



For Sale: Industrial

Discover the
Opportunities

7669 Kimbel Street

Prime Opportunity for a Highly Functional & Well-Positioned Space in Mississauga


Lennard:


209-1 Yorkdale Road, Toronto
905.752.2220


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Well maintained freestanding industrial building located in a prime Mississauga location near the intersection of Bramalea Road and Drew Road.


- 

Building Area	Warehouse Area
18,216 SF	14,762 SF
Office Area	Lot Size
3,454 SF	0.981 acres
Frontage	Depth
100ft	420.34 ft
- 


Zoning
E3 - Employment Zone 3
- 


Outdoor Storage
Permitted
- 


Clear Height
25'
- 


Shipping Doors
1 Truck Level
1 Drive In
- 


Power
400 Amps, 600 Volts

- 

Occupancy
Can Be Vacant on Closing
 - 

Tenancy
Month to Month
 - 

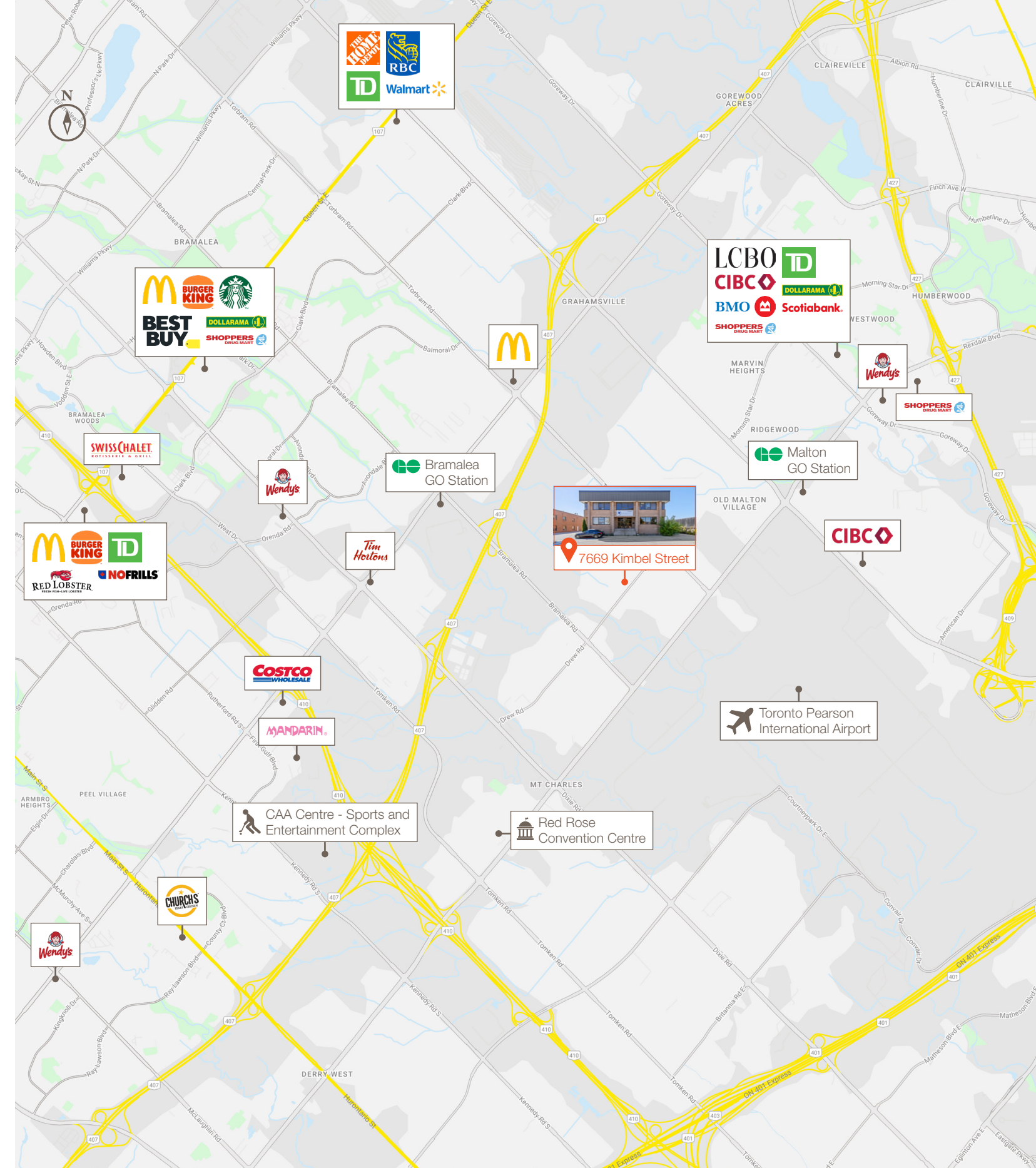
Asking Price
\$8,699,000
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Property Tax (2025)
\$49,433.50 (annual)
 - 

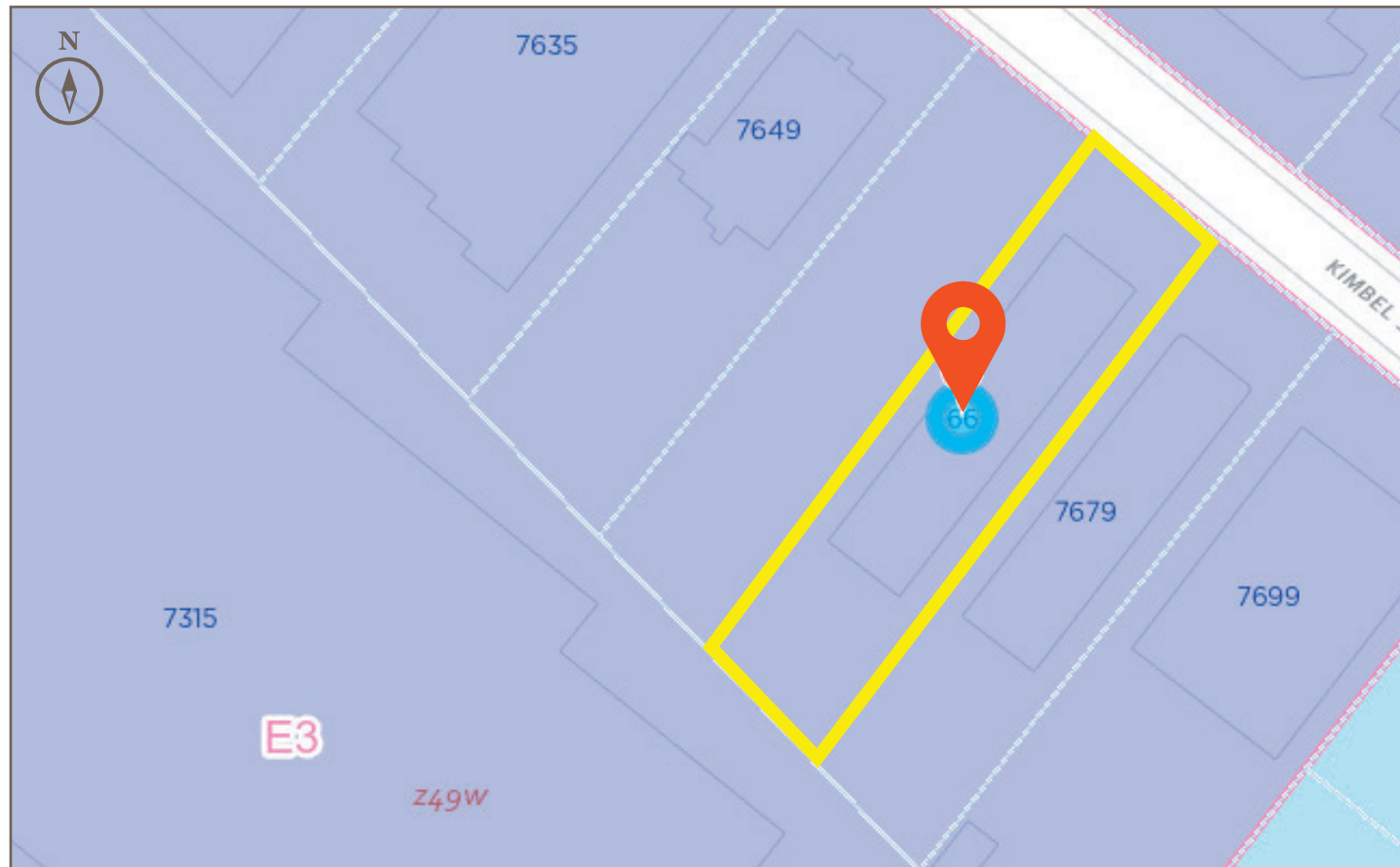
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- *Sales Representative **Broker

Property Highlights

- Offering very rare 25' clear height and full clear span with no interior columns.
- A 110' shipping apron allows for excellent truck access.
- Major capital upgrades include a new roof completed in 2016 with warranty and a new HVAC system installed in 2022.
- Clean Phase 2 environmental report available
- Easy access to transportation routes, including Highways 407 and 410.



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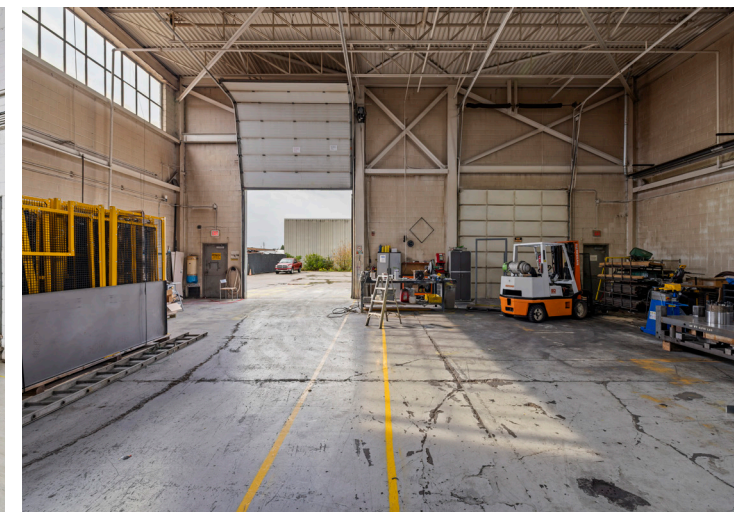


Zoning Summary **Employment Zone 3 (E3)**

Permitted Uses

- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Restricted Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle
- Motor Vehicle Wash Facility - Restricted Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation
- 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

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