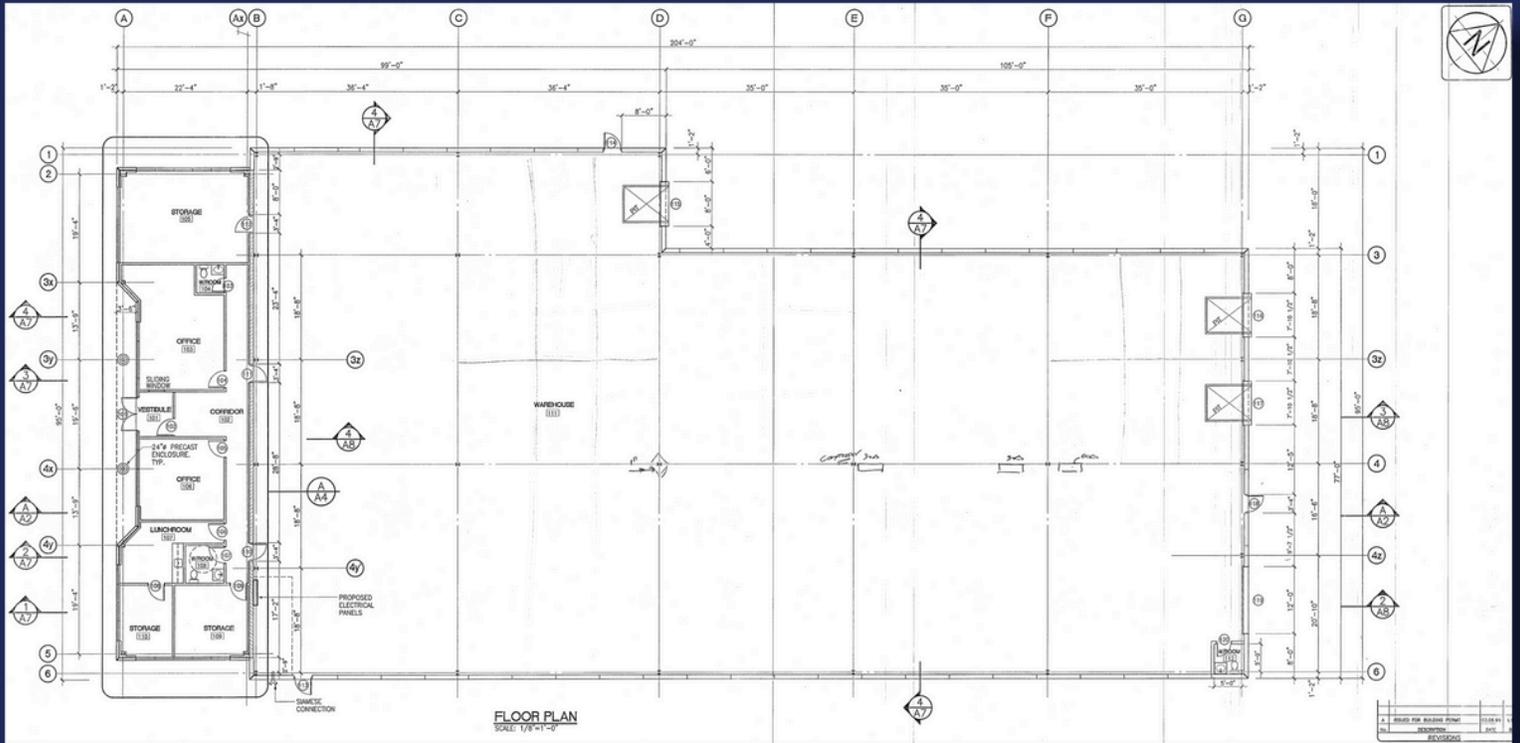
PROPERTY PHOTOS



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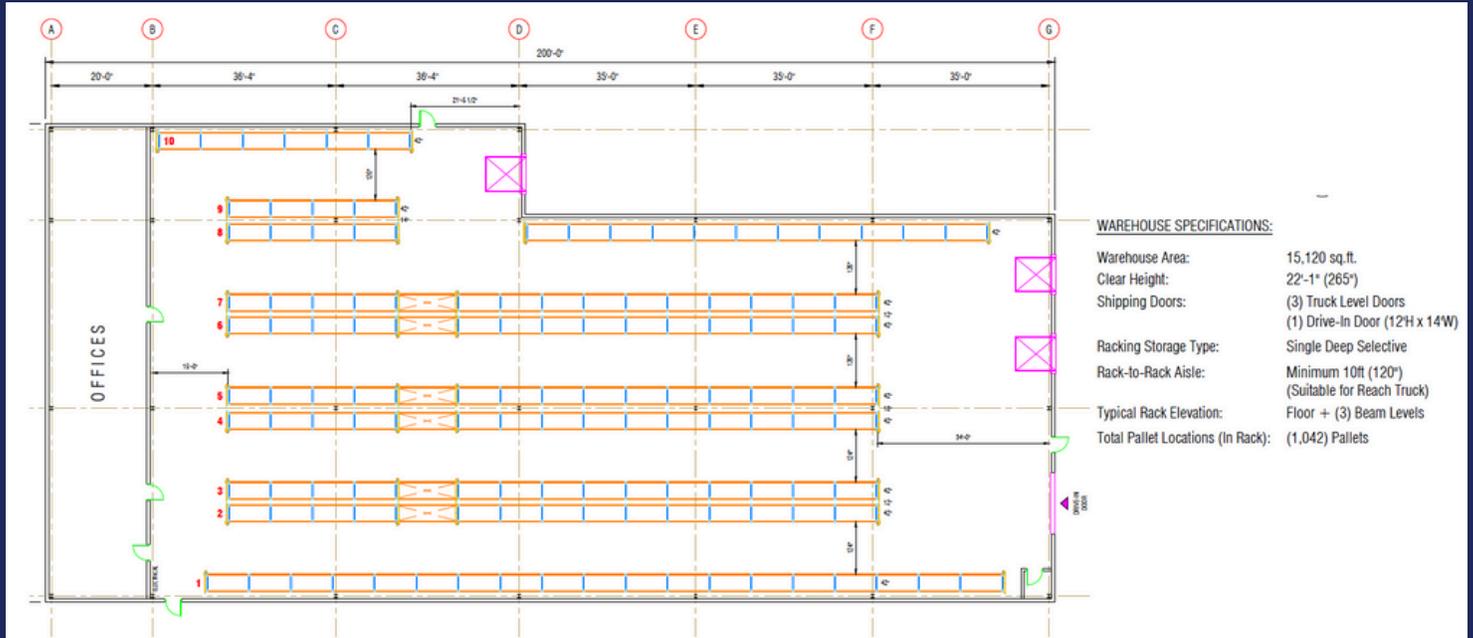
FLOOR PLAN



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RACKING PLAN



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ZONING - E2

PERMITTED USES

EMPLOYMENT

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility deleted by 0190-2014
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility -Restricted
- Plant-Based Manufacturing Facility

COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Commercial Motor Vehicle deleted by 0379-2009
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle deleted by 0379-2009
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

OTHER

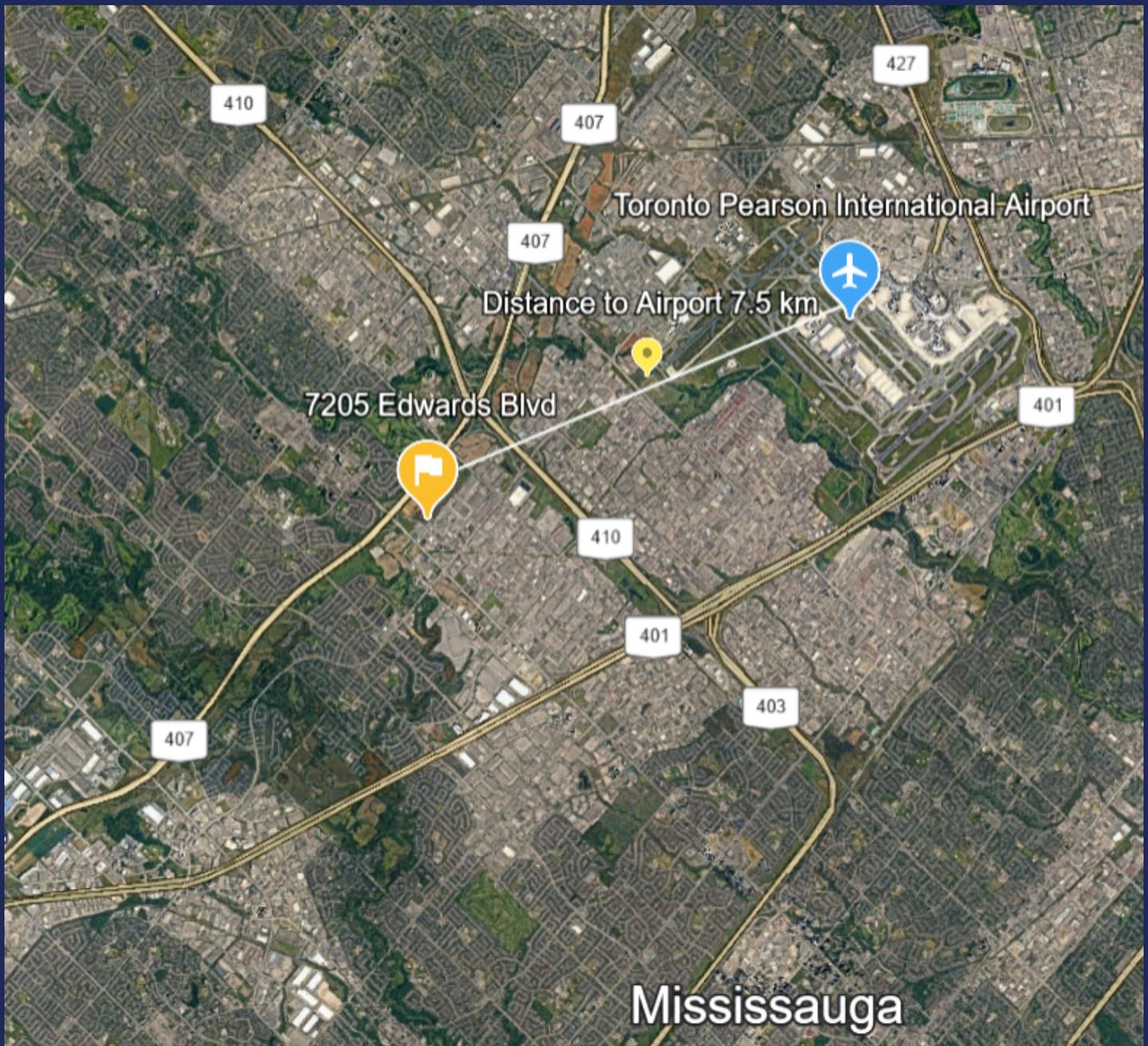
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



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LOCATION OVERVIEW



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