



1169 Lorimar Drive | Mississauga, ON

Freestanding 19,914 SF Building **For Sale** in Mississauga

Sam Sgambelluri*

Senior Vice President
+1 647 822 4343
sam.sgambelluri@colliers.com

Matt Wytiuk

Sales Representative
+1 647 782 6042
matt.wytiuk@colliers.com

Alex Cord*

Vice President
+1 416 937 0437
alex.cord@colliers.com



Property Overview

1169 Lorimar Drive is located in Mississauga, Ontario, which is part of the Greater Toronto Area (GTA). This location is in a well-established industrial zone, with several businesses and warehouses nearby. The area is a bustling hub for manufacturing, distribution, and services, providing a strategic advantage for companies operating in the region.

Lorimar Drive is situated within proximity to major roadways, including Highway 401 and Highway 407, which makes it easily accessible for businesses and transportation. It is close to major shopping malls and amenities. This location is also in close proximity to Toronto Pearson International Airport, making it a convenient spot for logistics and distribution companies..

Address	1169 Lorimar Drive, Mississauga, ON
Total Area	19,914 SF
Warehouse Area	17,501
Office Area	2,413 SF
Clear Height	19' 8"
Zoning	E3
Shipping	2 Truck Level Doors, 2 Drive In Doors, 1 Grade Level Door
Lot Size	1.07 Acres
Asking Price	\$9,500,000
Taxes	\$54,325 (2024)
Availability	May 1, 2025

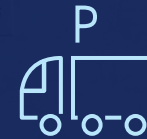
HIGHLIGHTS



Currently demised into two units but can be easily converted into a single-tenant building. One unit (half building) is occupied by tenant on a month-to-month lease



Secured and paved yard with two points of access



Large rear yard (115') accomodating 53 foot trailers



Zoning permits outdoor storage and automotive uses



New roof (2020) with warranty



In close proximity to Toronto Pearson International Airport, arterial roads and transit

E3 Zoning

Permitted Uses

- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound 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 Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Active Recreational Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Repair Establishment
- Parking Lot



Click for more zoning information

Transportation Map



1169 Lorimar Drive



Airport

12 minutes



Major Highways



Future Hurontario LRT



Mississauga Transitway

Highway 410

3 minutes

Highway 403

6 minutes

Highway 407

7 minutes

Highway 401

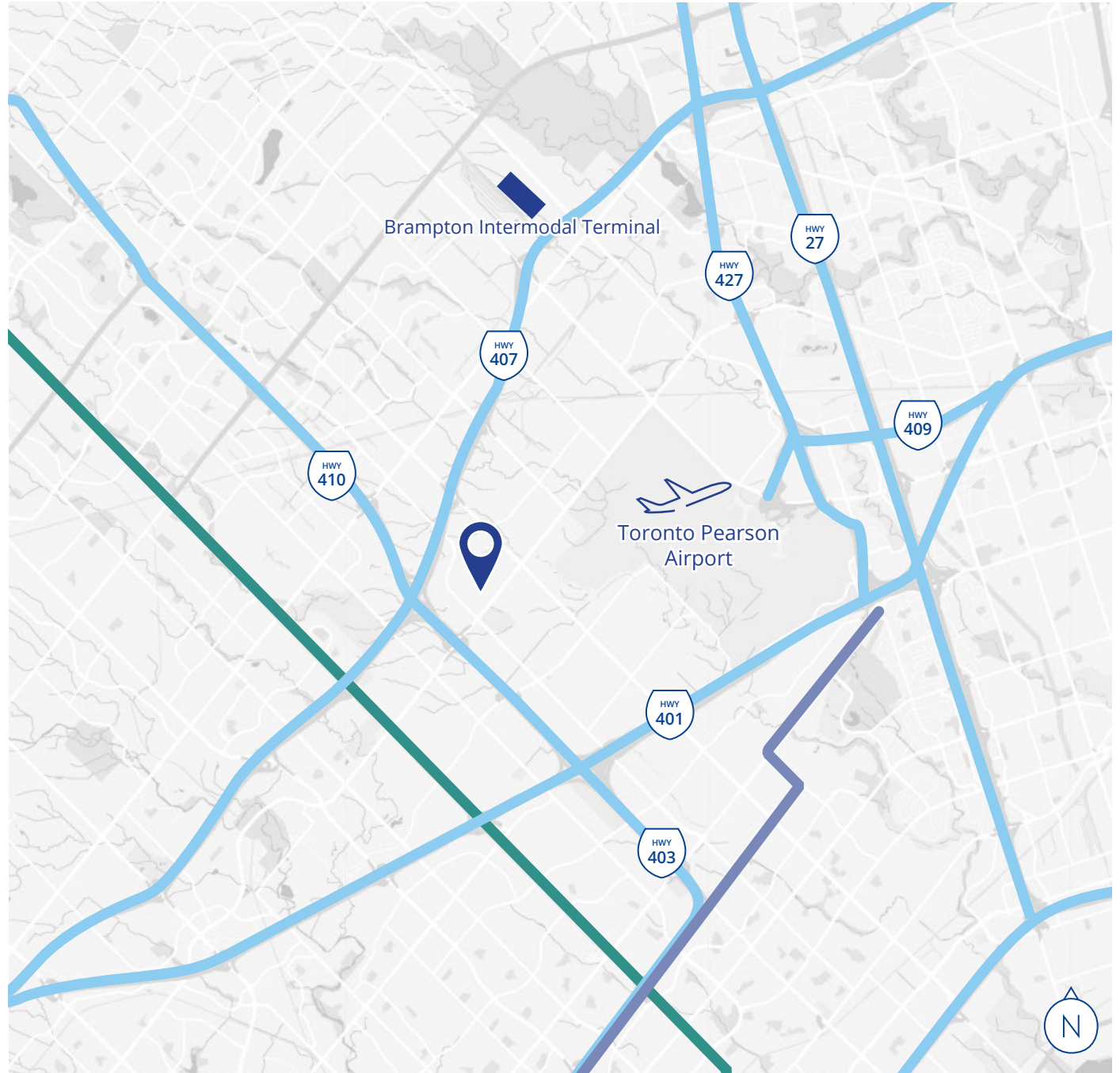
7 minutes

Highway 427

15 minutes

Highway 409

16 minutes



Property Photos

Aerial



Property Photos

Exterior



Property Photos

Interior - Office Area



Property Photos

Interior - Warehouse Area





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