

**AVISON
YOUNG**

Available For Lease

1547 Sedlescomb Drive
Mississauga, ON



**Clean 5,000 sf industrial
unit with convenient
access to
Highway 427 & QEW**

Get more information

Tom Clancy
Broker, Principal
905 283 2388
tom.clancy@avisonyoung.com

Jordan Smith
Sales Representative
905 283 2374
jordan.smith@avisonyoung.com



Platinum member

Industrial Space For Lease

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Property summary

Total Building Area:	5,000 sf
Industrial Area:	90% (111' Long x 39' Wide)
Office Area:	10%
Shipping:	2 Truck Level Doors
Clear Height:	15 ft
Possession:	Immediate
Asking Rent:	\$15.95 psf net
T.M.I.:	\$4.95 psf (2024)

Highlights

- Clean industrial unit located just North of Dundas St in South Mississauga
- Quick access to 427 and Gardiner Expressway
- Clean uses only No auto, no woodworking, no stone cutting, etc.
- Cannot accommodate 53's

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Photos

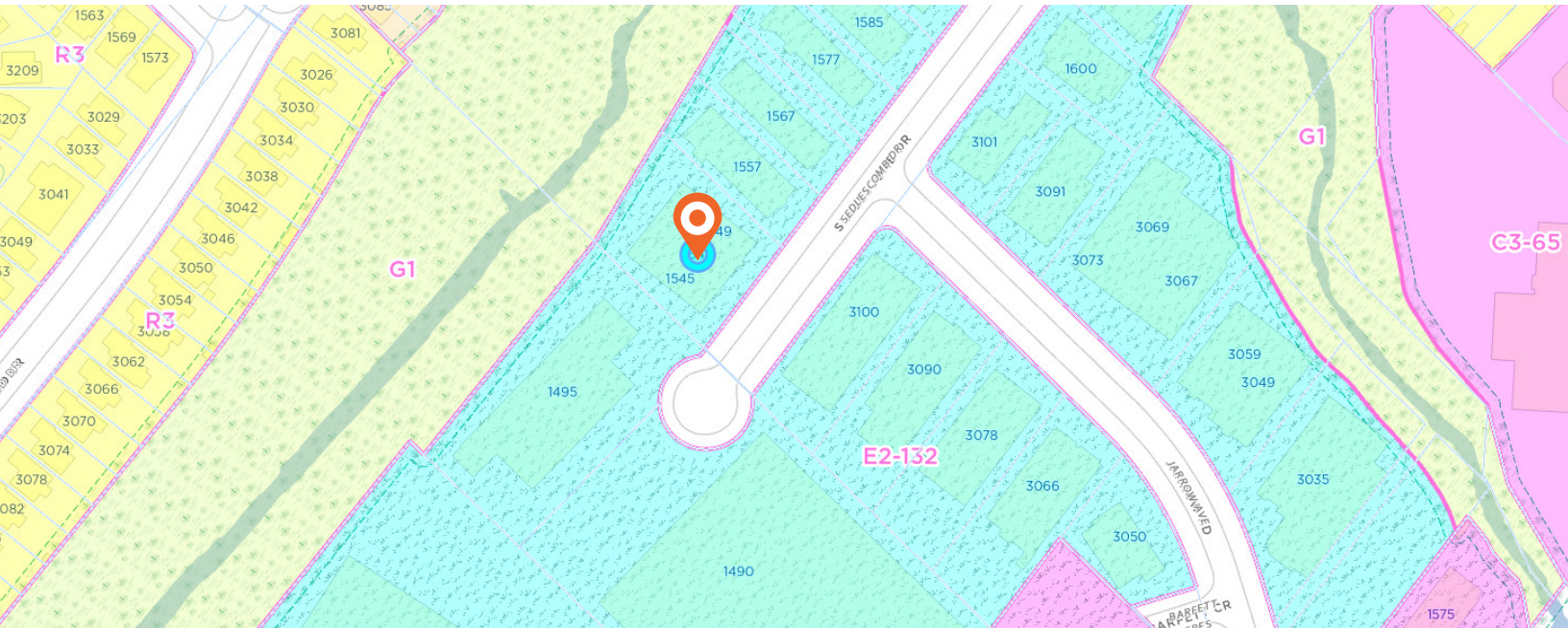
Office



Warehouse



Zoning



E2-132 (Employment Zone) - Permitted Uses

The property is zoned **E2-132 - Employment Zone** and shall only be used for the following purposes, under the City of Mississauga's zoning by-law, subject to conditions, requirements and/or other provisions detailed in the by-law:

Employment / Office

- Medical
- General Office

Business Activities

- Broadcasting / Communication
- Manufacturing Facility
- Science and Technology Facility
- Warehouse / Distribution Facility
- Wholesaling Facility
- Self-Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility

Commercial

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Facility

Motor Vehicle Service

- Motor Vehicle Sales, Leasing or Rental - Commercial Motor Vehicles

Hospitality

- Banquet Hall
- Conference Centre
- Convention Centre
- Overnight Accommodation

Other

- Adult Video Store
- Animal Boarding Establishment
- Active Recreational Use
- Beverage / Food Preparation Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University / College
- Courier / Messenger Service

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Accessibility and transportation



Drive Times from Site to Highway and Downtown Core



Highway 427	3.1 km	5 minutes
Q.E.W.	3.7 km	7 minutes
Highway 401	11 km	6.3 minutes
Highway 410/403	13 km	9.9 minutes
Highway 407	14.6 km	16 minutes
Highway 400	15.7 km	13 minutes

CN Intermodal	20.1 km	23 minutes
CP Intermodal	27.4 km	27 minutes
Pearson International Airport	14.2 km	12 minutes
Downtown Toronto	21.4 km	22 minutes

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Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office +1 905 712 2100 Fax +1 905 712 2937 avisonyoung.ca

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