AVISON YOUNG

INDUSTRIAL UNIT AVAILABLE FOR LEASE

3171 Lenworth Drive, Unit 7
Mississauga, ON

Multi-Unit Industrial Space

For additional information, please contact:

Jordan Boin
Sales Representative, Principal
905 283 2372
jordan.boin@avisonyoung.com

Mark Bagola
Sales Representative
905 283 2332
mark.bagola@avisonyoung.com

Aidan Mallovy
Sales Representative, Principal
905 283 2396
aidan.mallovy@avisonyoung.com

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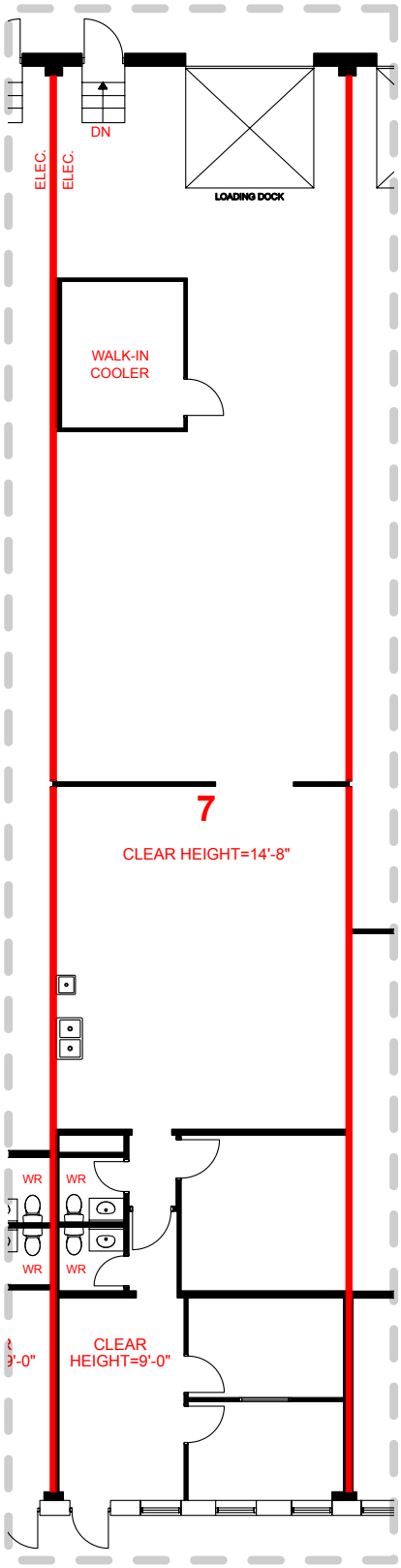
Property Details

UNITS	UNIT 7
TOTAL AVAILABLE AREA	**2,634 sf**
OFFICE AREA	25%
INDUSTRIAL AREA	75%
CLEAR HEIGHT	14’ 5”
SHIPPING	1 TL
ZONING	E2-132
POSSESSION	Immediate
ASKING NET RENT	$15.20 psf net
TMI (2026)	$6.00 (psf/yr)
ESTIMATED MONTHLY GROSS RENT	$4,653.40

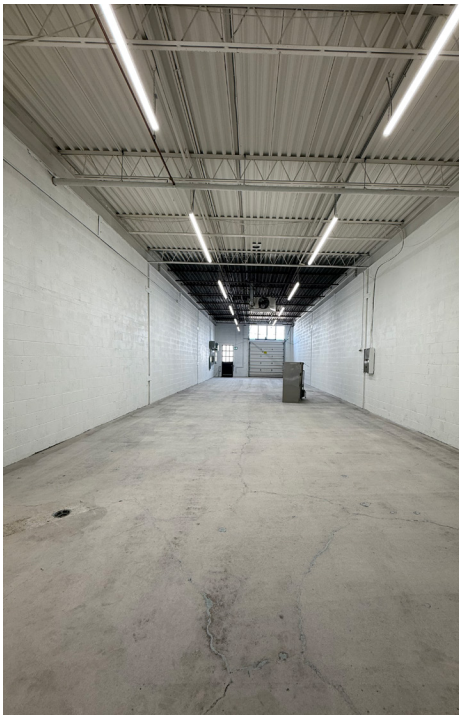
Property Highlights

- Prime space situated in the Dixie area.
- Quick access to highway 427 off Dundas St E.
- Ample Parking.
- Public transportation available nearby.
- Asphalt is in good condition.
- Recently renovated office area.
- LED lighting in warehouse.

Floor Plan


DN
ELEC.
ELEC.
LOADING DOCK
WALK-IN
COOLER
7
CLEAR HEIGHT=14'-8"
WR
WR
WR
WR
CLEAR
HEIGHT=9'-0"

Pictures



Zoning - E2-132

E2 PERMITTED USES - EMPLOYMENT

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility
- Restricted
- Plant-Based Manufacturing Facility

COMMERCIAL

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or
- Rental Facility - Commercial Motor Vehicles

HOSPITALITY

- Banquet Hall/Conference Centre/ Convention Centre
- Night Club
- Overnight Accommodation

OTHER

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

EXCEPTION: E2-132

In an E2-132 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

ADDITIONAL PERMITTED USE:

- Asbestos products manufacturing legally existing on the date of passing of this By-law
- Cement manufacturing legally existing on the date of passing of this By-law
- Gypsum or limestone processing and by-product manufacturing legally listing on the date of passing of this By-law
- Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law
- Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law
- Smelting or foundry operations legally existing on the date of passing of this By-law
- Solvent manufacturing legally existing on the date of passing of this By-law
- Tannery legally existing on the date of passing of this By-law

- Tar and asphalt manufacturing legally existing on the date of passing of this By-law
- Motor vehicle wrecking yard legally existing on the date of passing of this By-law

USES NOT PERMITTED:

- Asbestos Products Manufacturing
- Cement Manufacturing
- Gypsum or limestone processing and by-product manufacturing
- Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing
- Petroleum and coal refining and by-product manufacturing
- Phosphate or sulphur products and manufacturing
- Smelting or Foundry Operations
- Solvent Manufacturing
- Tannery
- Tar and Asphalt Manufacturing
- Motor Vehicle Wrecking Yard

Transit & Amenities

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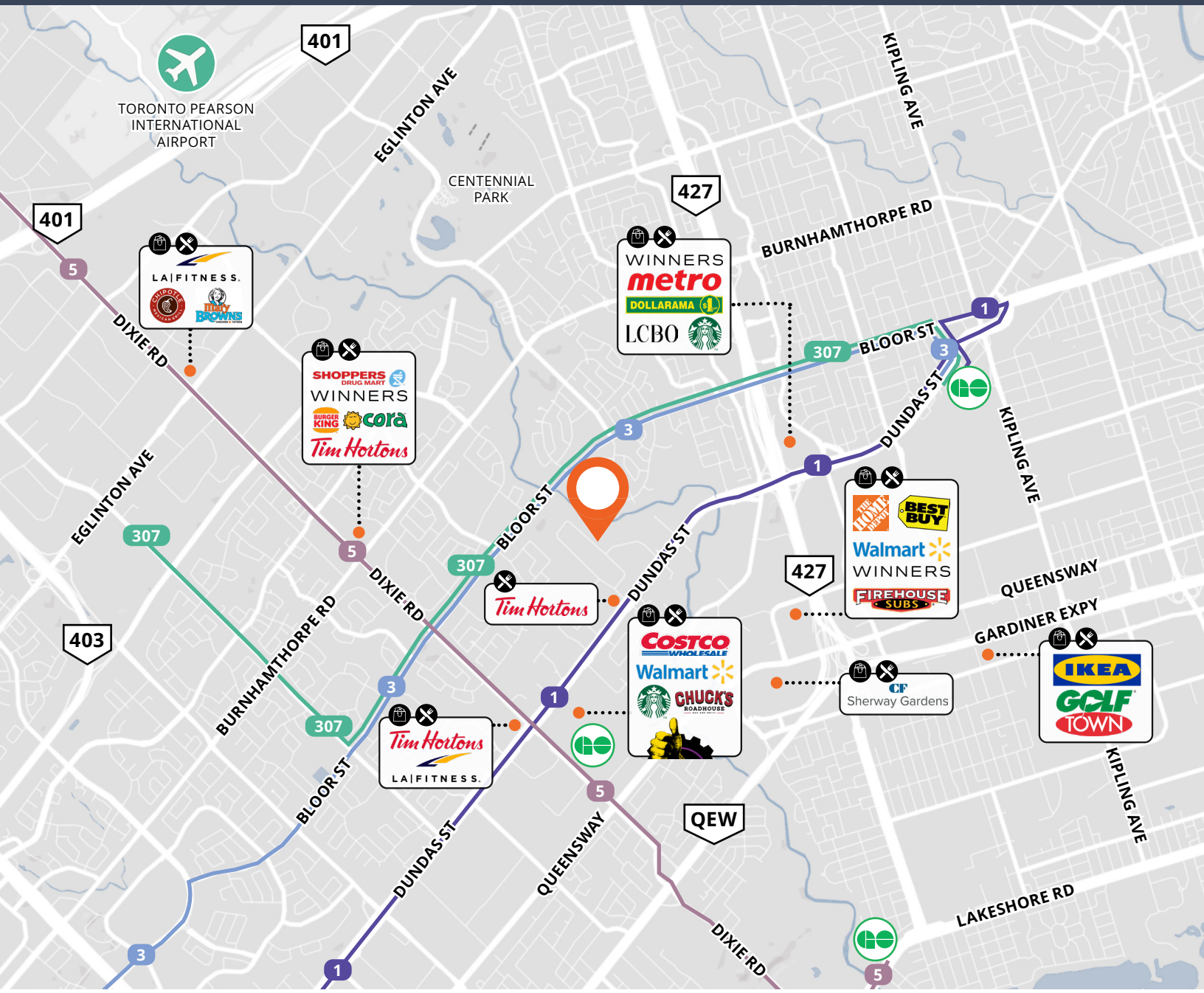

Public Transit

MiWay

- 1 Dundas / Dundas Express
- 3 Bloor
- 5 Dixie
- 307 Philip Pocock - Bloor East

Amenities (5km radius)

463 RESTAURANTS	767 RETAIL	15 BARS
557 FAST FOOD	36 FITNESS CENTRES	81 CAFES

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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

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