

Limited-Time Incentives

- **\$9.95 Y1 promo rate** for deals that firm up before Aug 1, 2026
- **6 months Net Free Rent** for all 5-year deals commencing before Aug 1, 2026
- **100% commission payments upon lease execution**



For Lease: Industrial

2550 STANFIELD ROAD MISSISSAUGA, ON

Last Available Opportunity in the Building

PROPERTY PROFILE

97,076 SF of industrial space for lease exceptionally well-suited for last mile distribution or light manufacturing. This property boasts close proximity to major highways including the 401, 403, 410, 427 and the QEW. With its infill location and convenient access to key transportation arteries, this property offers an advantageous position for seamless logistics operations and efficient supply chain management.



Leasable Area Remaining

97,076 SF

Office Area

2,703 SF

Warehouse Area

91,582 SF

Land Area

16.57 acres



Clear Height

25'10" - 31'9"



Shipping

**7 Truck Level
1 Drive In**



Lighting

LED lighting



Zoning

E2-131

(Contact Listing Agent for More Details)



Availability

Immediate



TMI

\$2.81 PSF

(Excluding management fees and utilities)



Power

Heavy Power Capacity
3,000 Amps / 6,000 Volts
Available



Trailer Parking Space

12-14



Virtual Tour

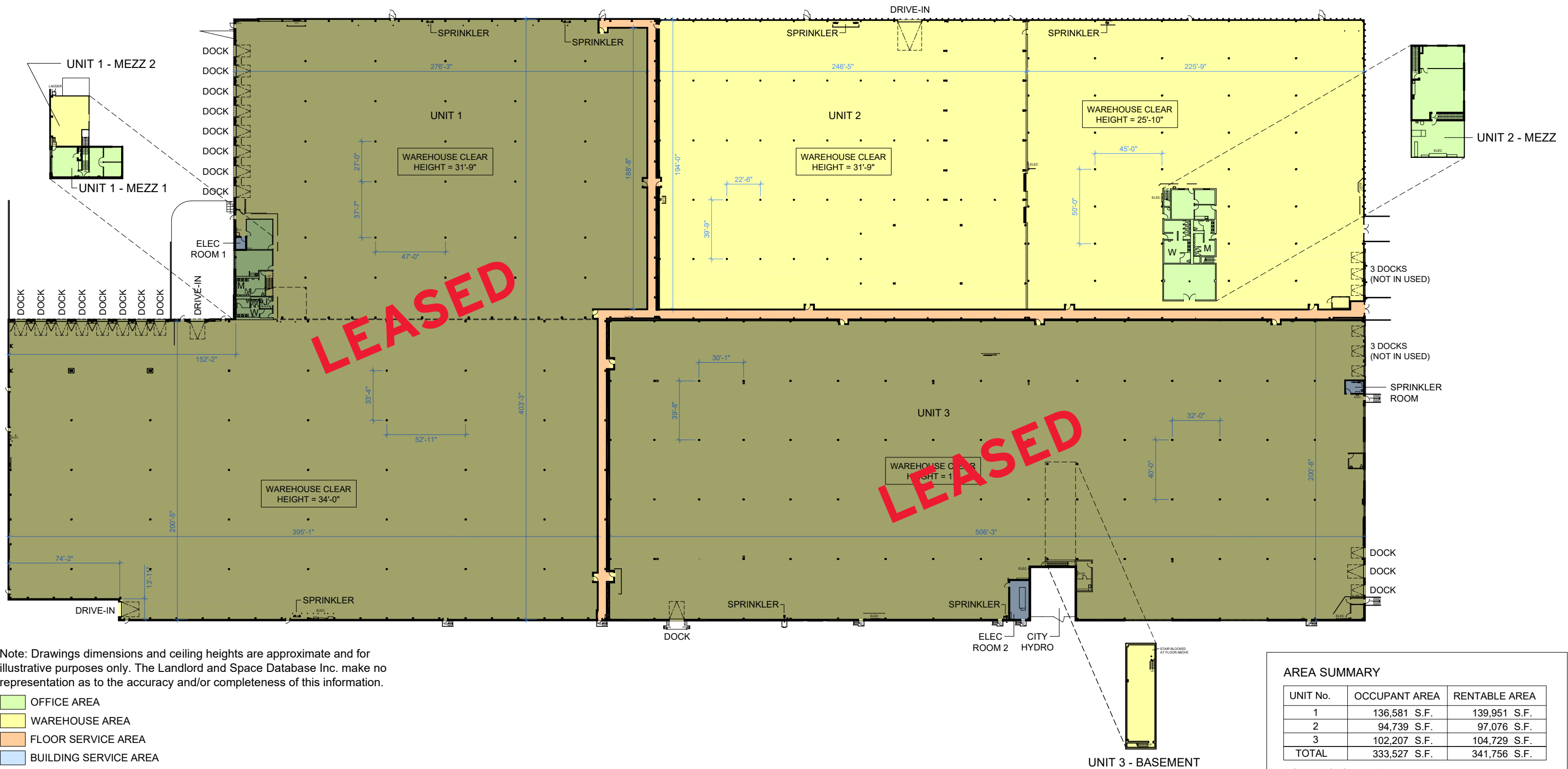


PROPERTY HIGHLIGHTS

- ✓ **Power**
3,000 amps of installed power to support high-demand operations
(2 x 1500A 3-phase transformers distributed throughout the building)
- ✓ **Truck Access**
Ingress/Egress for 53' trailers off Stanfield
- ✓ **Trailer Parking**
Potential for trailer parking on surplus land
- ✓ **Shipping Doors**
Shipping access at front and rear of building
- ✓ **Location**
Close proximity to QEW and Highways 403, 427, 410, 401 with public transit at doorstep

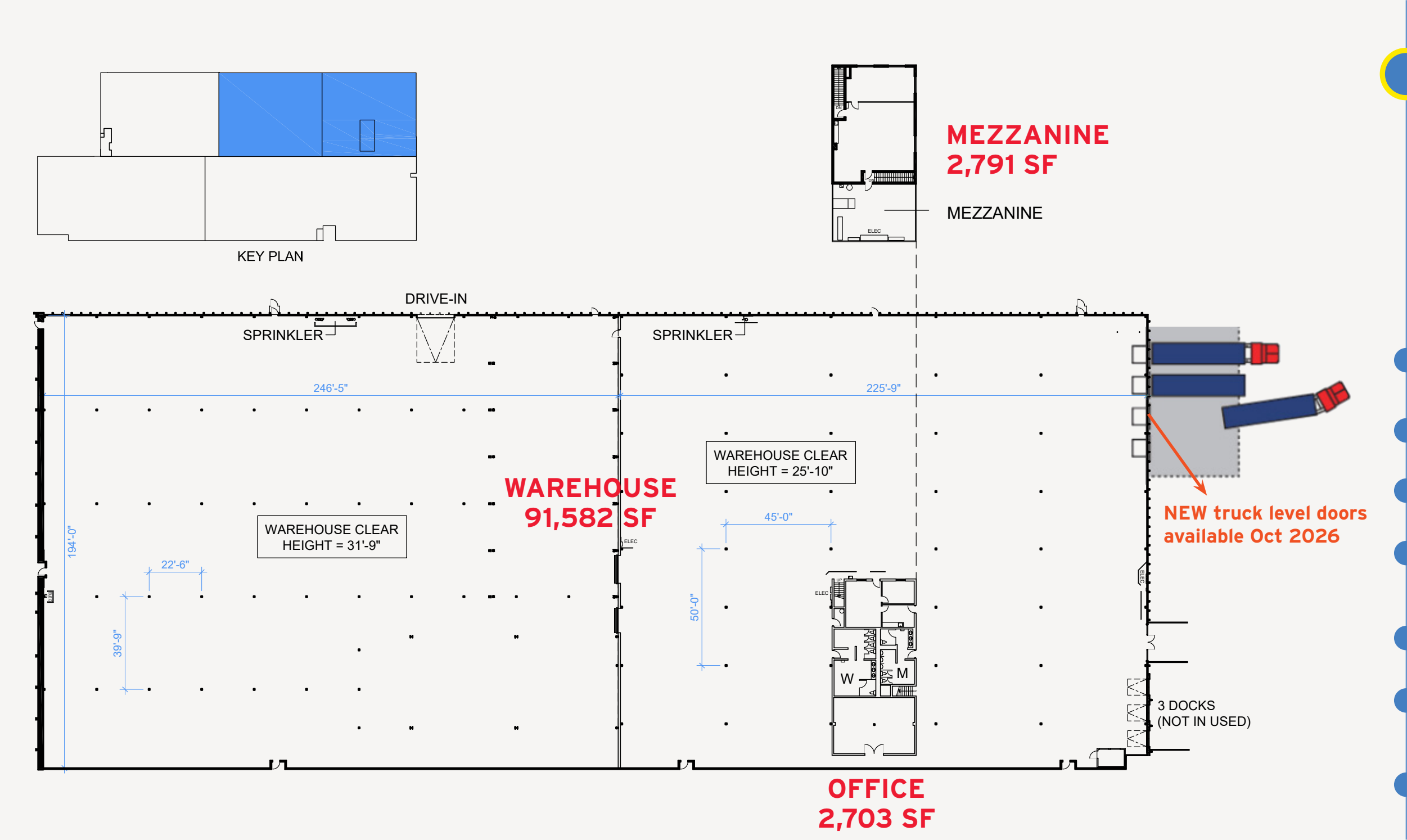
FLOOR PLAN

Subject to Landlord Remeasurement



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Subject to Landlord Remeasurement



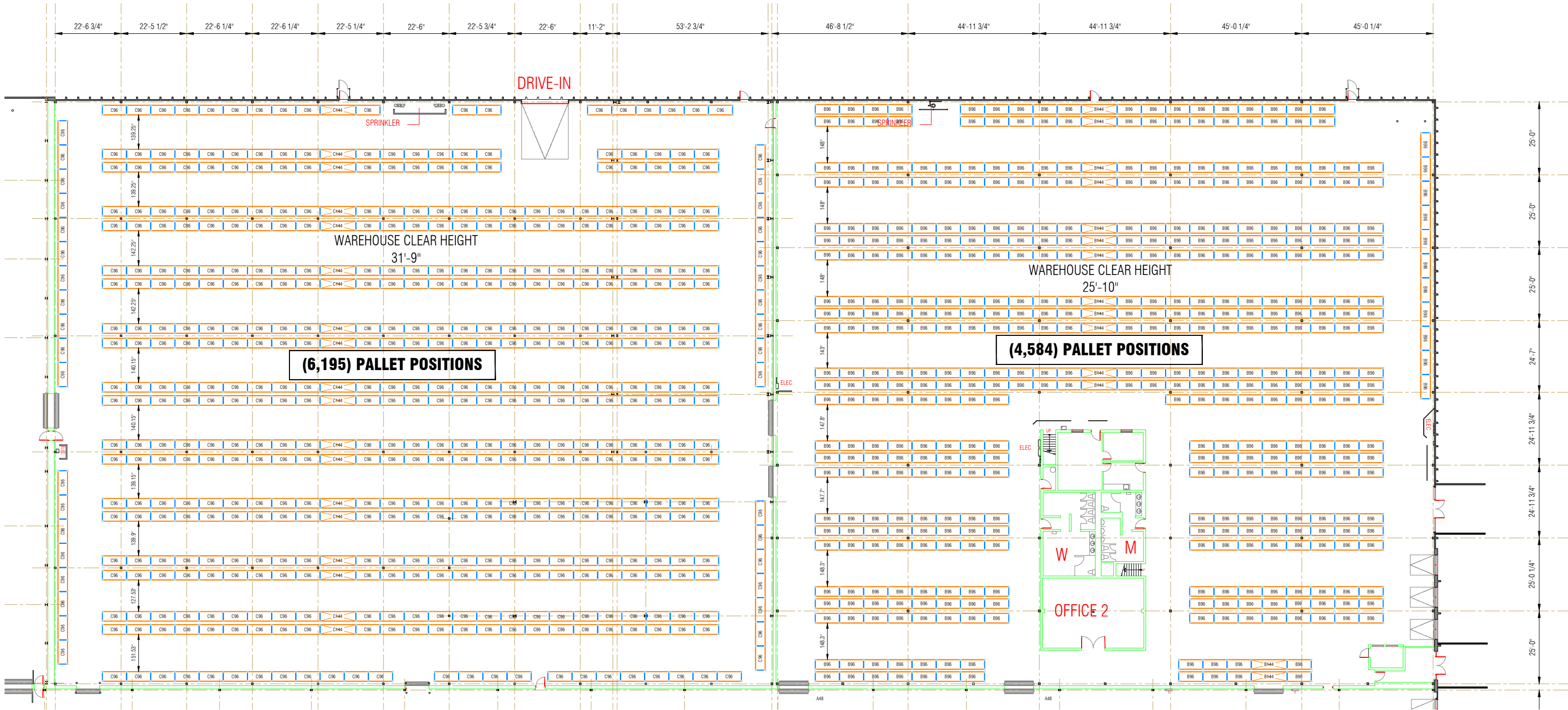
Warehouse 2 & 3

GLA: 97,076 SF
Clear Height: 25'10" - 31'9"
Shipping: 7 TL, 1 DI
Asking Rate:
\$9.95 PSF (Y1 Promo Rate)

- Landlord Investments recently completed
- Walls, mezzanines, and offices demolished
- Replacement of existing lighting with LED
- Refinishing of remaining offices, washrooms, and shipping offices
- Construction of new universal washroom
- Seven dock doors at front of building now usable (Warehouse #3)
- Miscellaneous exterior repairs and repainting front façade

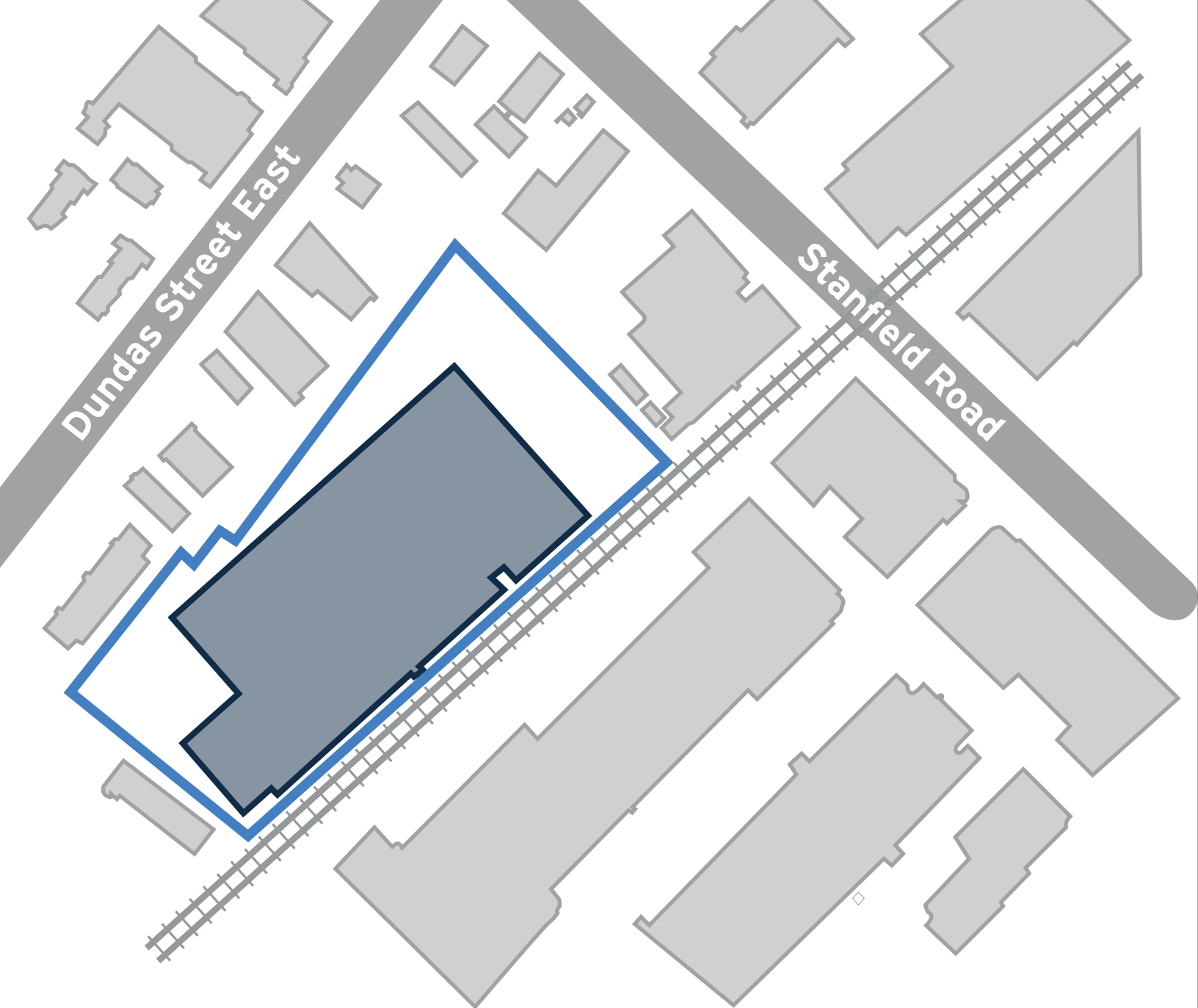
RACKING PLAN

For Illustrative Purposes



PHOTOS





Outside Storage Permissibility

Outdoor storage in an E2 zone is permitted accessory to a Business Activity use contained in the list of permitted uses subject to the following:

- Outdoor storage shall not exceed 5% of the lot area, or 10% of the gross floor area - non-residential of the building, structure or part thereof, whichever is the lesser and shall be located on the same lot*
- Outdoor storage shall not be located closer to any street line than any portion of a building, structure or part thereof
- The area to be used for outdoor storage shall not be located within the front yard or exterior side yard
- A fence, having a minimum height of 2.4 m shall be required for screening around the perimeter of the area to be used for outdoor storage*

*5% of site is .8285 acres; 10% of GFA is .7849 acres
**Landlord currently investigating a minor variance for this possible outside storage

ZONING

E2-131

- | | | |
|---|---|---------------------------------|
| • Medical Office | • Office | • Truck Terminal |
| • Manufacturing Facility | • Science and Technology Facility | • Commercial School |
| • Warehouse/Distribution Facility | • Wholesaling Facility | • Composting Facility |
| • Contractor Service Shop | • Medicinal Product Manufacturing Facility - Restricted | • Convenience Restaurant |
| • Waste Processing Station | • Waste Transfer Station | • Motor Vehicle Rental Facility |
| • Restaurant | • Take-out Restaurant | • Overnight Accommodation |
| • Animal Care Establishment
Medicinal Product Manufacturing Facility | • Motor Vehicle Repair Facility - Restricted | • Entertainment Establishment |
| • Motor Vehicle Wash Facility - Restricted
Veterinary Clinic | • Banquet Hall/Conference Centre/
Convention Centre | • Parking Lot |
| • Active Recreational Use | • Truck Fuel Dispensing Facility | • University/College |
| • Private Club | • Repair Establishment | • Motor Vehicle Service Station |
| • Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles | • Courier/Messenger Service | |
| • Animal Boarding Establishment | • Adult Entertainment Establishment | |
| • Financial Institution | • Gas Bar | |
| • Self Storage Facility | • Broadcasting/Communication Facility | |

LOCATION MAP

Mississauga Statistics



Total Population
717,961



Labour Force
594,789



Median Household Income
\$98,504



Avg. Household Expenditures
\$100,003





Pure Industrial is one of Canada's leading providers of industrial real estate.

Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

- **PURE** logistics
- **PURE** connection to customers
- **PURE** distribution
- **PURE** Industrial Properties

ABOUT LENNARD

The Team



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Lennard Highlights

At Lennard, we pride ourselves on our personalized service and commitment to our clients. We are dynamic, flexible and constantly employing progressive and creative strategies for improvement.

Lennard has been a growing business for over **40 years**.



Lennard is the **3rd largest** commercial real estate brokerage in the GTA



Lennard is an **all services shop**, able to meet unique challenges.

- Owners & Investors
- Landlords & Tenants
- Land Development

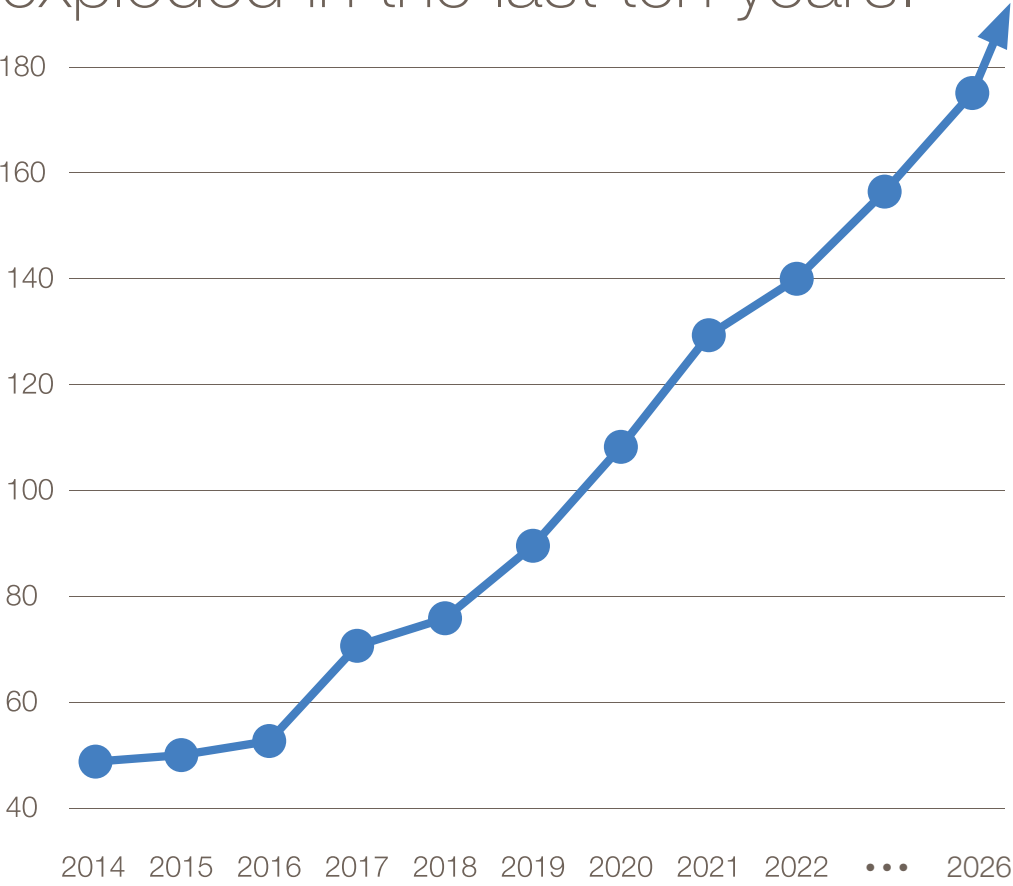
Lennard agents specialize in a wide variety of **asset classes**:

- Office
- Industrial
- Retail
- Land
- Multi-Family

The Lennard Experience

We always put people first. Our work-life balance philosophy empowers us and helps us achieve mutually beneficial and remarkable results. There is no short-term gain at Lennard, long-lasting relationships are what keep our business growing. Our entrepreneurial spirit keeps us grounded and always in tune with the community we are part of. Our extensive experience and broad expertise, in conjunction with our key connections and strategic partners makes us the team of choice for organizations both large and small.

Lennard's **agent growth** has exploded in the last ten years.





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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.