



Multi-Unit Industrial Space

**For additional information,
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For Lease

3171

Lenworth Drive, Units 7
Mississauga, ON



Property Highlights



Prime space situated in the Dixie area.



Quick access to highway 427 off Dundas St E.



Ample Parking.



Public transportation available nearby.



Asphalt is in good condition.



Recently renovated office area.



LED lighting in warehouse.

Property Details

UNITS

UNIT 7

TOTAL AVAILABLE
AREA

2,634 sf

OFFICE AREA

25%

INDUSTRIAL AREA

75%

CLEAR HEIGHT

14' 5"

SHIPPING

1 TL

ZONING

E2-132

POSSESSION

March 1, 2025

ASKING NET RENT

\$17.95 psf net

TMI (2024)

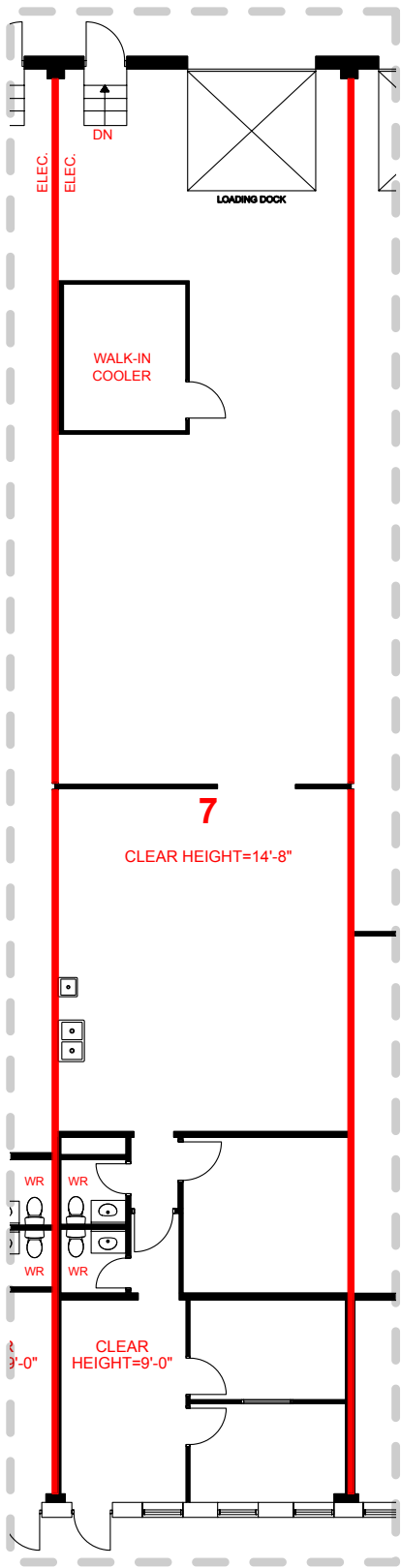
\$5.50 (psf/yr)

ESTIMATED MONTHLY
GROSS RENT

\$5,147.27



Floor Plan

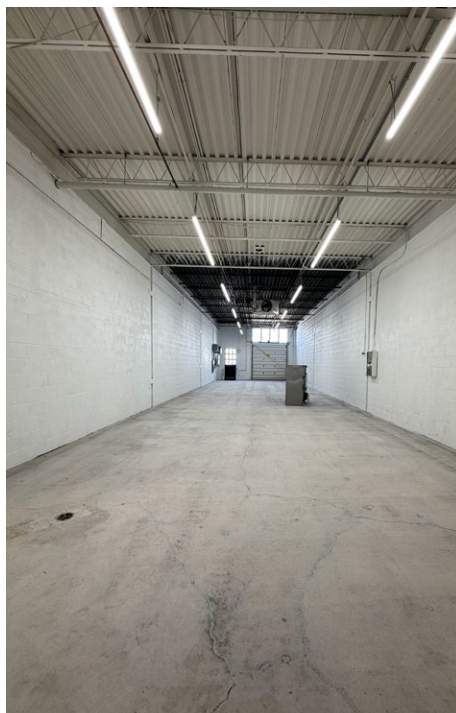
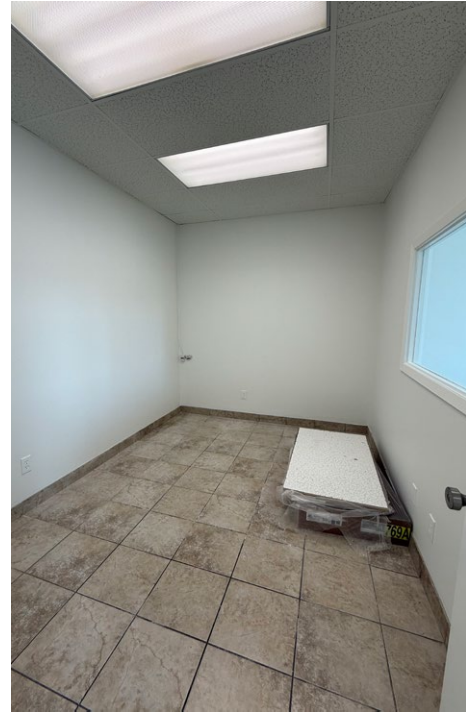


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Pictures



Zoning - E2-132

E2 PERMITTED USES - EMPLOYMENT

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- 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 Repair Facility - Restricted
- Motor Vehicle Rental Facility
- 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

EXCEPTION: E2-132

In an E2-132 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

ADDITIONAL PERMITTED USE:

- Asbestos products manufacturing legally existing on the date of passing of this By-law
- Cement manufacturing legally existing on the date of passing of this By-law
- Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law
- Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law
- Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law
- Smelting or foundry operations legally existing on the date of passing of this By-law

- Solvent manufacturing legally existing on the date of passing of this By-law
- Tannery legally existing on the date of passing of this By-law
- Tar and asphalt manufacturing legally existing on the date of passing of this By-law
- Motor vehicle wrecking yard legally existing on the date of passing of this By-law

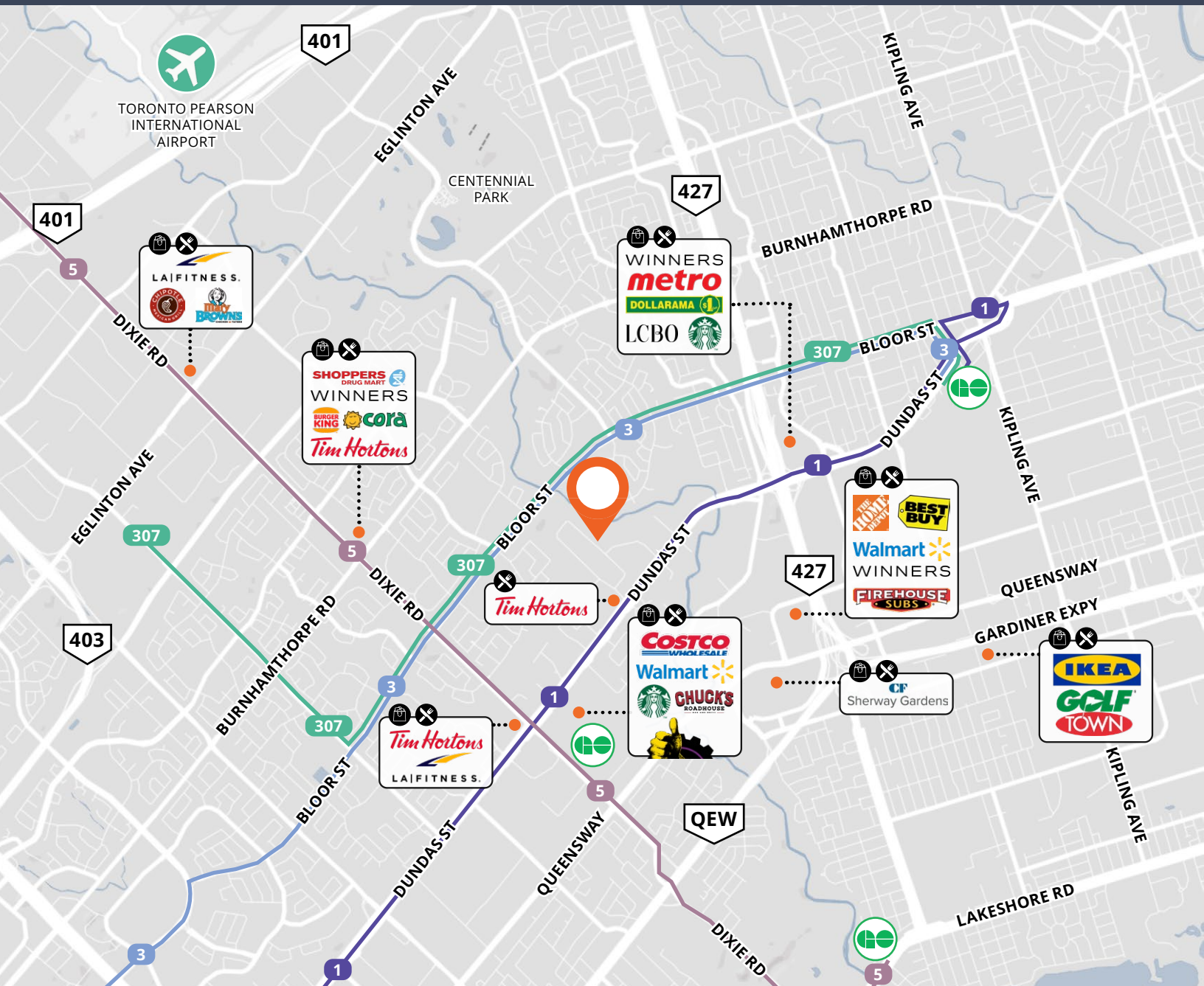
USES NOT PERMITTED:

- Asbestos Products Manufacturing
- Cement Manufacturing
- Gypsum or limestone processing and by-product manufacturing
- Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
- Petroleum and coal refining and by-product manufacturing
- Phosphate or sulphur products and manufacturing
- Smelting or Foundry Operations
- Solvent Manufacturing
- Tannery
- Tar and Asphalt Manufacturing
- Motor Vehicle Wrecking Yard

Transit & Amenities

3171

Lenworth Drive, Units 7
Mississauga, ON



Public Transit



- 1 Dundas / Dundas Express
- 3 Bloor
- 5 Dixie
- 307 Philip Pocock - Bloor East

Amenities (5km radius)

463
RESTAURANTS

767
RETAIL

15
BARS

557
FAST FOOD

36
FITNESS
CENTRES

81
CAFES

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