

5300 Bradco Boulevard, Mississauga

For Lease



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Property Profile

5300 Bradco Boulevard, Mississauga | 2

Total Area	20,925 SF
Office Area	4,900 SF between two floors
Warehouse Area	16,025 SF
Lot Size	1.03 AC
Shipping	3 Truck Level Doors & 1 Drive-In Door
Clear Height	18'
Zoning	E3
Power	400A 600V
Possession	May 2026 vacant possession
T.M.I.	\$4.88 (2026)
Asking Price	\$17.50 Net

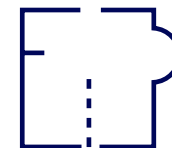
Tenant/Tenant's Agent to verify all information.



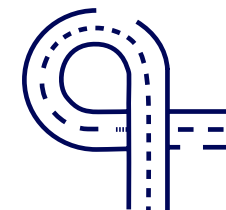
Can accommodate
53' trailer access



Secured Yard
with Zoning for
Outdoor Storage



Clean uses only.
No manufacturing uses
involving oil, lubricants
food or automotive



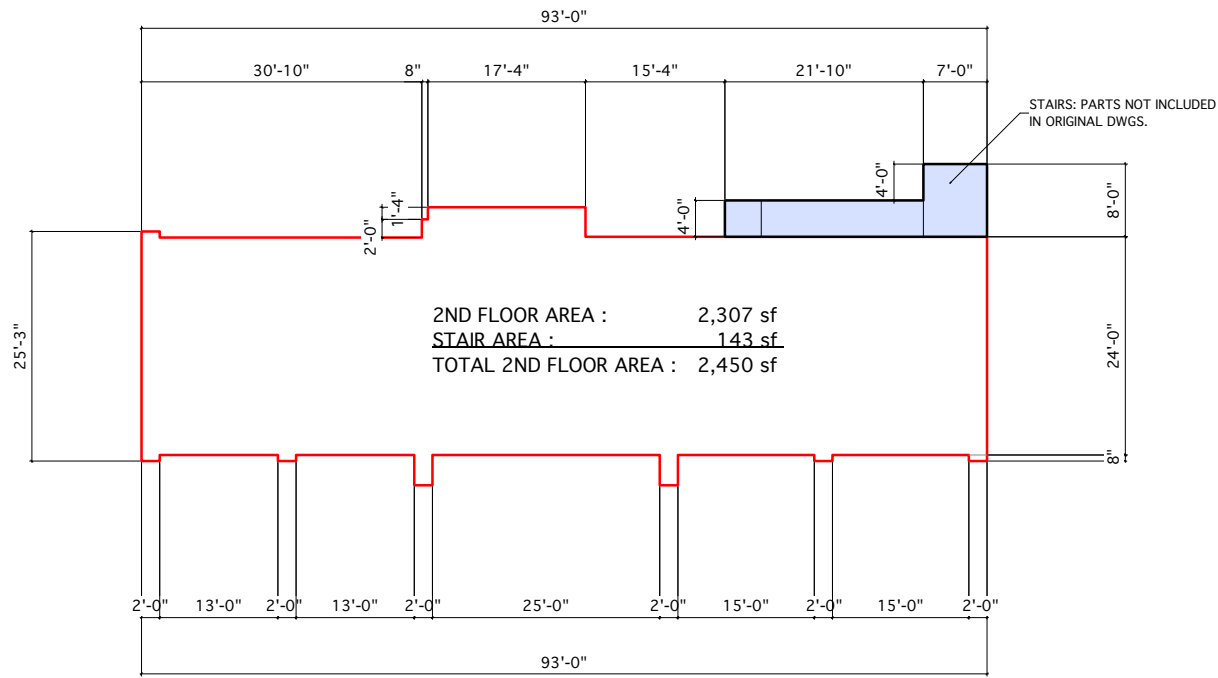
Excellent
connectivity to
major highways

Property Photos

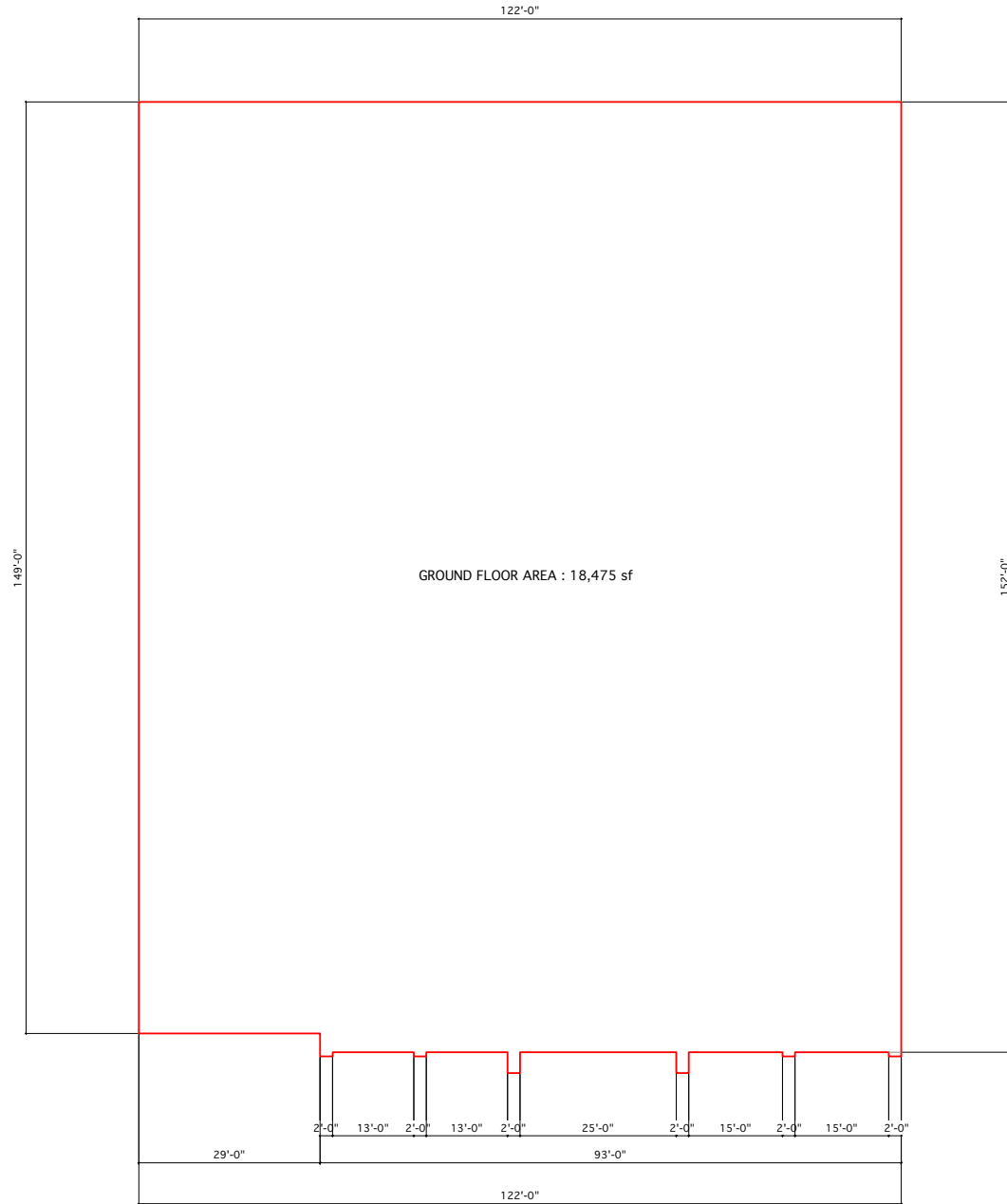
5300 Bradco Boulevard, Mississauga | 3



Floor Plan



2 2ND FL. AREA
 A0.1 Scale: 1" = 10'-0"



GROUND FLOOR AREA : 18,475 sf
 2ND FLOOR AREA : 2,450 sf
TOTAL GFA : 20,925 sf

1 GROUND FL. AREA
 A0.1 Scale: 1" = 10'-0"

Location Overview

5300 Bradco Boulevard, Mississauga | 5

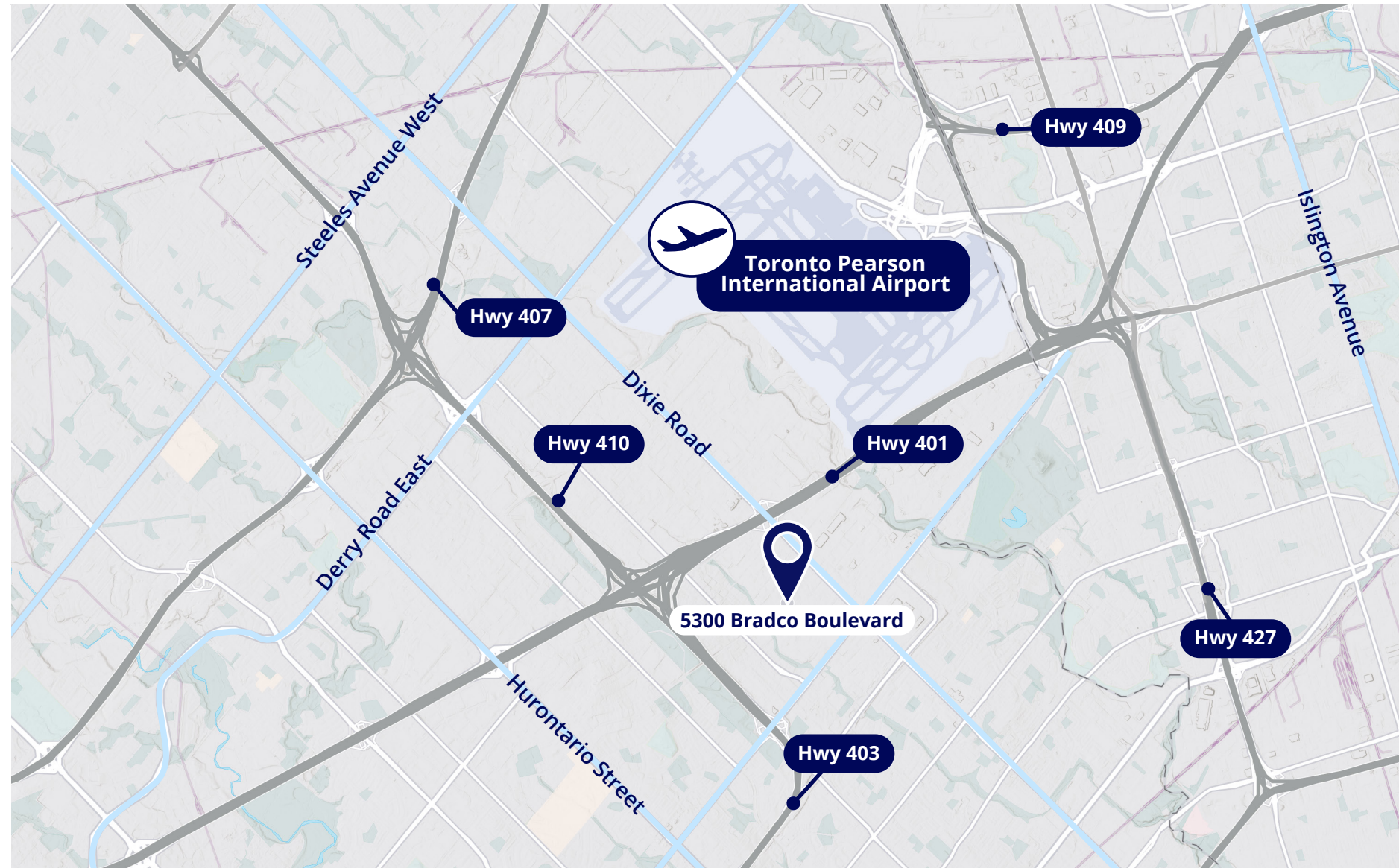
The Location

Mississauga, Ontario is one of the GTA's most established and sought-after industrial markets. With immediate access to Highways 401, 403, 410, 407 and the QEW, the city offers exceptional connectivity across the region and direct routes to U.S. border crossings. Its proximity to Toronto Pearson International Airport supports global logistics and time-sensitive distribution.

Drive Times

Pearson International Airport	9 min
Highway 401	4 min
Highway 403/410	5 min
Highway 427	6 min
Highway 407	10 min
Gardiner Expressway/QEW	13 min
CN Intermodal Brampton	15 min
CN Intermodal Malport	17 min
Brampton	16 min
Vaughan	24 min
Downtown Toronto	45 min

Drive times are estimates provided for information purposes only.



Within a 5km Radius



200+
Retail Amenities



15+
Gas Stations



10+
Banks



240+
Restaurants

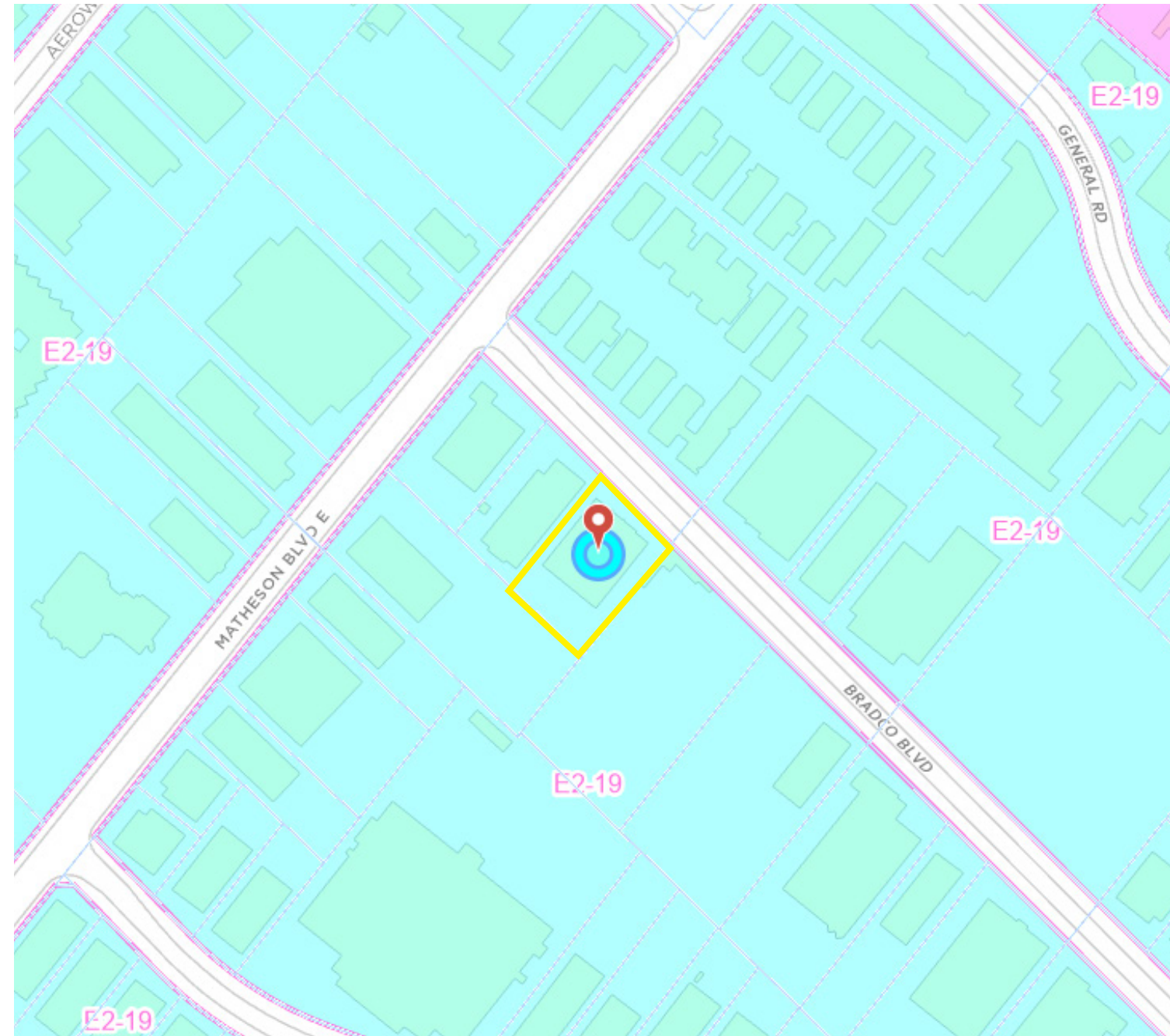
E2-19 Zoning Uses

Permitted Uses

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

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

Click here for [link](#) to Mississauga Zoning By-law 0225-2007





Available For Lease

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**Contact LA for
More Information**

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