
**AVISON
YOUNG**

215 Traders Boulevard E

Unit 9, 18, 18-19
Mississauga, ON

FOR LEASE

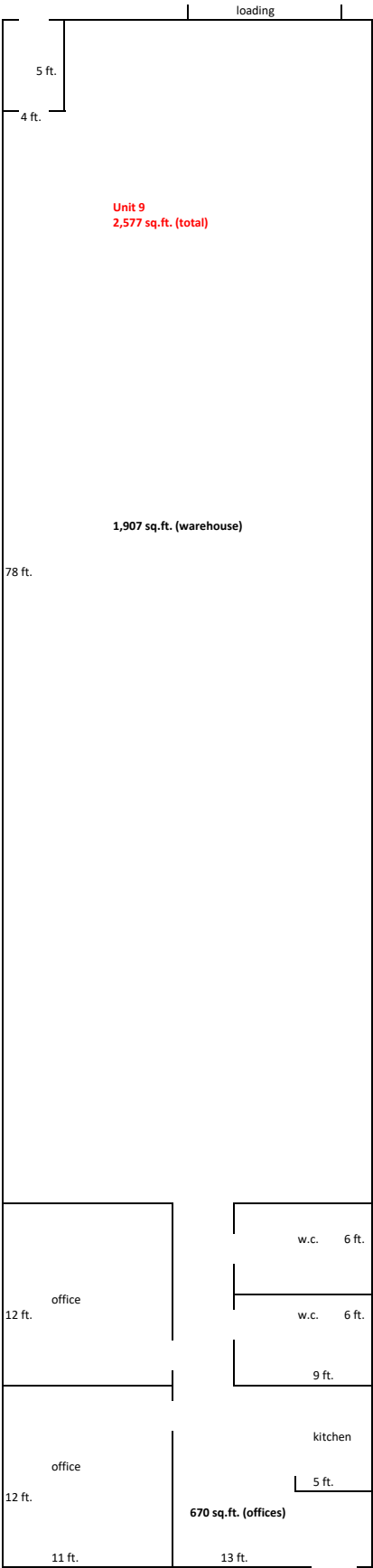
Prime Mississauga Small-Bay Opportunity



Property details

UNIT 9

TOTAL AREA	2,577 sf
OFFICE AREA	25%
CLEAR HEIGHT	16'
SHIPPING	1 Drive-in (10' x 12')
ZONING	E2
ASKING RENT	\$19.95
TMI	\$7.26 (2026)
POWER	100A / 600V* (TBC)



Highlights

- Office space in good condition with 2 offices, kitchen area, and 2 washrooms
- 16' clear warehouse height with a small shipping area at the rear
- Parking available at both the front and rear of the premises
- Power is estimated up to 100A / 600V*
- Variety of industrial uses (no automotive please)
- Available November 1, 2026

UNIT 9



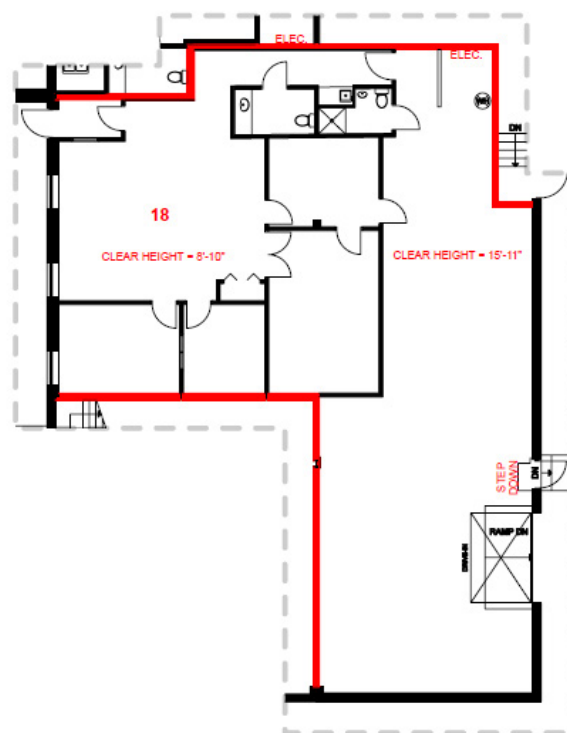
Property details

UNIT 18

TOTAL AREA	2,885 sf
OFFICE AREA	40%
CLEAR HEIGHT	16'
SHIPPING	1 Drive-in (10' x 12')
ZONING	E2
ASKING RENT	\$19.95
TMI	\$7.26 (2026)
POWER	100A / 600V* (TBC)

Highlights

- Office space in good condition with 4 offices, kitchenette, washroom, and shower/ washroom area
- 16' clear warehouse height with LED lighting
- 1 x drive-in door
- Can be combined with an additional 1,020 sf and 1 x drive-in door in Unit 19
- Power is estimated up to 100A / 600V*
- Variety of industrial uses (no automotive please)
- Available immediately



Property details

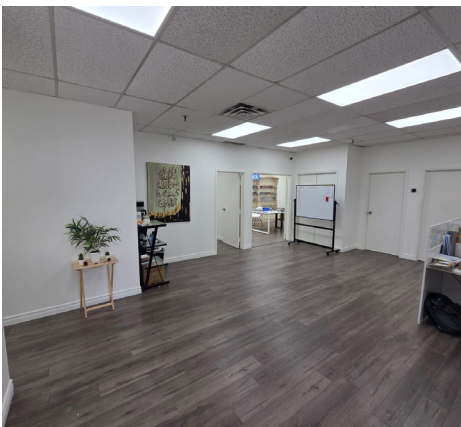
UNITS 18-19

TOTAL AREA	3,929
OFFICE AREA	20%
CLEAR HEIGHT	16'
SHIPPING	2 Drive-in (10' x 12')
ZONING	E2
ASKING RENT	\$19.95
TMI	\$7.26 (2026)
POWER	100A / 600V* (TBC)



Highlights

- Office space in good condition with 4 offices, kitchenette, washroom, and shower/ washroom area
- 16' clear warehouse height with LED lighting
- Combined footprint featuring a full drive-through capability between two drive-in doors, optimizing internal traffic flow and loading efficiency
- 2 x drive-in doors
- Power is estimated up to 100A / 600V*
- Variety of industrial uses (no automotive please)
- Available immediately





Amenities and transit

- | | | | | |
|---|---|---|---|---|
| <p>1 Mississauga Entertainment Centrum</p> <p>Cineplex
Boston Pizza
Osmow's
Moxies
Mucho Burrito
LA Fitness
Turtle Jack's
McDonald's
Denny's
Demetre's
Booster Juice
Montana's</p> | <p>2 Starbucks
Firehouse Subs
Popeye's
Supplements
Guac Mexi Grill</p> <p>3 Tim Hortons
Wendy's
Petro Canada</p> <p>4 Highland Farms
TD
Mandarin
Shell
BMO
Burger King</p> | <p>5 Sandalwood Square</p> <p>BMO
Subway
UPS
McDonald's
Value Village
Fit 4 Less
Bar Burrito
A Buck or Two
Convenience K
Sandalwood
Dental</p> | <p>6 Heartland Town Centre</p> <p>Best Buy
Dollarama
Sephora
Loblaws
Walmart
Canadian Tire
Costco
LCBO
McDonald's
Seafood City</p> | <p>7 Square One Shopping Centre</p> <p>Apple
H&M
Walmart
BMO
Uniqlo
The Rec Room
Indigo
Moxies
Earls
The Food District</p> |
|---|---|---|---|---|

E2 - Employment Zones

Permitted Uses

INDUSTRIAL

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

OFFICE

- Medical Office
- Office

RETAIL

- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

SERVICE COMMERCIAL

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

- Animal Boarding Establishment
- Banquet Hall/Conference Centre/ Convention Centre
- Night Club
- Overnight Accommodation
- Active Recreational Use
- Recreational Establishment
- Private Club
- Funeral Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



Amenities within 5KM



410

Restaurants



1,077

Retail



48

Gas Stations



58

Banks



18

Fitness Centres

215 Traders Boulevard E

Mississauga, ON

Get more information

Jordan Smith

Sales Representative, Associate Vice President

+1 905 283 2374

jordan.smith@avisonyoung.com

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