

**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

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Nick Neila

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Mark Bagola

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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:	1 TL / 1 DI
Clear Height:	15 ft
Zoning	E2-132
Possession:	Immediate
Asking Rent:	\$14.95 psf net
T.M.I.:	\$5.25 psf net

Highlights

- Clean industrial unit located just north of Dundas Street in South Mississauga.
- Quick access to Highway 427 and QEW.
- Landlord will not consider retail, place of worship, automotive, woodworking, and metal fabrication uses.
- Shipping cannot accommodate 53' trailers

Industrial Space For Lease

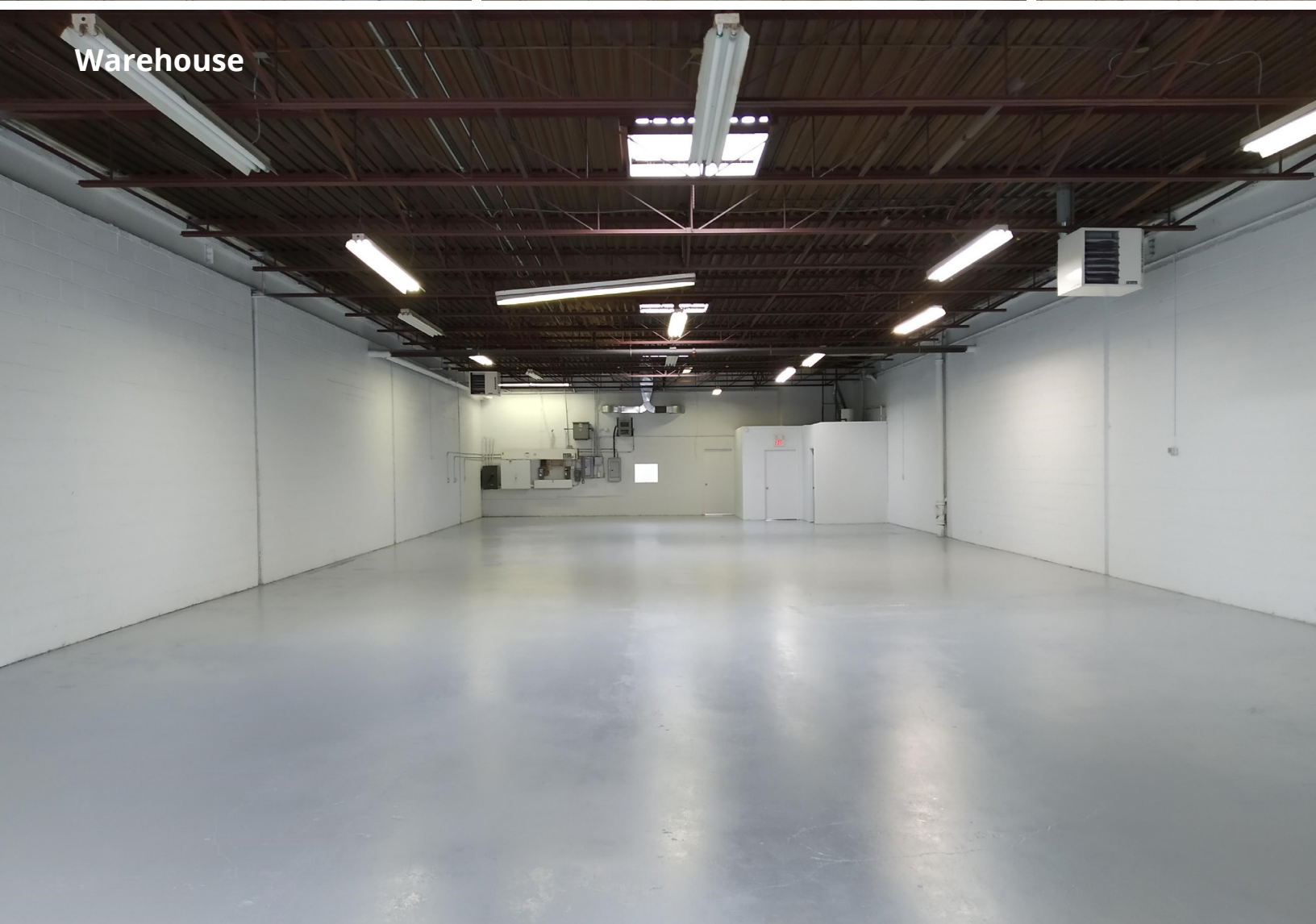
1547 Sedlescomb Drive
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Photos

Office



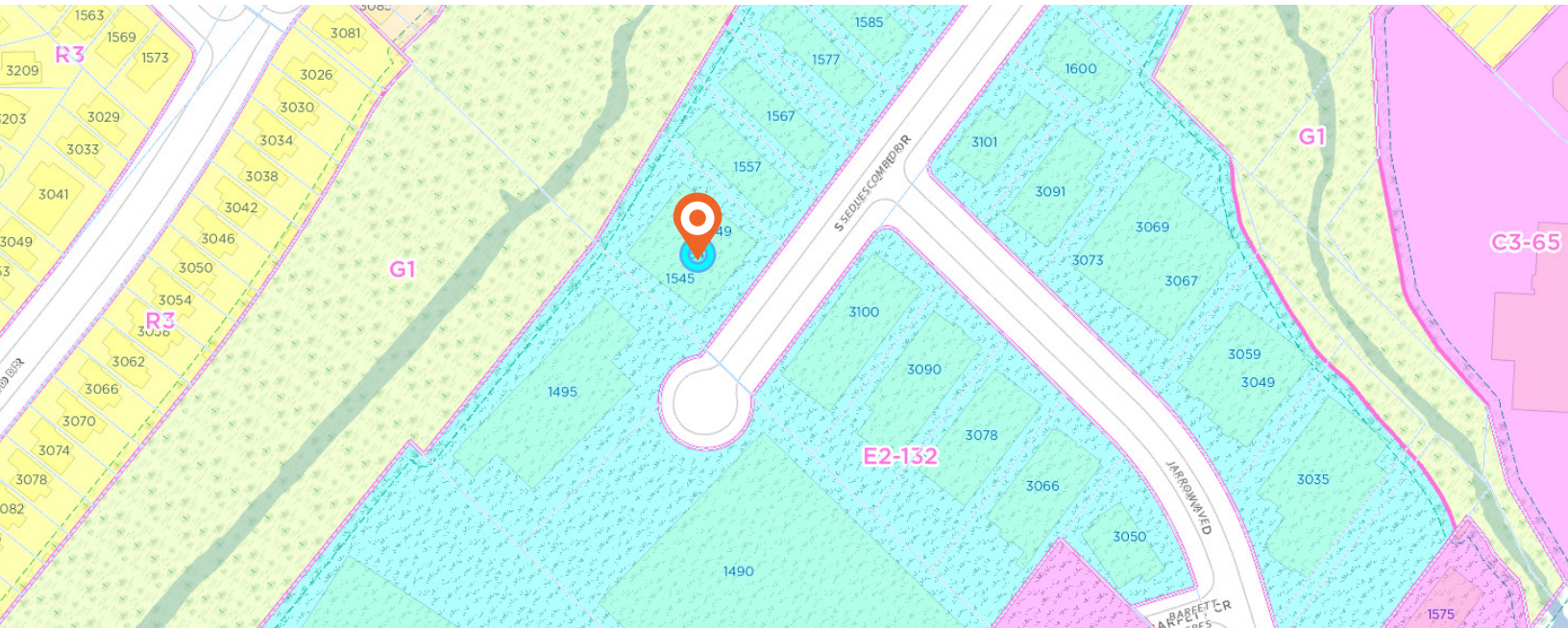
Warehouse



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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

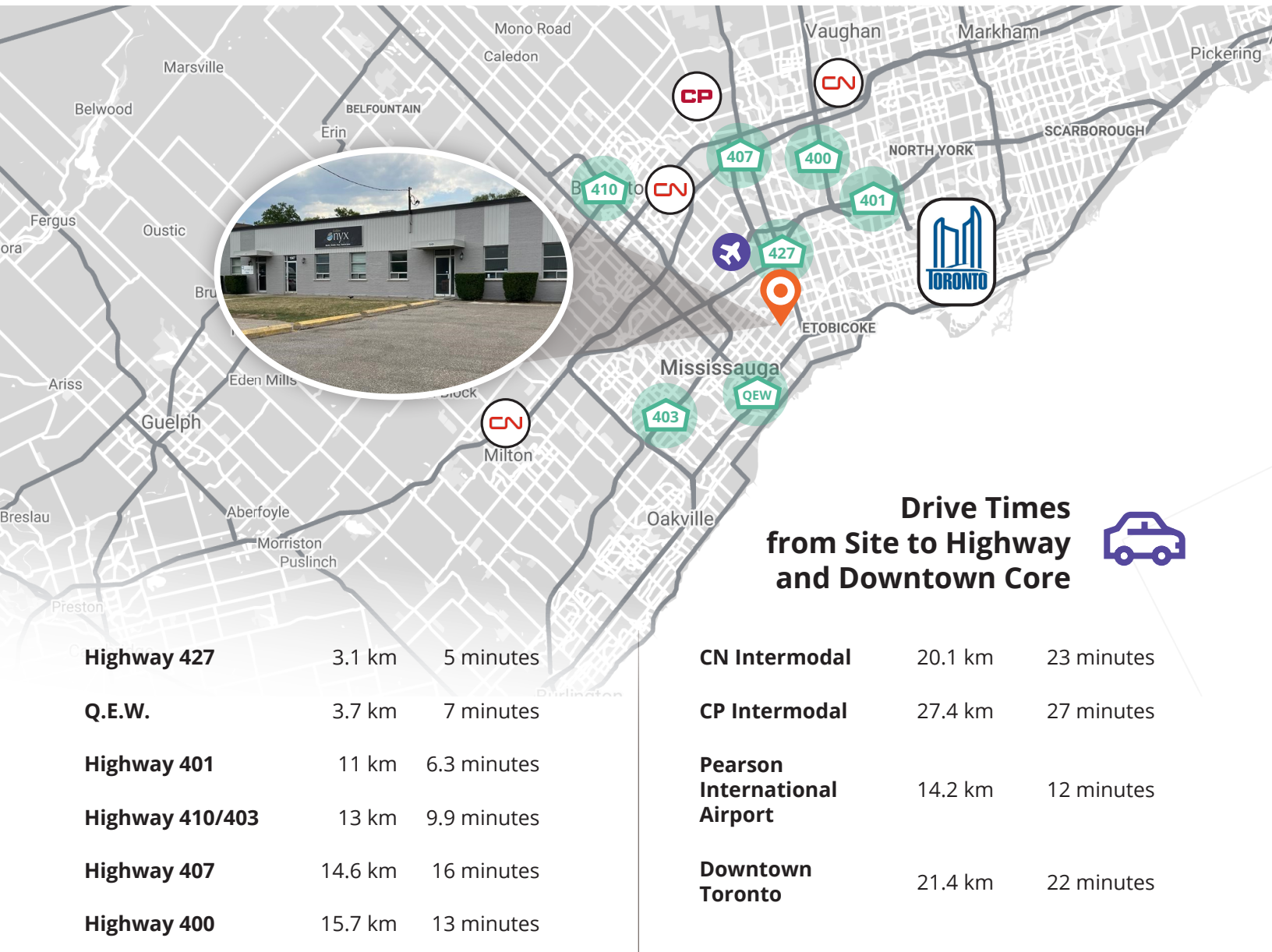
Other

- 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



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COMPANIES**

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