

# Freestanding industrial facility available for lease

**2420 Anson Drive**  
Mississauga, ON



## **Tom Clancy**

Broker, Principal  
Senior Vice President  
647 774 6040  
[tom.clancy@avisonyoung.com](mailto:tom.clancy@avisonyoung.com)

## **Nick Neila**

Sales Representative, Senior  
Associate  
647 869 6692  
[nick.neila@avisonyoung.com](mailto:nick.neila@avisonyoung.com)

## **Tessa Compagno**

Associate Vice President,  
Sales Representative  
416 400 1015  
[tessa.compagno@avisonyoung.com](mailto:tessa.compagno@avisonyoung.com)

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# 2420

Anson Drive

Mississauga, ON

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## Property details

### TOTAL AVAILABLE AREA

42,000 sf

### INDUSTRIAL AREA

94%

### RETAIL AREA

6%

### LOT SIZE

1.96 acres

### CLEAR HEIGHT

18' 6"

### SHIPPING

5 TL / 1 DI

### POWER

2,000 AMPS

### ZONING

E2

### POSSESSION

Immediate

### ASKING NET RENT

\$14.95 psf

### ADDITIONAL RENT

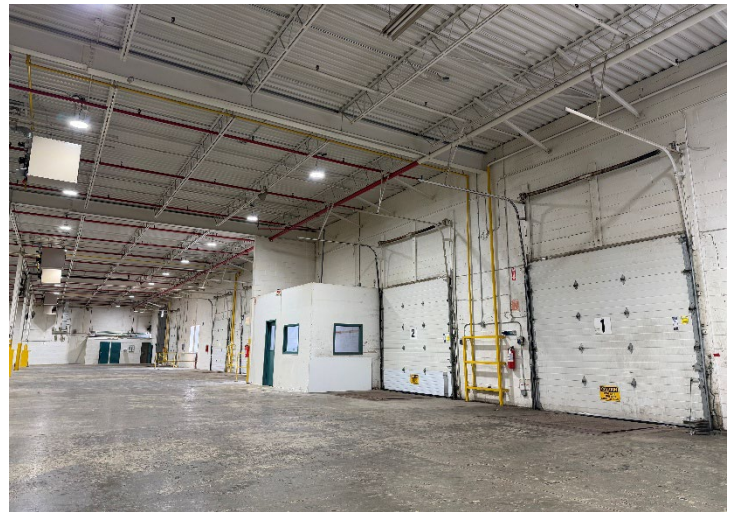
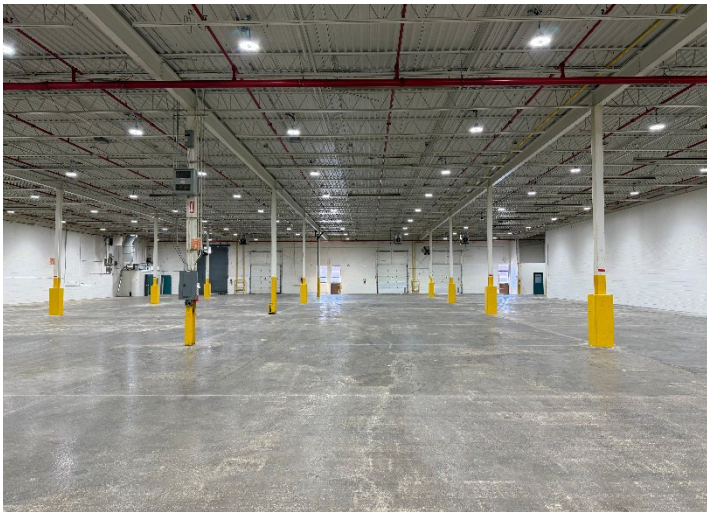
\$4.50 psf (2026)

## Features

- Freestanding industrial building located just North of Pearson International Airport
- Functional building for both manufacturing and warehousing users with a small office footprint
- Newly renovated office and LEDs on motion sensors in warehouse
- 2,000 Amps heavy power supply available
- Excellent shipping ratio and a shipping court that can accommodate 53' trailers
- Strong connectivity via Highways 407, 427, 410, and 401

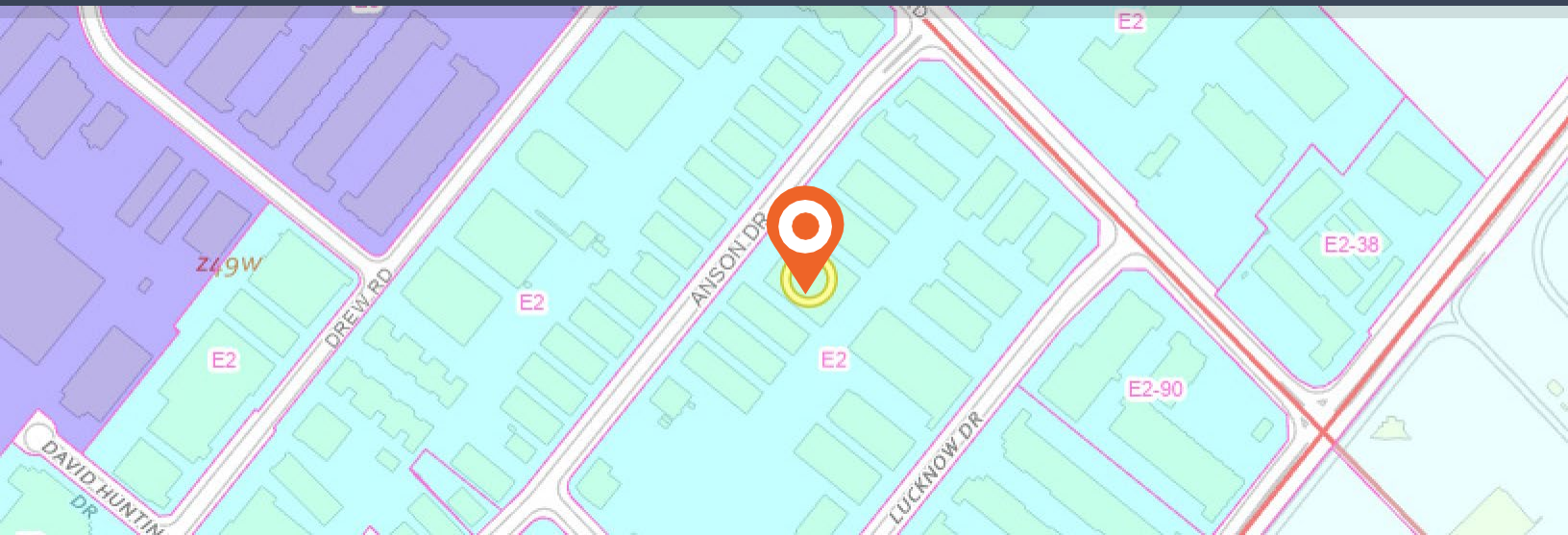
**For Lease**

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Mississauga, ON**



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## Zoning

Mississauga | E2 | Employment

### Permitted Uses

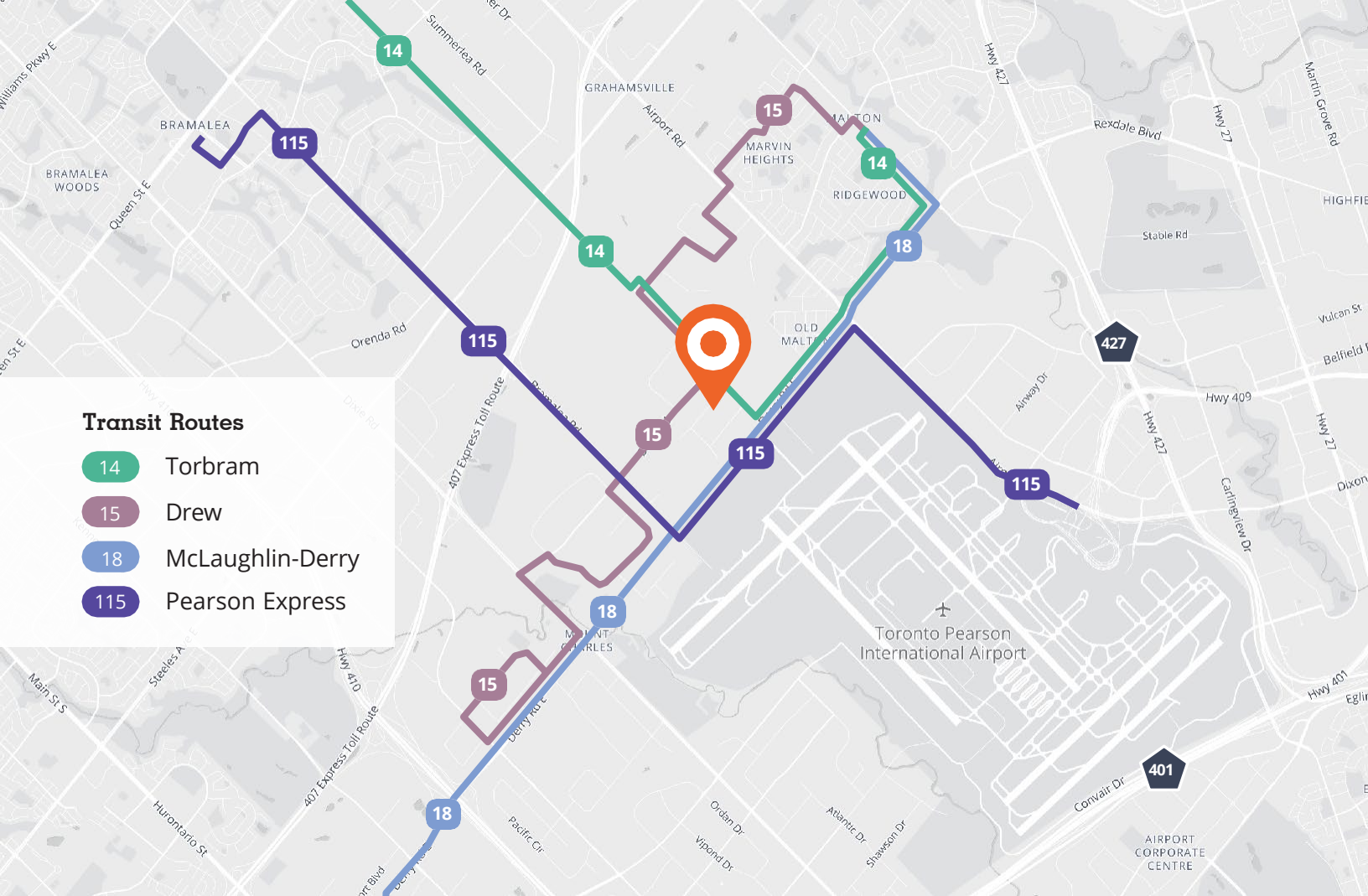
- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage
- Contactor Service Shop
- Banquet hall/Conference Centre/Convention Centre
- Overnight accommodation
- Active Recreational Use
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment

- Recreational Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service
- 
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

### Permitted Uses - With Conditions

- Waste Processing Station (1)
- Waste Transfer Station (1)
- Composting Facility (1)

- Medicinal Product Manufacturing (14)
- Restaurant (1)
- Convenience Restaurant (1,13)
- Take-out Restaurant (1)
- Financial Institution (13)
- Gas Bar (1,2,13)
- Motor Vehicle Service Station (13)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)
- Night Club (1,3)
- Adult Video store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Body Rub Establishment (1)
- Funeral Establishment (4)



## Amenities within 5KM



202

RESTAURANTS



6

FITNESS CENTRES



23

BANKS



24

HOTELS



33

GAS STATIONS

## 2420 Anson Drive Mississauga, ON

### Get more information

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#### Avison Young

**Commercial Real Estate Services, LP, Brokerage**  
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5  
Office 905 712 2100 Fax 905 712 2937  
[avisonyoung.ca](http://avisonyoung.ca)

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