

$7.95 PSF Net

Promotional Year 1 net rental rate on transactions firmed prior to December 31, 2026

Core Industrial Facility with Efficient Shipping and Trailer Parking | For Lease

2501 Stanfield Road, Mississauga

Colliers

Property Overview

2501 Stanfield Road, Mississauga

Total Area	96,237 SF
Office Area	8,094 SF (ability to add 19,075 SF of second-floor office area to accommodate increased footprint)
Clear Height	15’6”
Shipping	10 TL | 1 DI
Power	±600A
Zoning	E2-134
Asking Rate	$7.95 PSF Net *Promotional Year 1 net rental rate on transactions firmed prior to December 31, 2026*
Additional Rent	$4.22
Availability	Immediate



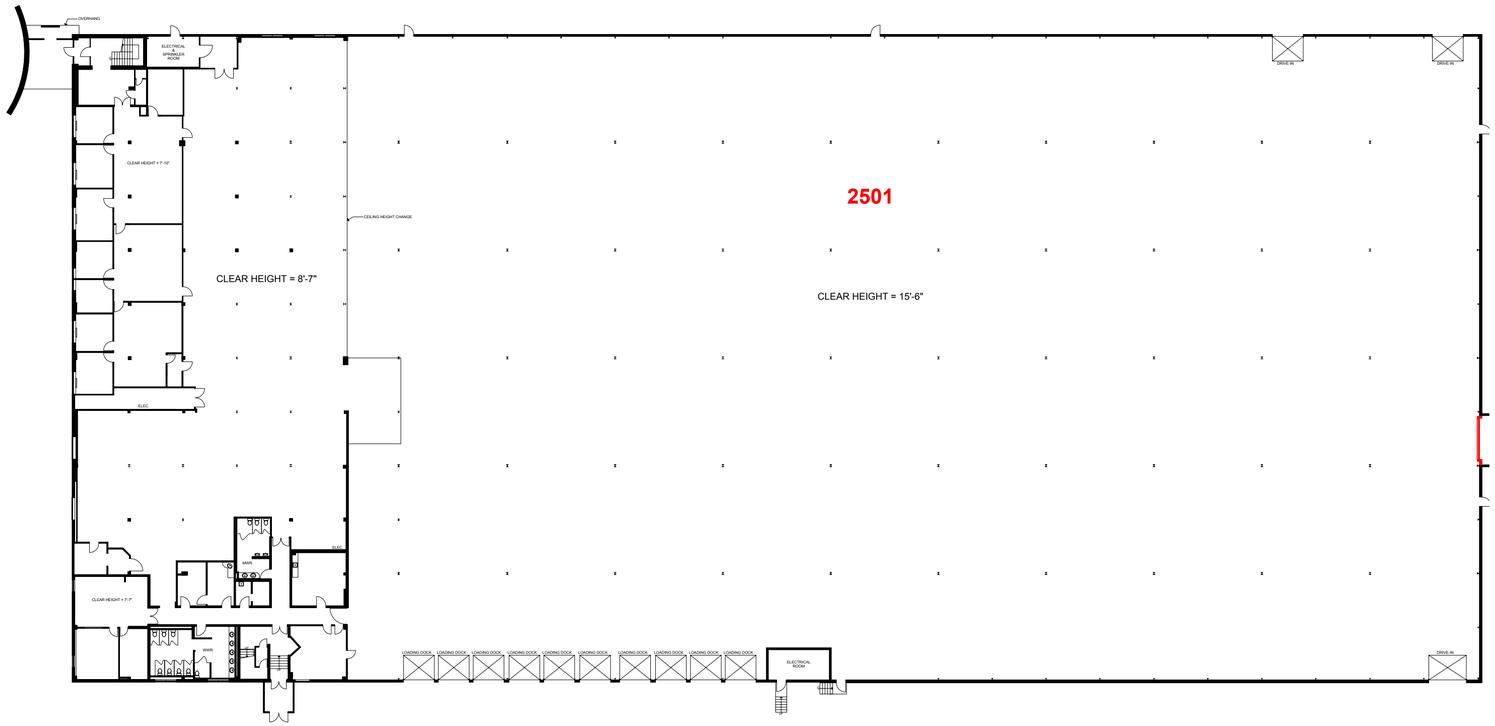
Property Overview

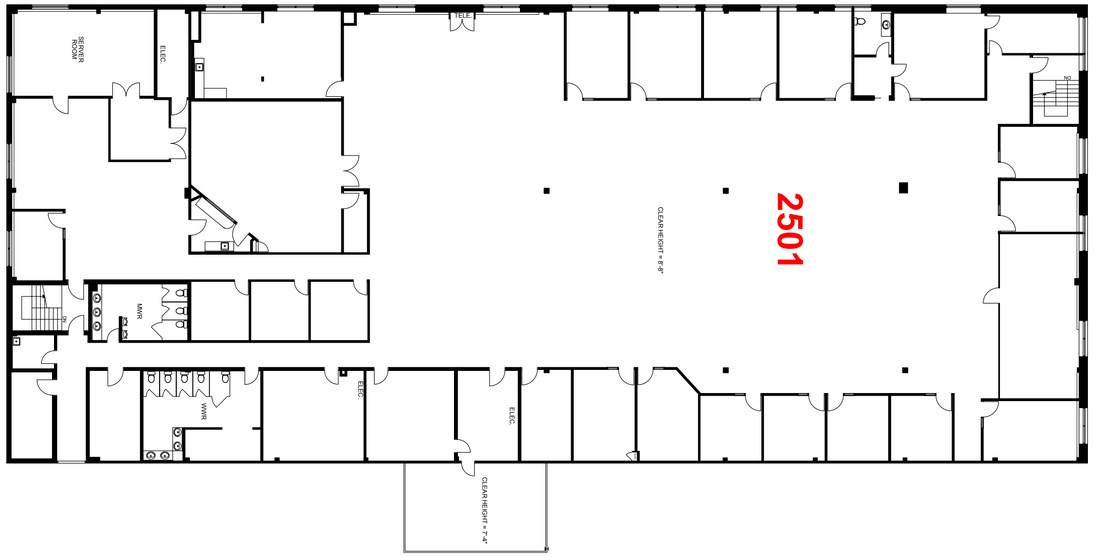
Increased Footprint with Second-Floor Office

Features

- Core Mississauga location
- Quick access to 400-series highways, Pearson Airport, and public transit
- Ample parking
- Trailer parking can be accommodated (±16 spots)
- Professionally owned and managed
- Landlord flexibility in leasing ground floor only or increase footprint to accommodate larger office requirements

Total Area	Total Area	Office Area	Promotional Year 1 Rent
Ground Floor Only	96,240 SF	8,094 SF	$7.95
Full Building	115,315 SF	27,169 SF	$7.95





Planned Upgrades

2501 Stanfield Road will be delivered with targeted capital improvements focused on warehouse functionality and office usability.

The landlord’s upgrade program includes white-boxing, LED lighting, and refreshed office areas, with additional enhancements available based on tenant requirements.

LED Lighting Upgrade

Office Paint & Carpet Refresh

Whiteboxed Warehouse

Flexible Office Configuration



E2-134
Zoning

Permitted Uses*

- 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

*List is not extensive, click here for more

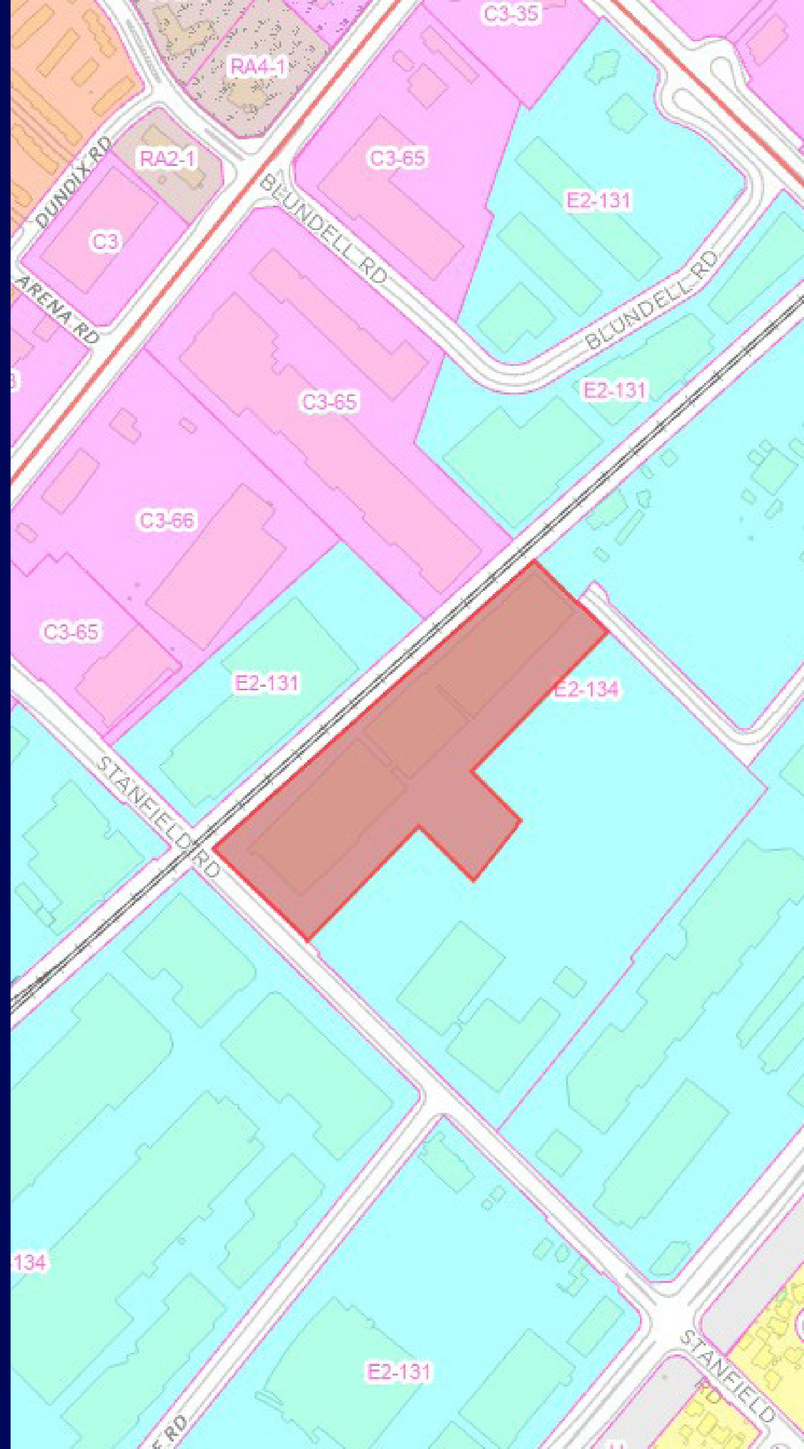
Exception 134

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



Site Access

Public Transit
At Doorstep

QEW
5 Minutes

Highway 427
6 Minutes

Highway 403
11 Minutes

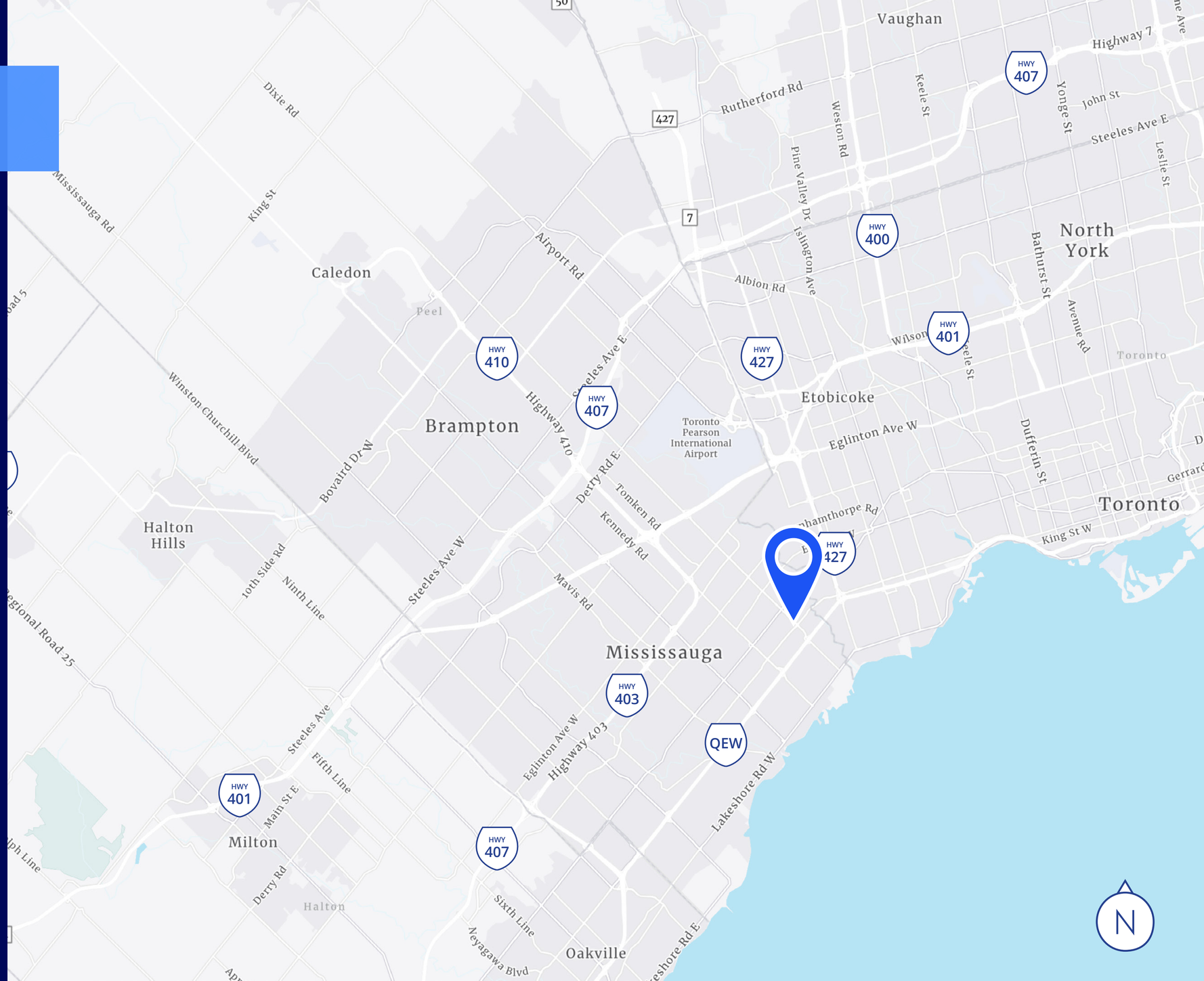
Highway 401
12 Minutes

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

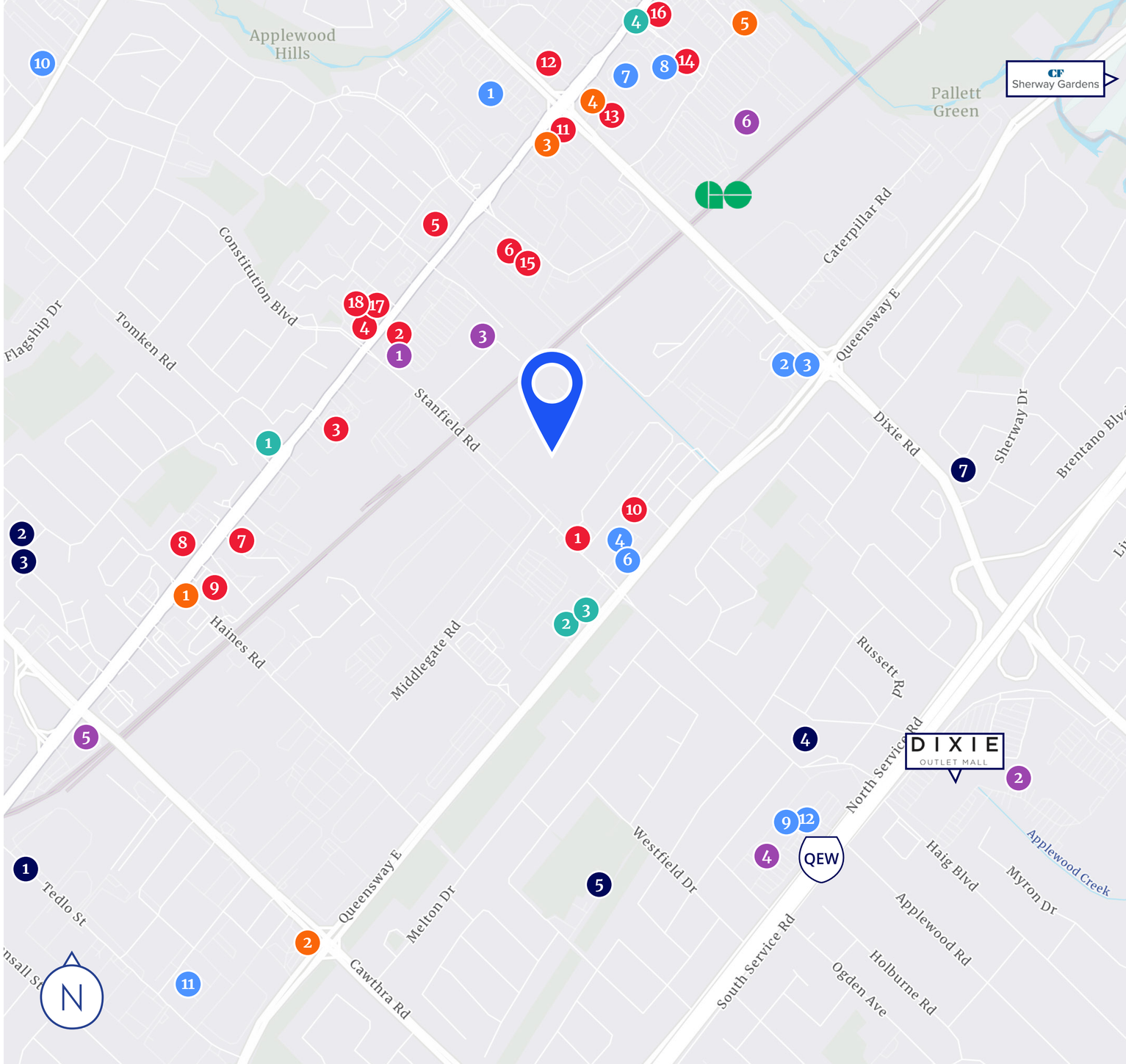
1. Little Galaxy Childcare
2. Mississauga Daycare Centre
3. Mini Skool
4. Appleseed Academy
5. PLASP Westacres
6. Meraki Montessori
7. House of Wonder Early Learning

Dixie GO

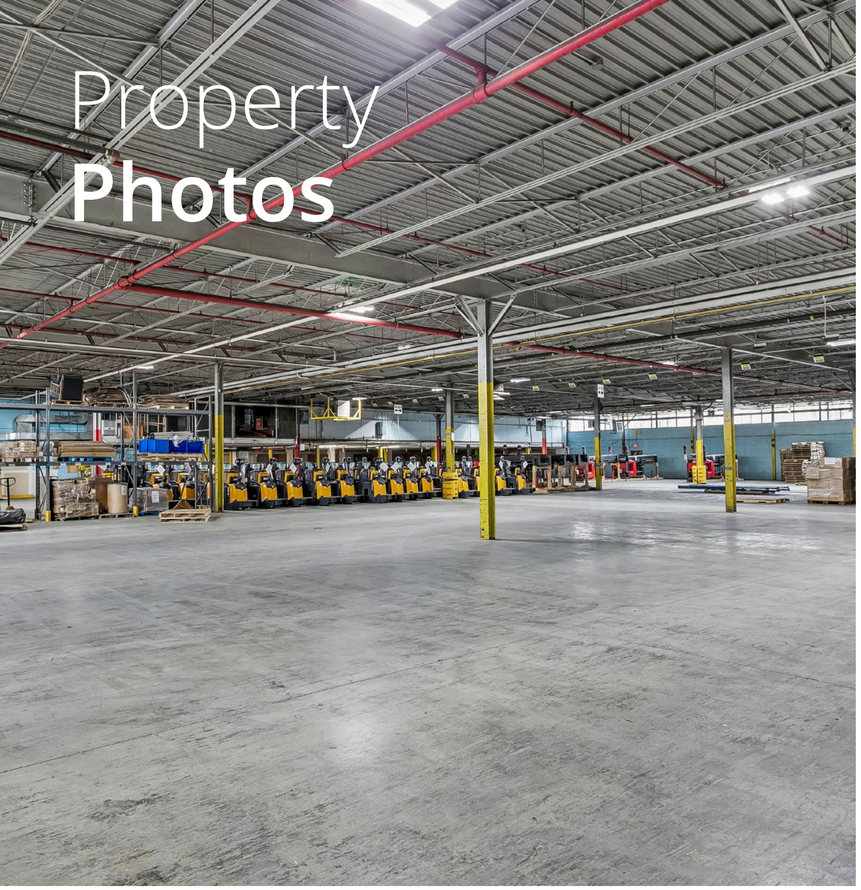
70
Walk score

51
Transit score

68
Bike score

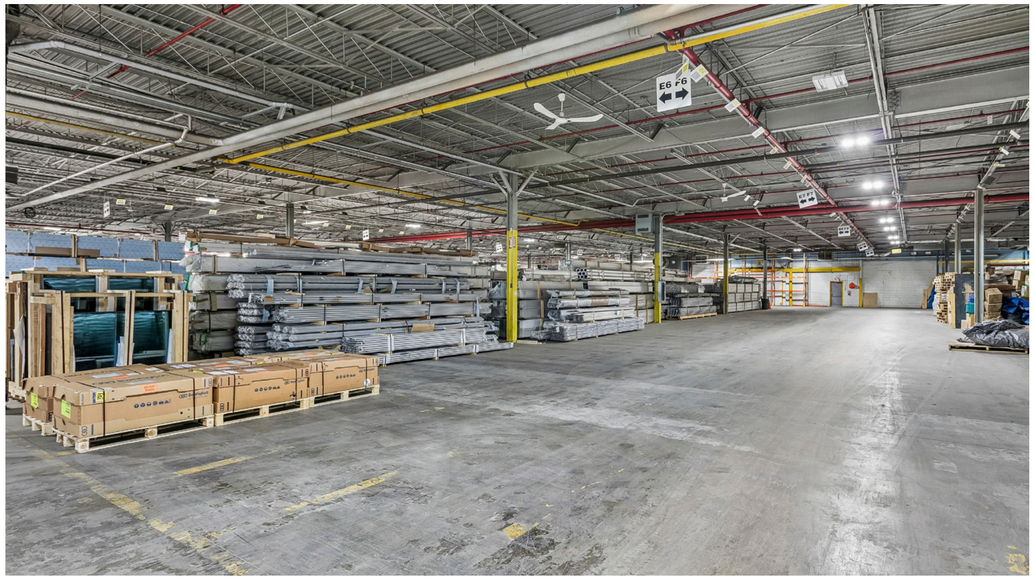


Property **Photos**



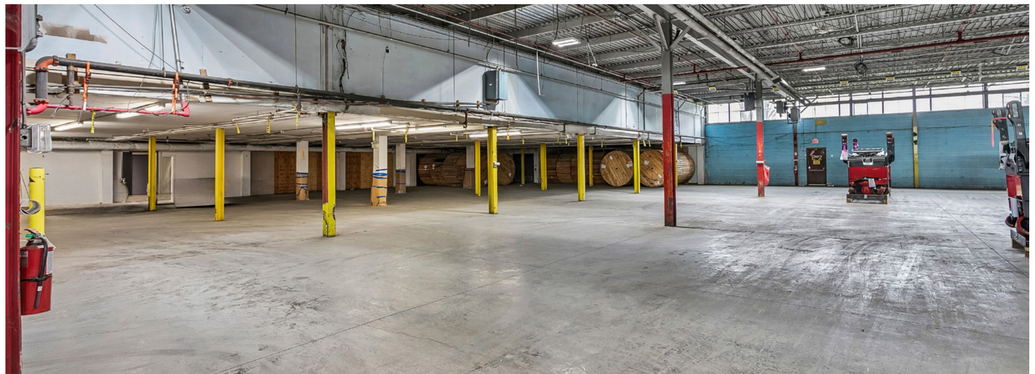














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