

**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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Platinum member

# Industrial Space For Lease

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## Property summary

|                             |                            |
|-----------------------------|----------------------------|
| <b>Total Building Area:</b> | 5,000 sf                   |
| <b>Industrial Area:</b>     | 90% (111' Long x 39' Wide) |
| <b>Office Area:</b>         | 10%                        |
| <b>Shipping:</b>            | 2 Truck Level Doors        |
| <b>Clear Height:</b>        | 15 ft                      |
| <b>Possession:</b>          | Immediate                  |
| <b>Asking Rent:</b>         | \$15.95 psf net            |
| <b>T.M.I.:</b>              | \$4.95 psf (2024)          |

## Highlights

- Clean industrial unit located just North of Dundas St in South Mississauga
- Quick access to 427 and Gardiner Expressway
- Clean uses only No auto, no woodworking, no stone cutting, etc.
- Cannot accommodate 53's

# Industrial Space For Lease

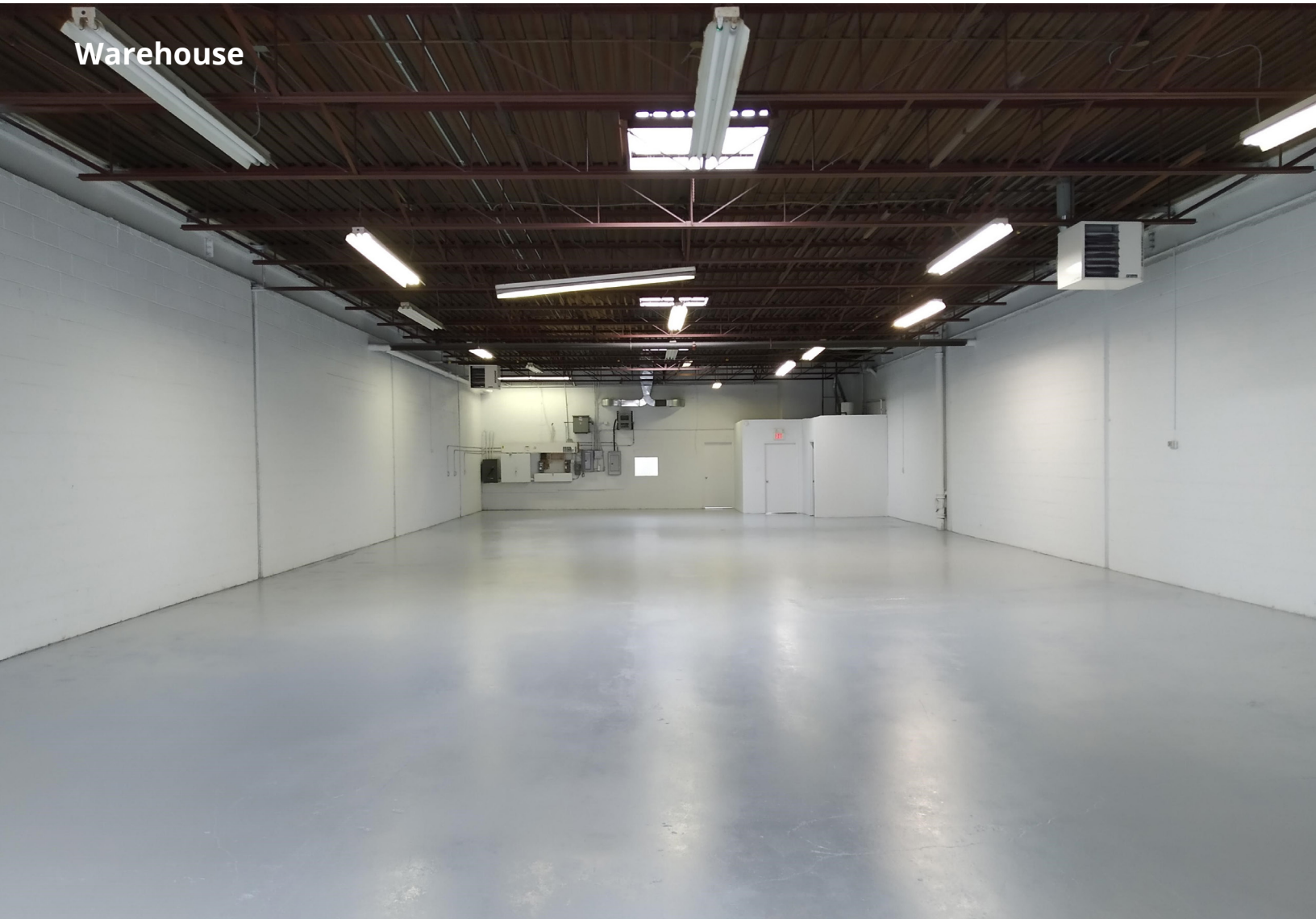
1547 Sedlescomb Drive  
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## Photos

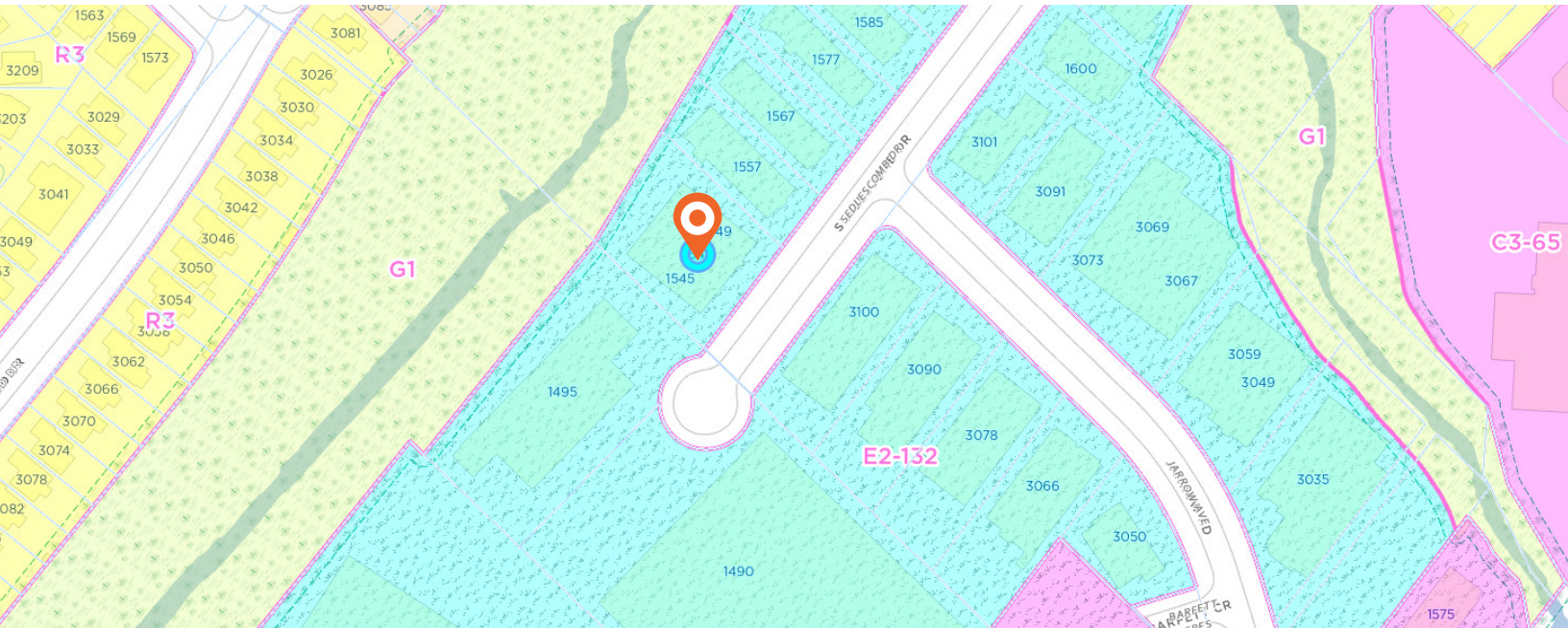
Office



Warehouse



## 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



### Drive Times from Site to Highway and Downtown Core



|                        |         |             |
|------------------------|---------|-------------|
| <b>Highway 427</b>     | 3.1 km  | 5 minutes   |
| <b>Q.E.W.</b>          | 3.7 km  | 7 minutes   |
| <b>Highway 401</b>     | 11 km   | 6.3 minutes |
| <b>Highway 410/403</b> | 13 km   | 9.9 minutes |
| <b>Highway 407</b>     | 14.6 km | 16 minutes  |
| <b>Highway 400</b>     | 15.7 km | 13 minutes  |

|                                      |         |            |
|--------------------------------------|---------|------------|
| <b>CN Intermodal</b>                 | 20.1 km | 23 minutes |
| <b>CP Intermodal</b>                 | 27.4 km | 27 minutes |
| <b>Pearson International Airport</b> | 14.2 km | 12 minutes |
| <b>Downtown Toronto</b>              | 21.4 km | 22 minutes |

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