



Core Mississauga Industrial Warehouse | For Lease

2495 Stanfield Road, Unit 2, Mississauga



Colliers

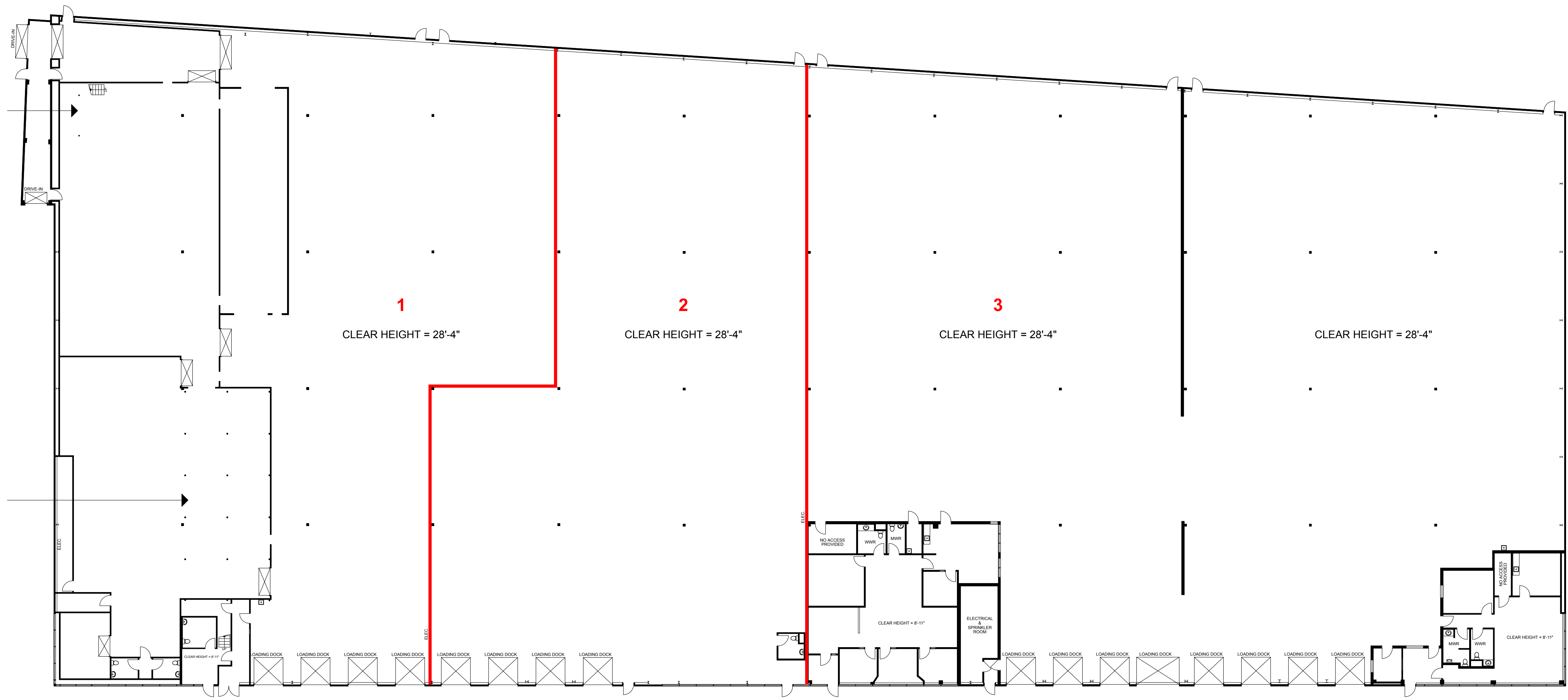
Property Overview

2495 Stanfield Road, Unit 2, Mississauga

Total Area	16,940 SF
Clear Height	28'4"
Shipping	4 TL
Power	±600A
Zoning	E2-134
Asking Rate	\$14.95
Additional Rent	\$4.22
Availability	Speak to Listing Team
Features	• Core Mississauga location • Quick access to 400-series highways, Pearson Airport, & public transit • Ample parking • Ideal for warehousing uses • Professionally owned & managed



Floor Plan



E2-134 Zoning



Industrial*

- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Waste Processing Station
- Waste Transfer Station
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-Out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility
- Motor Vehicle Service Station
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation
- Entertainment Establishment
- Recreational Establishment
- Repair Establishment
- University/College



Exception 134

Additional Permitted Uses*:

- Some E3 uses contained in Subsection 8.2.1 of the By-law

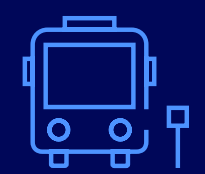
Uses Not Permitted*:

- Asbestos Products Manufacturing
- Cement Manufacturing
- Phosphate manufacturing
- Smelting
- Solvent Manufacturing
- Tannery
- Tar and Asphalt
- Composting Facility
- Motor Vehicle Wrecking Yard



*List is not extensive, [click here for more](#)

Site Access

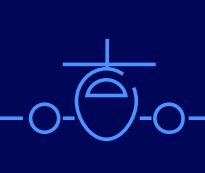
 **Public Transit**
At Doorstep

 **QEW**
5 Minutes

 **Highway 427**
6 Minutes

 **Highway 403**
11 Minutes

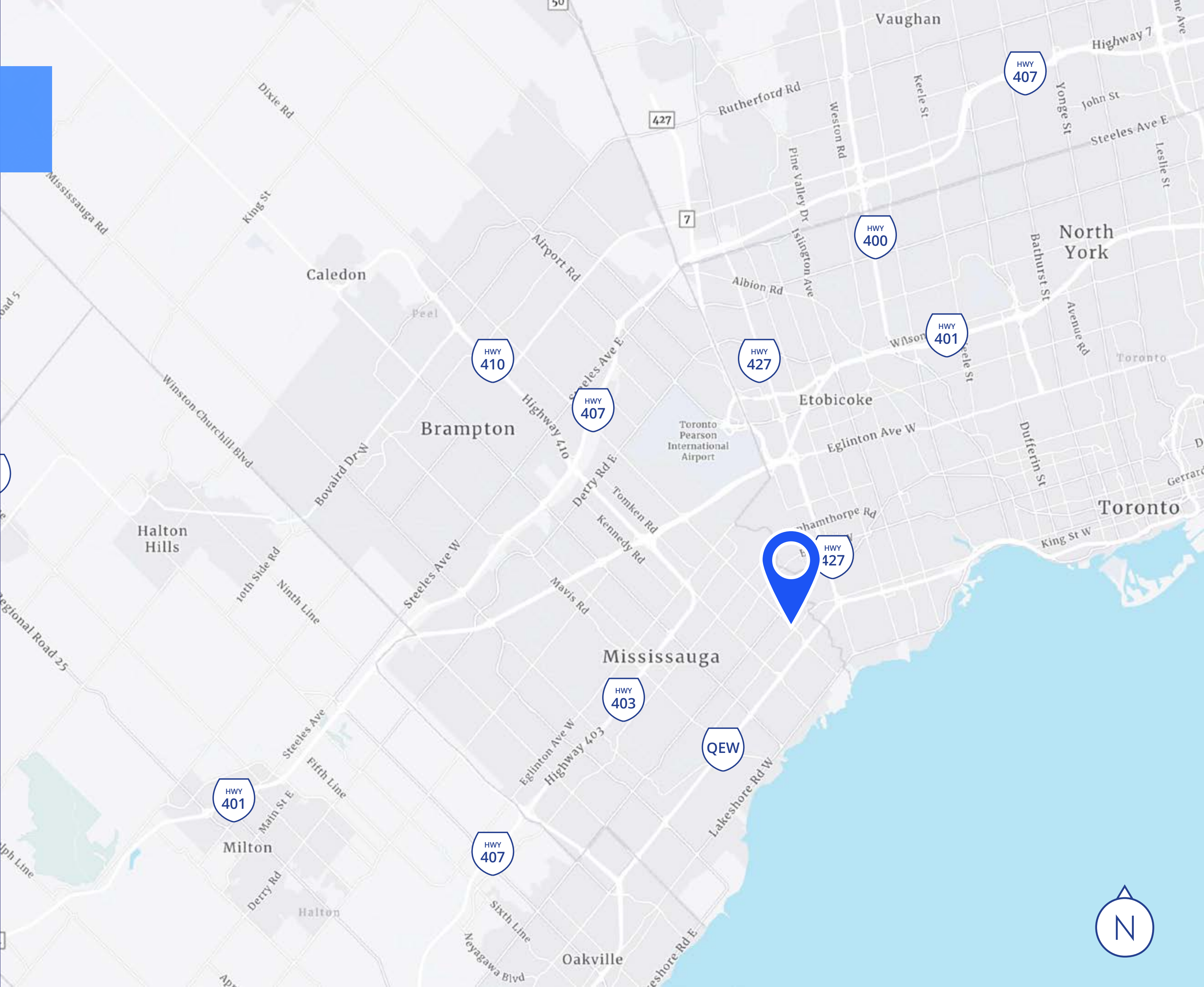
 **Highway 401**
12 Minutes

 **Pearson Airport**
18 Minutes

Downtown Mississauga
15 minutes

Downtown Brampton
21 minutes

Downtown Toronto
28 minutes



Amenity Map

- Restaurants

1

Stanfield Grill House

2

A&W

3

McDonald's

4

Bahn Mi Ba Le

5

Spoon & Fork Corner

6

Dairy Queen

7

Daldongnae Korean BBQ

8

Tim Hortons

9

Golden Dough Bakery & Grill

10

Brasas Latin Food

11

Burger Factory

12

Healthy Planet Kitchen

13

Ameen's Kitchen

14

Hakka Nation Creekside

15

Game Time

16

Chuck's Roadhouse

17

Chibugan Bites

18

Burger Buzz
- Shopping

1

Adonis Grocery

2

No Frills

3

Canadian Tire

4

Longo's

5

RONA

6

Walmart
- Gas

1

Esso

2

Petro

3

Petro

4

Esso

5

Costco
- Banking

1

BMO

2

Scotiabank

3

TD

4

CIBC
- Fitness

1

LA Fitness

2

Tempo Fitness

3

Women Who Lift

4

Ether Gym

5

Level Up Fitness Academy

6

Mifa Fit

7

Planet Fitness

8

Orangetheory

9

Vive Fitness

10

Club Pilates

11

Raw Fitness Health Club

12

Rozhina Yoga & Fitness
- Childcare

1

Little Galaxy Childcare

2

Mississauga Daycare Centre

3

Mini Skool

4

Appleseed Academy

5

PLASP Westacres

6

Meraki Montessori

7

House of Wonder Early Learning
- Dixie GO

70

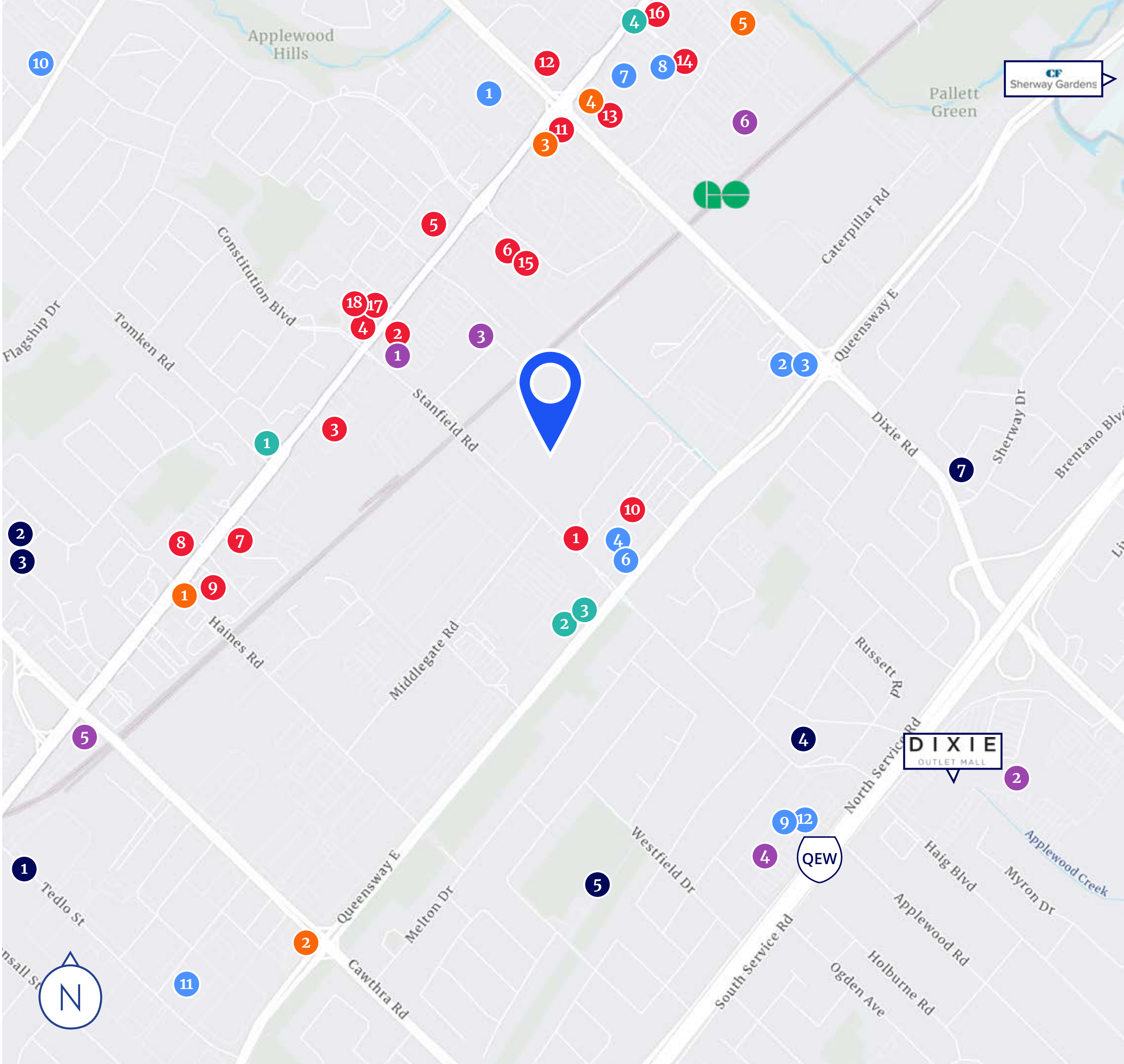
Walk score

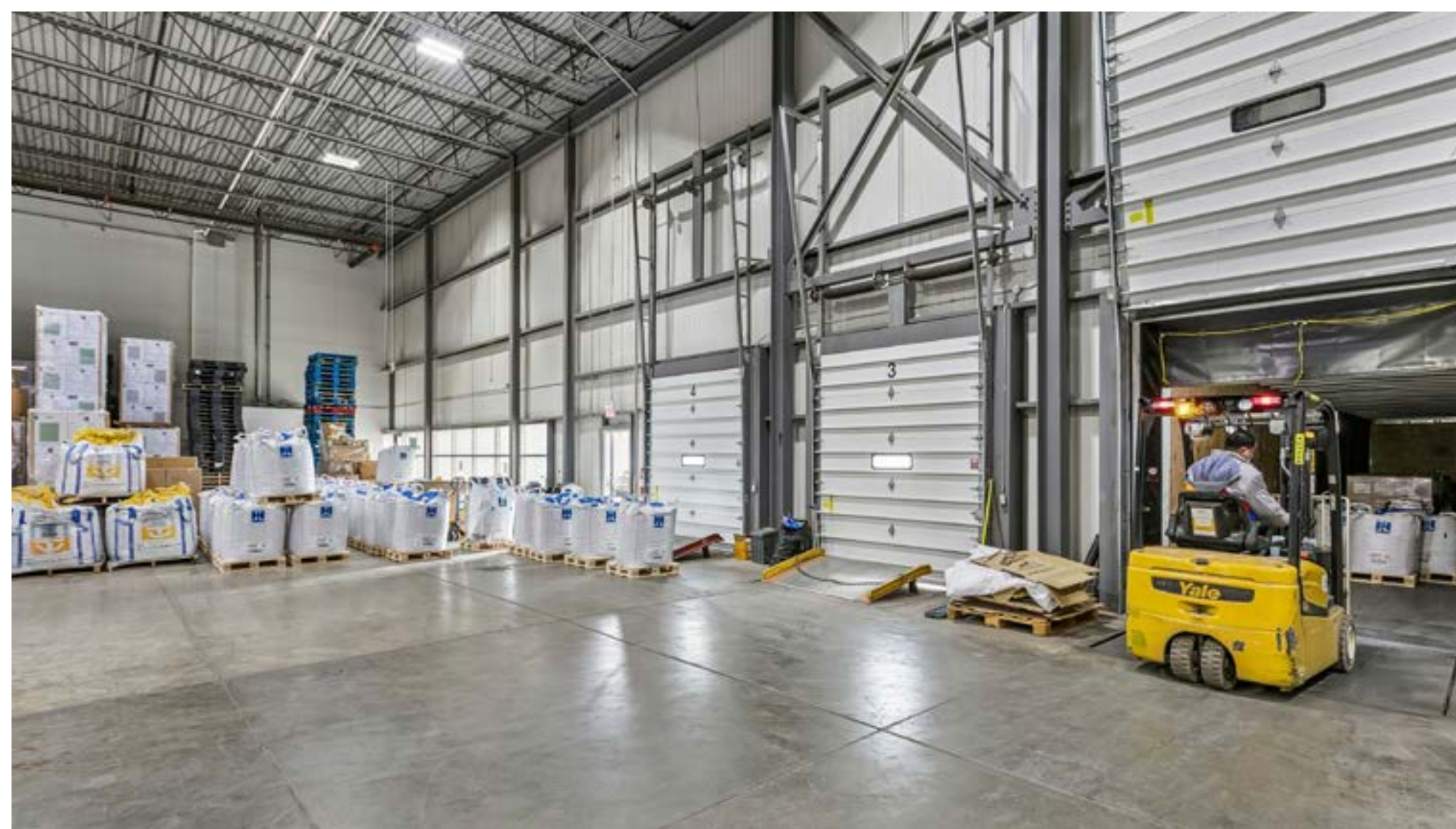
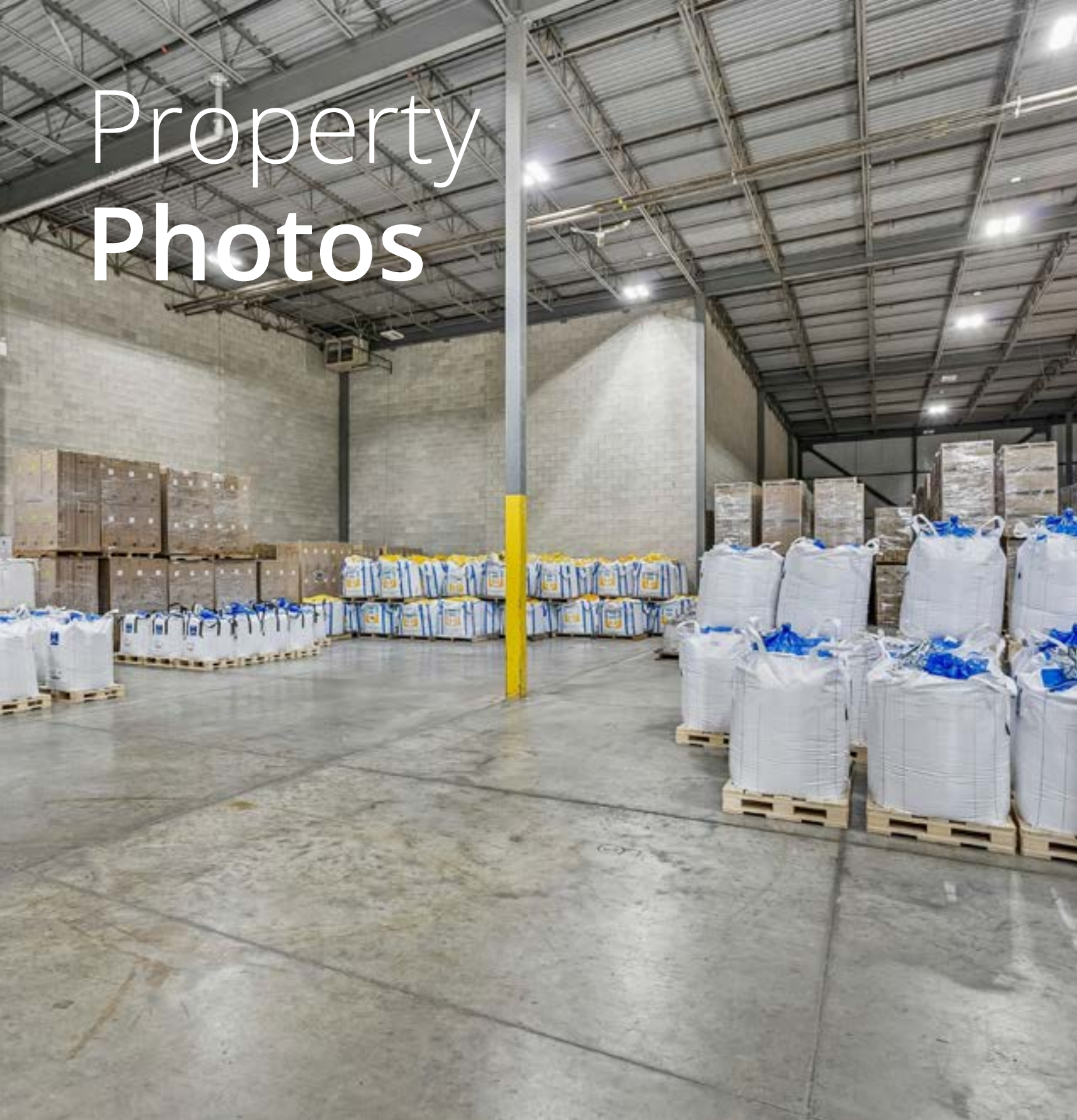
51

Transit score

68

Bike score





Professionally managed, *expertly executed*



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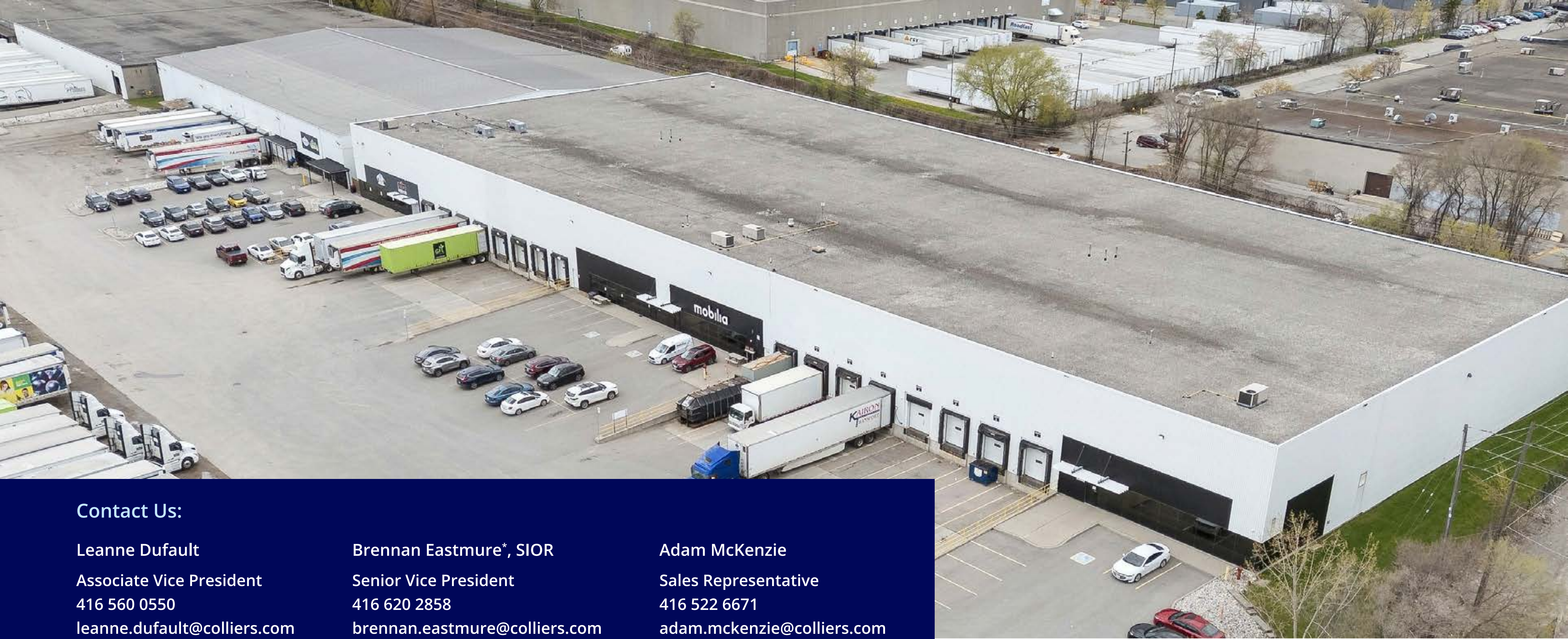
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