

FOR LEASE



THE GOOD LIFE

REAL ESTATE GROUP™



CENTRALLY LOCATED OVERHEAD CRANE INDUSTRIAL
BUILDING FOR LEASE AT DIXIE & THE 407
7825 TRANMERE DRIVE
MISSISSAUGA, ON

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PROPERTY DETAILS

- ◆ Building Size: 25,340 SF
- ◆ Lot Size: 1.266 Acres
- ◆ Office Area: 10%
- ◆ Clear Height: 18'
- ◆ Zoning: E3
- ◆ Shipping: 3 TL / 1 DI
- ◆ Cranes: 15-ton × 1 | 10-ton × 3 | 7.5-ton × 1
- ◆ TMI: \$4.50 PSF (2024)
- ◆ Possession: February 1st, 2025
- ◆ Asking Rent: \$18.50/SF Net

PROPERTY FEATURES

- ◆ Centrally located fully craned industrial building at Dixie and the 407 in Mississauga
- ◆ Three truck level doors and one drive in door with plenty of room to back 53' trailers into the building
- ◆ Drive around access for transport trucks
- ◆ 18' clear ceilings with a high bay area that is 34' clear
- ◆ Bonus storage mezzanine
- ◆ Building is fully sprinklered
- ◆ Vacant possession - the current machinery is being removed



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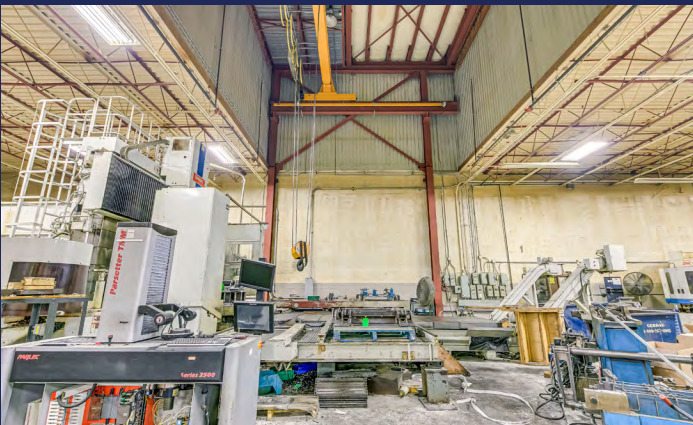
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PROPERTY PHOTOS



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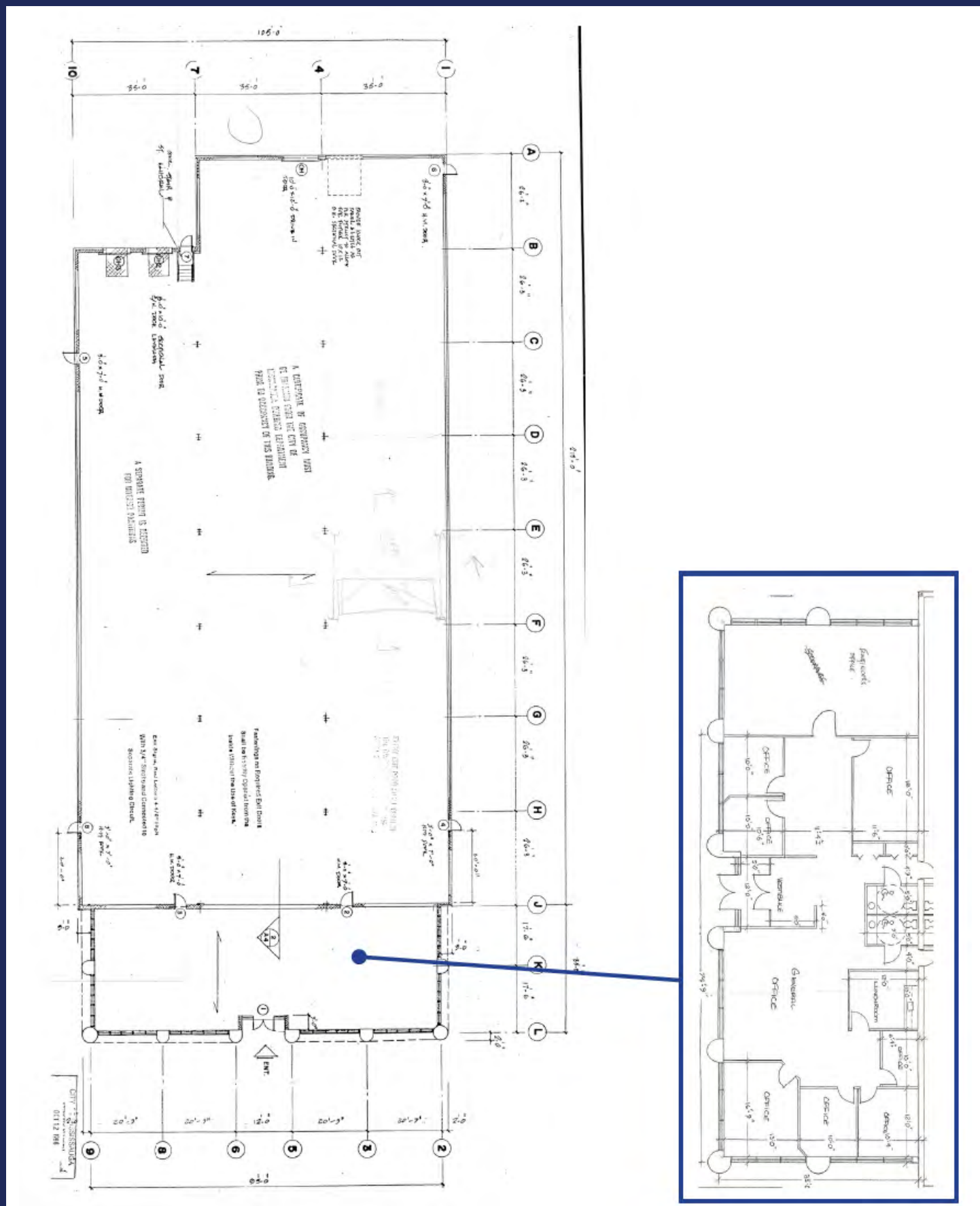
PROPERTY PHOTOS



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PROPERTY PHOTOS





ZONING: E3 - PERMITTED USES

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

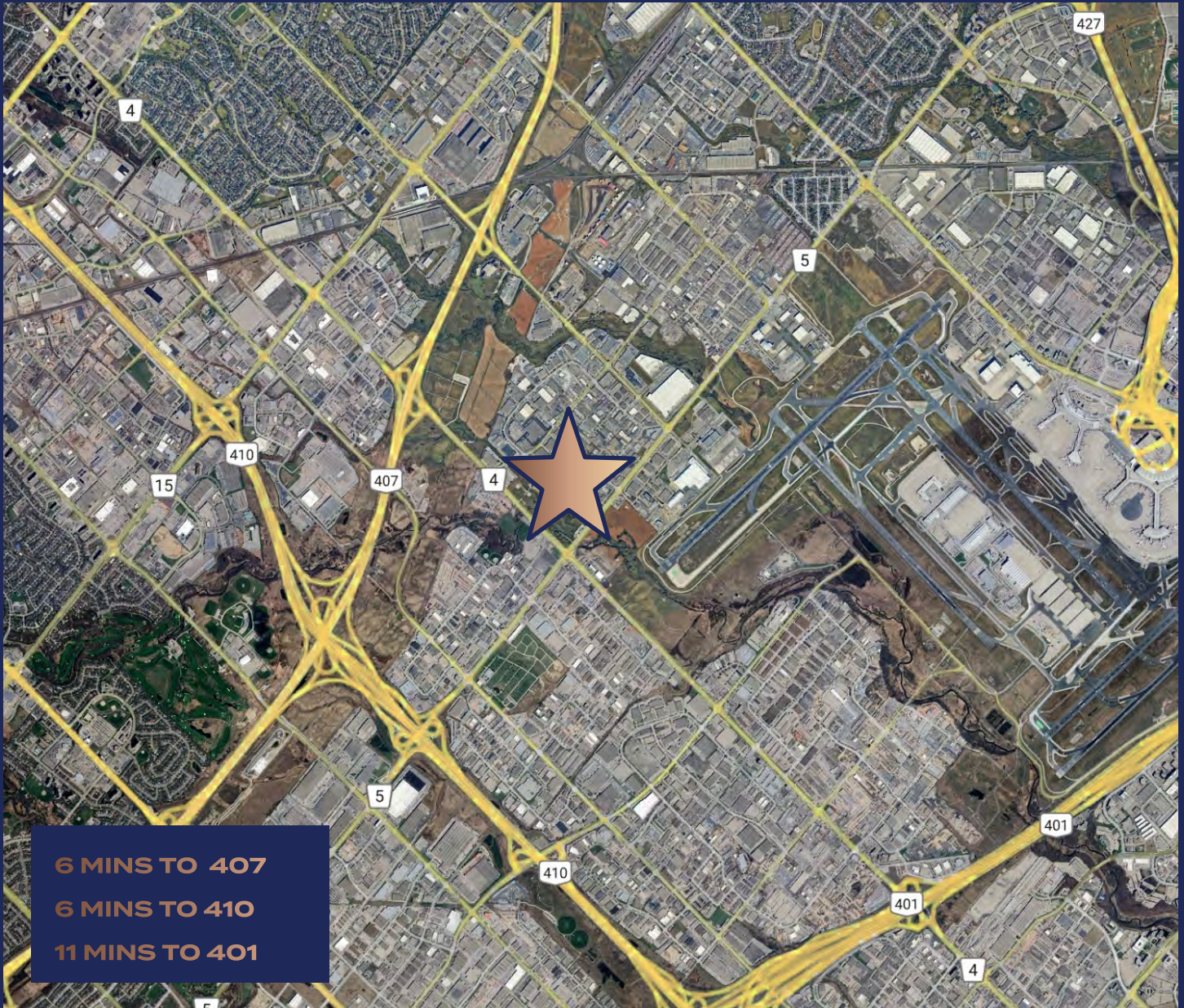


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TRANSIT MAP

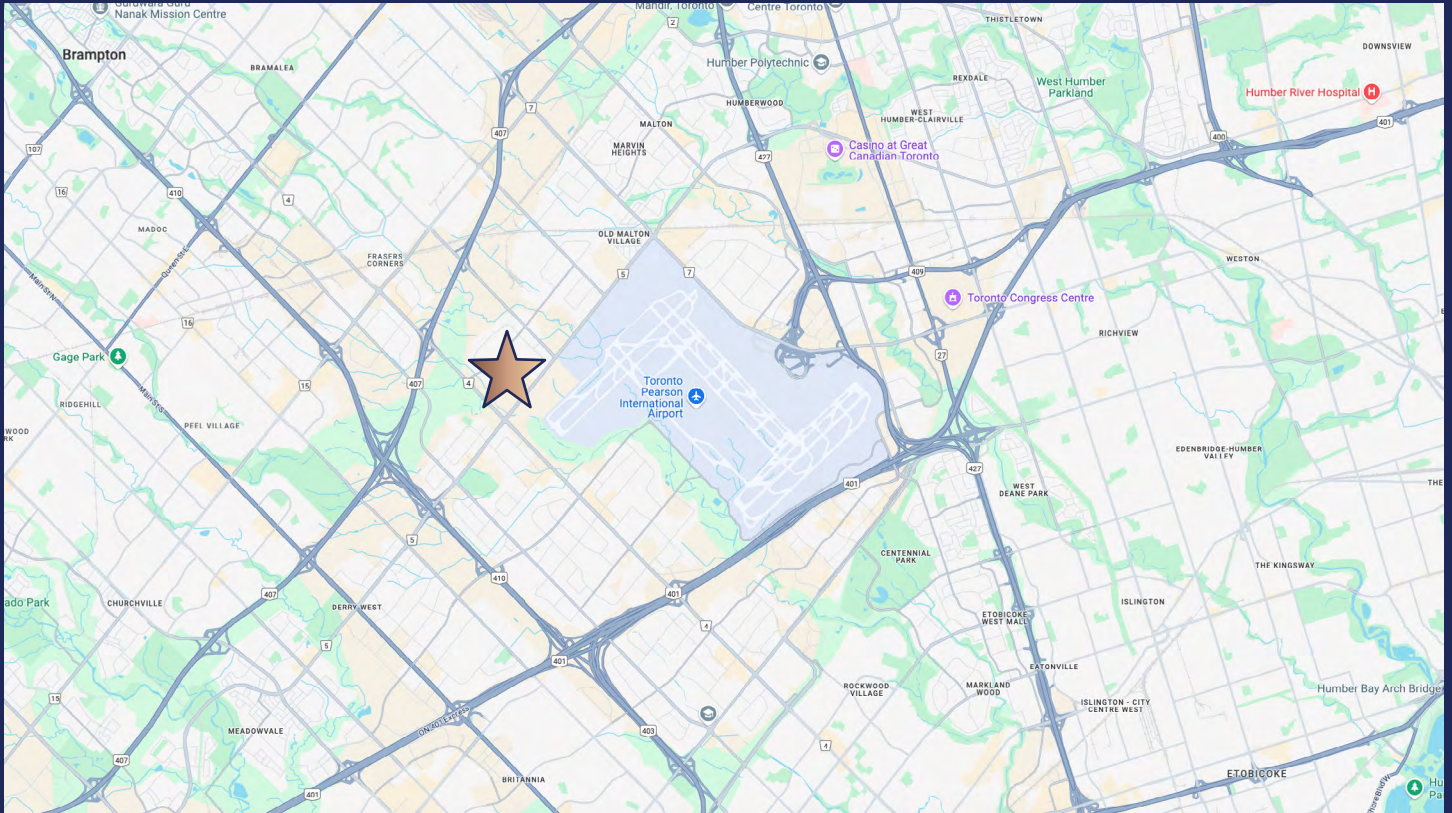


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LOCATION OVERVIEW



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