









FOR SALE 1255 LORIMAR DR MISSISSAUGA

BUILDING AMENITIES

 E2 Zoning	 Modern	 Retail
 warehouse	 Showroom	 Offices

ABOUT PROPERTY

Prime retail and Industrial Warehouse Building, Prominently positioned at the major intersection of Derry Rd & Dixie Rd. Mississauga. Expansive 3.661 acres, providing extensive space for versatile Operations and Growth.

CALL NOW

416-358-0400



Building Size	85,585 Sqft
Site Area	3.66 Acres
Office Area	10%+
Clear Height	22 Feet
Docks	9
Drive In doors	2
Employee Parking	90
Power	1200 AMPS
Taxes (2024)	\$145,616.15

Location: Prominently positioned at the major intersection of Derry Rd & Dixie

Year Built : Year 2000

Size: A generous 85,000 square feet

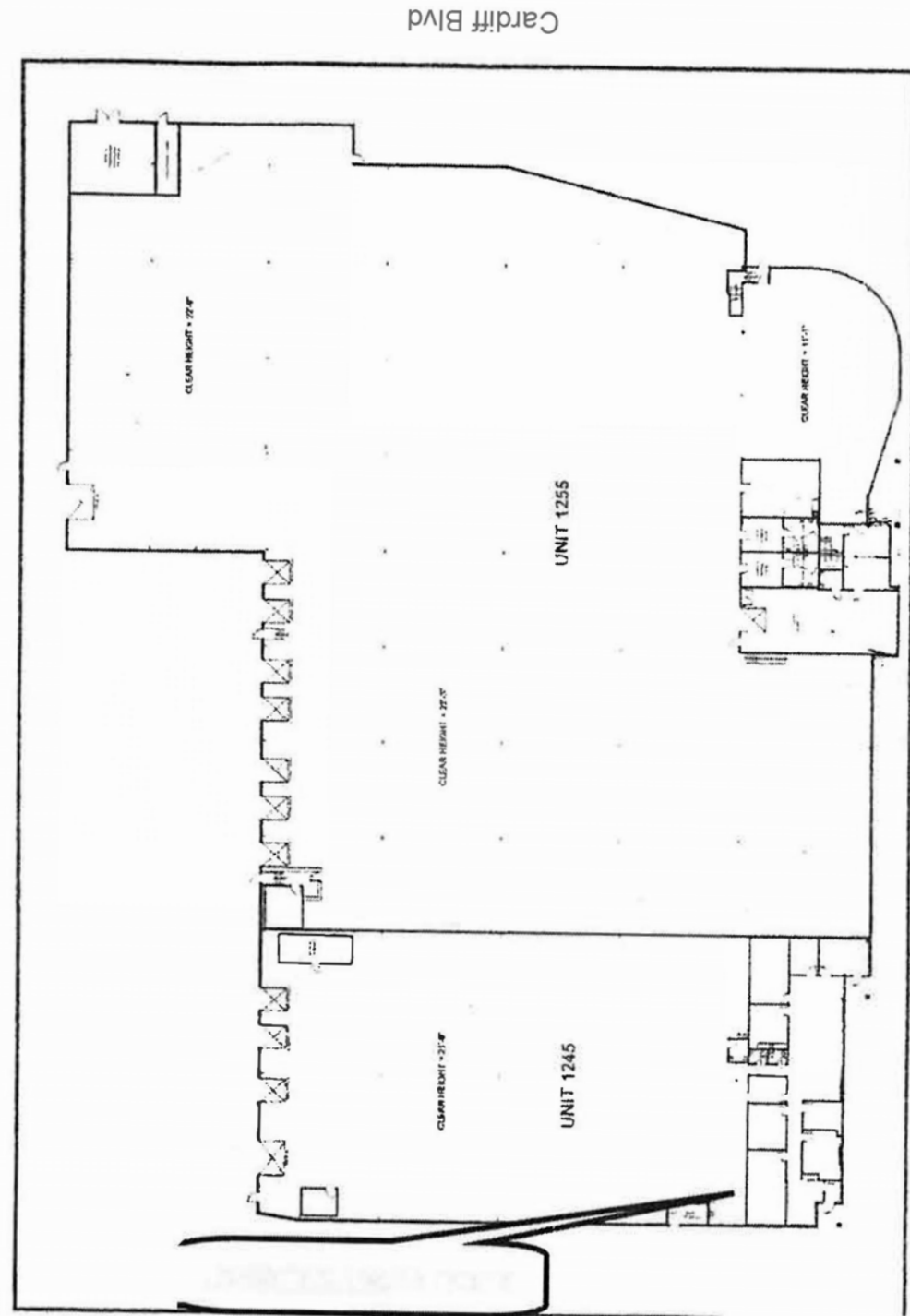
Height: 24 feet, 22" clear catering to various industrial requirements

Docks: Exceptional functionality with 9 docks and 2 additional drive-ins

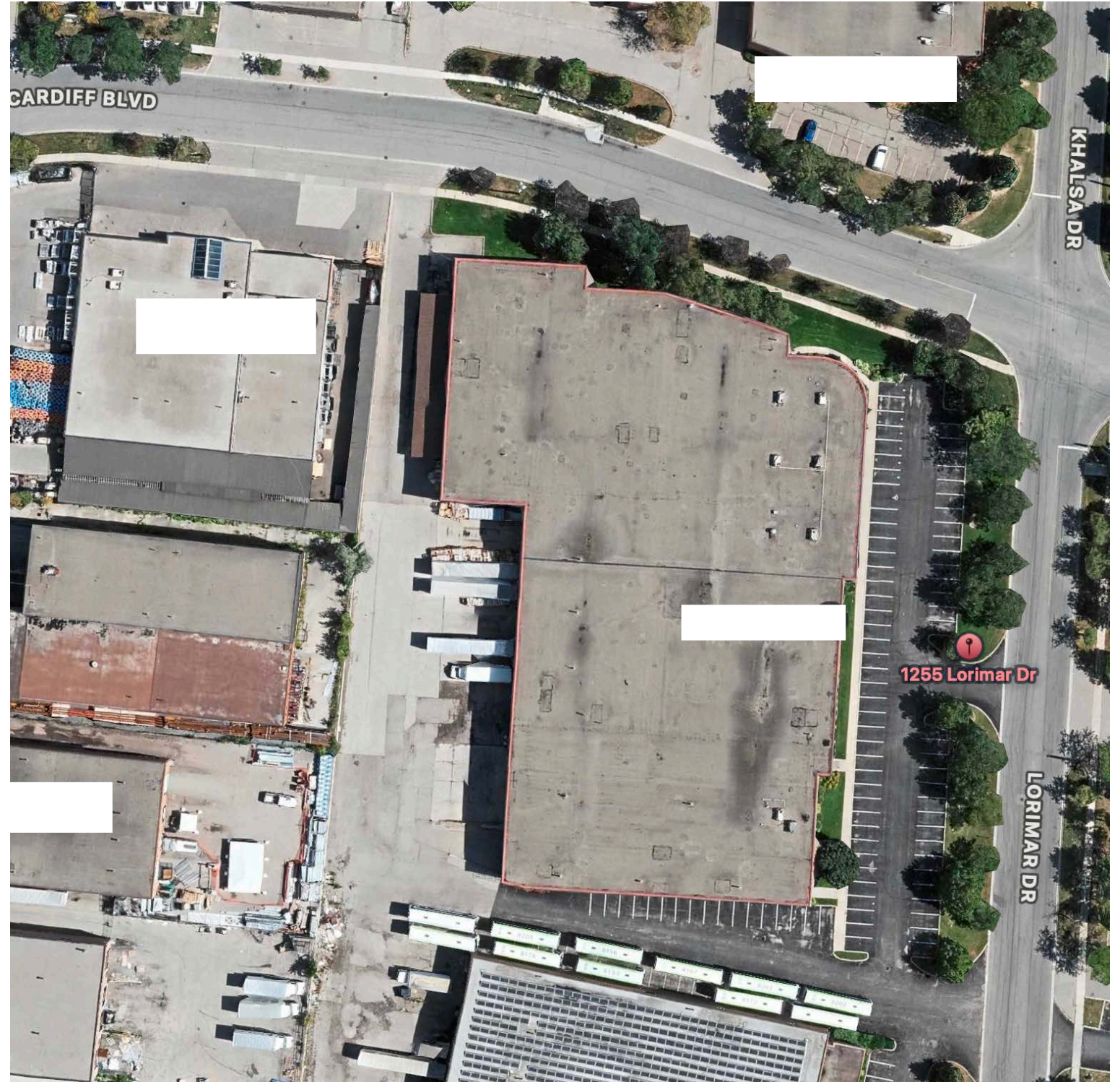
Lot Size: Expansive 3.661 acres, providing extensive space for versatile

Operations and Growth: Currently fully occupied by the owner, ensuring a stable income





LORIMAR DR



E3 - Industrial Employment

Permitted Uses *

2.0 EMPLOYMENT

2.1 OFFICE

- 2.1.1 Medical Office
- 2.1.2 Office

2.2 BUSINESS ACTIVITIES

- 2.2.1 Broadcasting/Communication Facility
- 2.2.2 Manufacturing Facility
- 2.2.3 Science and Technology Facility
- 2.2.4 Transportation Facility
- 2.2.5 Truck Terminal
- 2.2.6 Warehouse/Distribution Facility
- 2.2.7 Wholesaling Facility
- 2.2.8 Waste Processing Station
- 2.2.9 Waste Transfer Station
- 2.2.10 Composting Facility
- 2.2.11 Power Generating Facility
- 2.2.12 Outdoor Storage/Outdoor Display
- 2.2.13 Self Storage Facility
- 2.2.14 Contractor Service Shop
- 2.2.15 Contractor's Yard
- 2.2.16 Vehicle Pound Facility
- 2.2.17 Medicinal Product Manufacturing Facility
- 2.2.18 Medicinal Product Manufacturing Facility - Restricted
- 2.2.19 Plant-Based Manufacturing Facility

2.3 COMMERCIAL

- 2.3.1 Restaurant
- 2.3.2 Convenience Restaurant
- 2.3.3 Take-out Restaurant
- 2.3.4 Commercial School
- 2.3.5 Financial Institution
- 2.3.6 Veterinary Clinic
- 2.3.7 Animal Care Establishment

2.4 MOTOR VEHICLE SERVICE

- 2.4.1 Motor Vehicle Body Repair Facility
- 2.4.2 Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- 2.4.3 Motor Vehicle Repair Facility - Commercial Motor Vehicle
- 2.4.4 Motor Vehicle Repair Facility - Restricted
- 2.4.5 Motor Vehicle Rental Facility
- 2.4.6 Motor Vehicle Wash Facility - Commercial Motor Vehicle
- 2.4.7 Motor Vehicle Wash Facility - Restricted
- 2.4.8 Gas Bar
- 2.4.9 Motor Vehicle Service Station
- 2.4.10 Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

2.5 HOSPITALITY

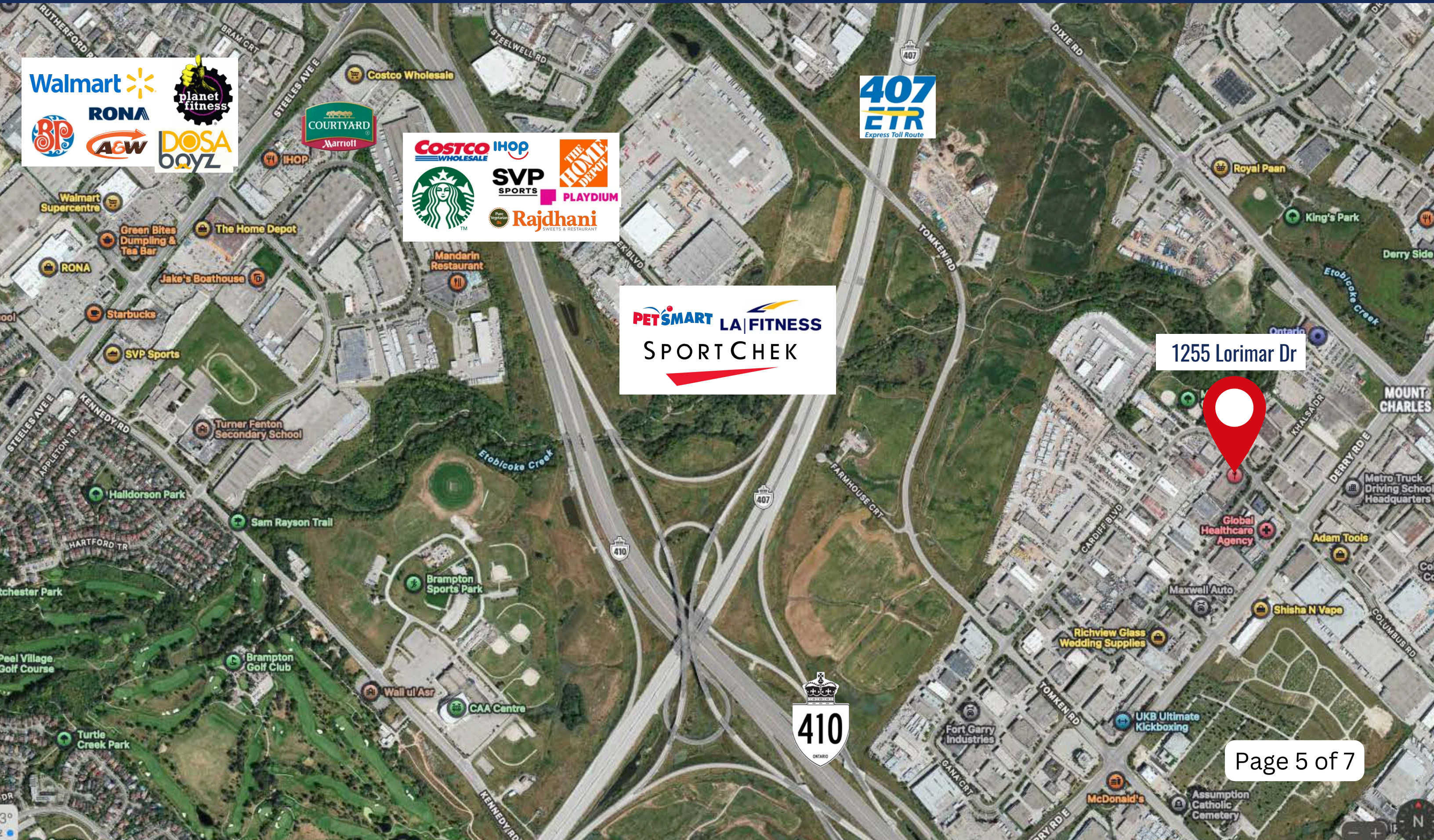
- 2.5.1 Banquet Hall/Conference Centre/Convention Centre
- 2.5.2 Night Club
- 2.5.3 Overnight Accommodation

2.6 OTHER

- 2.6.1 Adult Video Store
- 2.6.2 Adult Entertainment Establishment
- 2.6.3 Animal Boarding Establishment
- 2.6.4 Active Recreational Use
- 2.6.5 Body-Rub Establishment
- 2.6.6 deleted by O111 2019/LPAT Order 2021 March 09
- 2.6.7 Truck Fuel Dispensing Facility
- 2.6.8 Entertainment Establishment
- 2.6.9 Recreational Establishment
- 2.6.10 Funeral Establishment
- 2.6.11 Private Club
- 2.6.12 Repair Establishment
- 2.6.13 Parking Lot
- 2.6.14 University/College
- 2.6.15 Courier/Messenger Service

[Click to View Zoning Details](#)

- Buyer and Buyer's brokerage to independently verify zoning is suitable for their use and performed their due diligence.



Walmart
RONA
planet fitness
AGW
DOSA BOYZ

COSTCO WHOLESALE
IHOP
THE HOME DEPOT
Starbucks
SVP SPORTS
PLAYDIUM
Rajdhani SWEETS & RESTAURANT

PETSMART
LA FITNESS
SPORT CHEK

1255 Lorimar Dr





1255 LORIMAR DR, MISSISSAUGA, ON



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