



**Immaculate Freestand**

**Walking Distance to Hurontario LRT**

**Industrial** | For Lease

**7205**

# EDWARDS BOULEVARD

Mississauga, ON L5S 1Z3



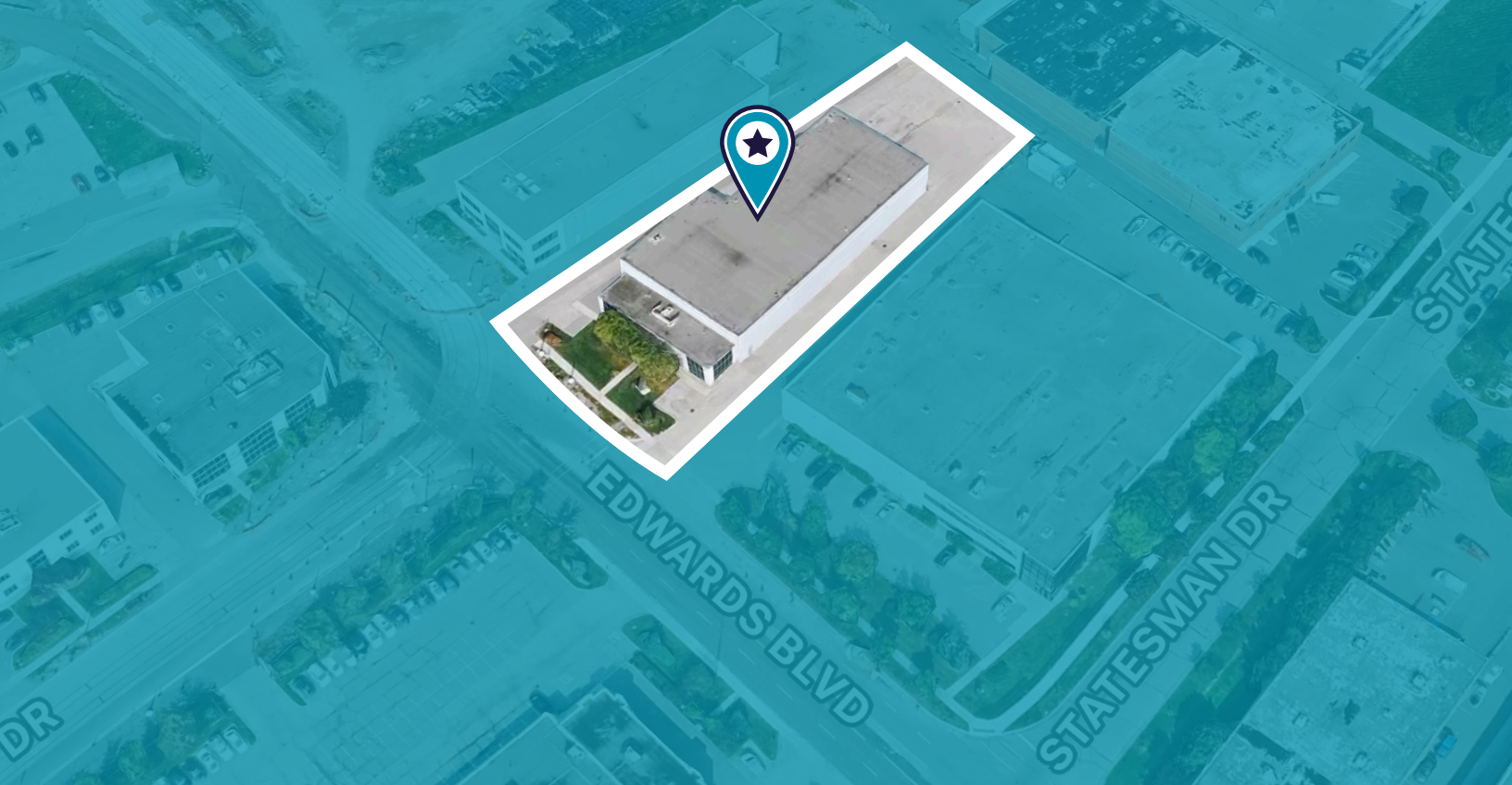
**Newly Whiteboxed**  
Paint, lights and epoxy



**High Clear Height**  
22' 1"



**High Accessibility**  
Transit and Highways

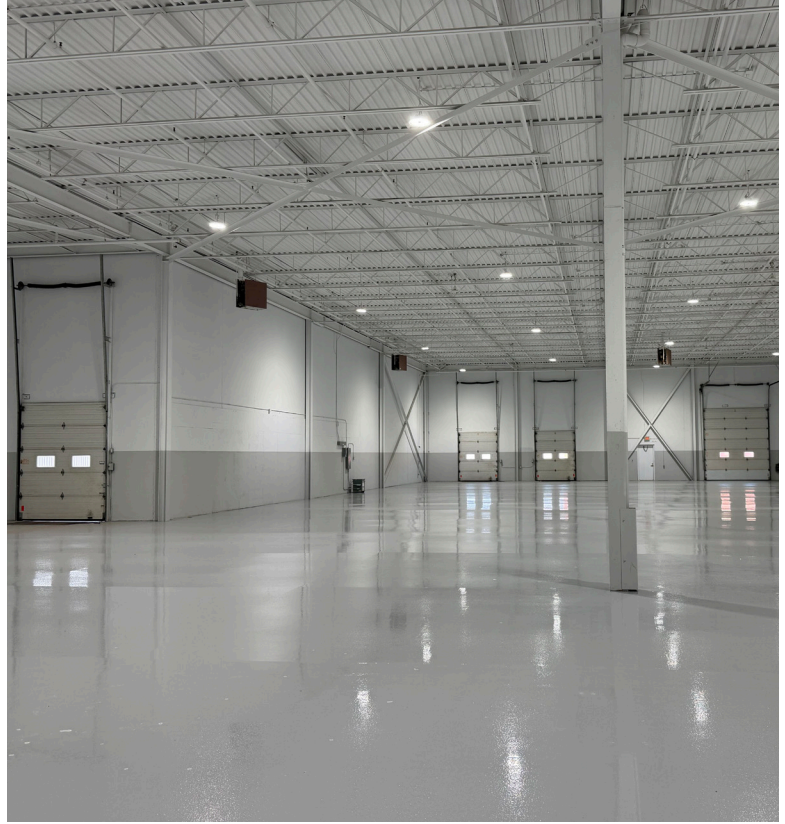


# PROPERTY HIGHLIGHTS

Total Area:	<b>17,180 SF</b>
Office/Showroom Area:	<b>1,970 SF</b>
Warehouse Area:	<b>15,120 SF</b>
Clear Height:	<b>22' 1"</b>
Shipping Doors:	<b>3 Truck Level Doors 1 Drive-in Door</b>
Power:	<b>600V / 400A</b>
Sprinklered:	<b>Yes</b>
Zoning:	<b>E2</b>
Occupancy:	<b>Immediate</b>
Asking Lease Rate:	<b>\$18.50</b>
TMI (2026):	<b>\$5.72</b>

- Pre-cast Industrial Freestand on 1.02 acres
- Newly white-boxed with fresh paint, new LED lighting, and fresh epoxy flooring
- Office area includes - private offices, boardroom, washrooms and a lunchroom
- Oversized drive in door (12' H x 14' W)
- Bay sizes: 35'8" x 36'6"
- 6" reinforced warehouse flooring
- 2-minute walk to the GO Transit Bus station and a 10-minute walk to the upcoming LRT station
- Accommodates 53' trailers

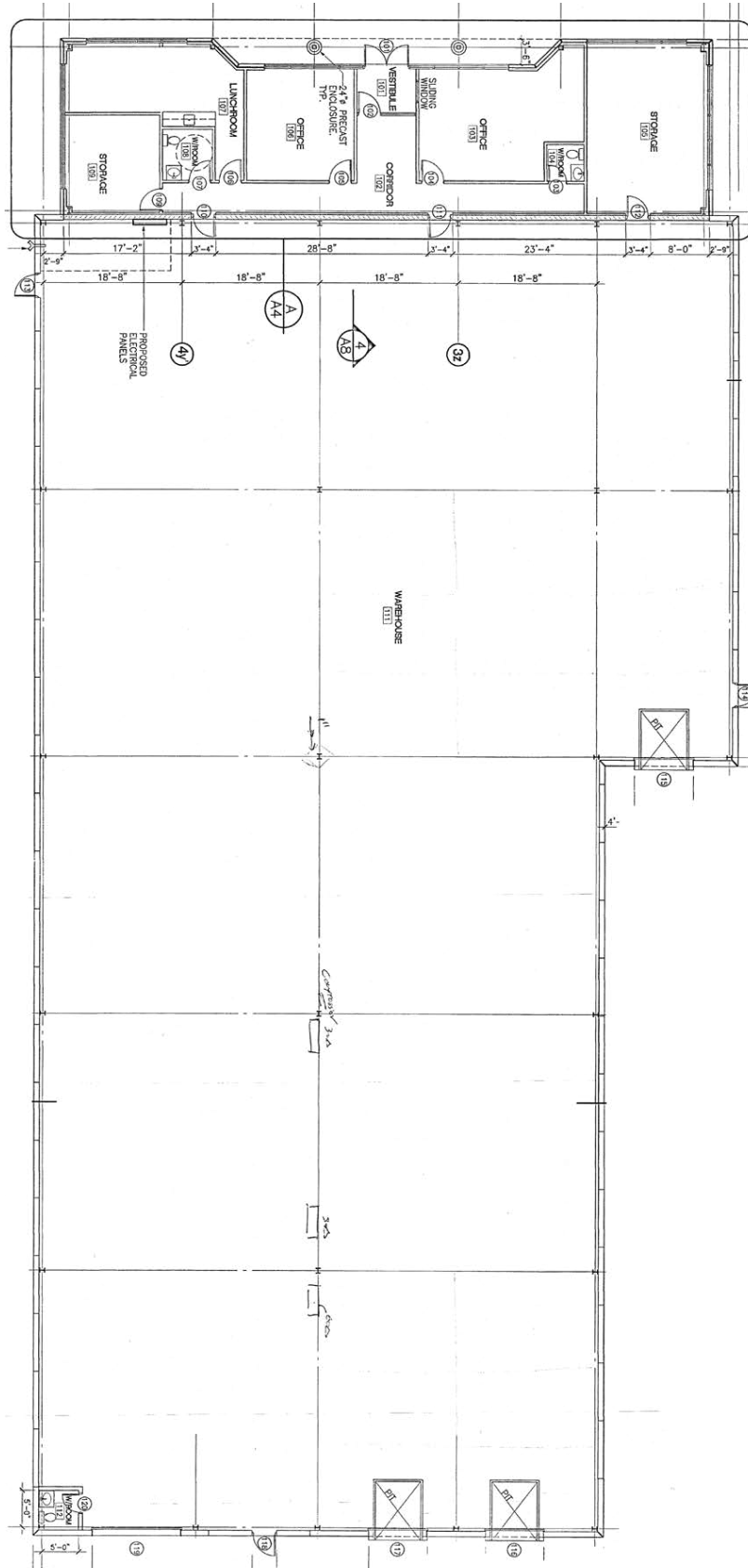
# PROPERTY PHOTOS



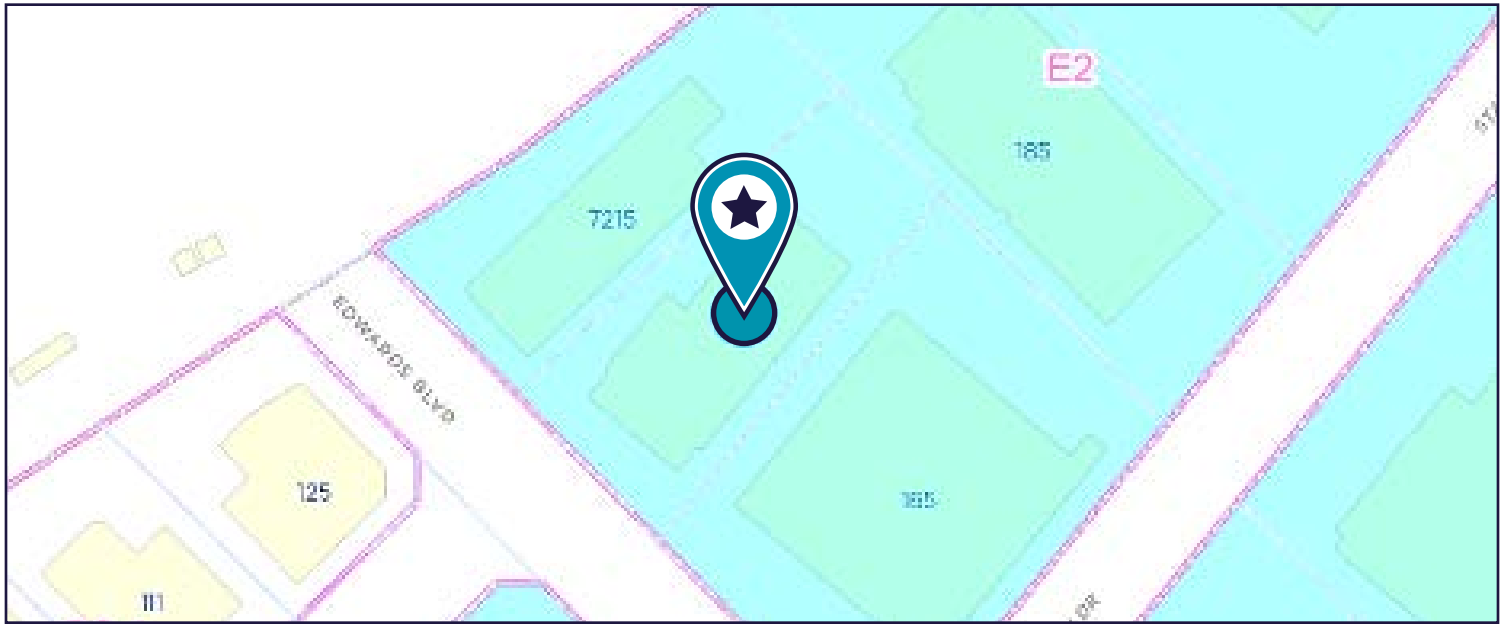
# PROPERTY PHOTOS



# FLOOR PLAN



# ZONING - E2



## PERMITTED USES



### Employment

- Medical Office
- Office



### Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility (0055-2015)
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility



### Commercial

- Restaurant
- Commercial School
- Financial Institution (0191-2009), (0018-2015)
- Veterinary Clinic
- Animal Care Establishment



### Motor Vehicle

- Motor Vehicle Repair Facility - Commercial Motor Vehicle
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility
- 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
- Recreational Establishment
- Overnight Accommodation



### Other

- Adult Entertainment Establishment
- University/College
- Courier/Messenger Service
- Active Recreational Use
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot

# AMENITIES

LRT Station

GO Station



Toronto Pearson 



     
*Tim Hortons.*  **Staples.**  
 **RBC**  
RBC Royal Bank **Foot Locker**  


 **CIBC**   
**NOFRILLS**

*Longo's*  
**Scotiabank.**  
 **CHURCH'S**  
 

**Premium**  
Tire & Auto Centre since 1988  
**The Clay Oven** 

  **PIONEER**  
Energy for Life  
*Tim Hortons.* 

 **RBC** Royal Bank **BR** **baskin robbins**  
**POPEYES**  
 **THC** **WILD WING**

*Tim Hortons.*   
**NOFRILLS**   
**PIZZA PIZZA**  

*Tim Hortons.* 

**Fairfield**  
BY MARRIOTT  
**Residence INN**  
BY MARRIOTT

 **Cluck Clucks**

 **HOMWOOD SUITES**  
Hilton

**LAIFITNESS.**

 **CINEPLEX**  
**MONTANAS**  
BBQ & BAR  
*Muchoburrito*  
   
**Denny's** 

**COUNTRY**  
INN & SUITES  
BY MARRIOTT  
**Radisson** 

 **Esso**  
 **BLOOM**

 **ANOKHI**  
*Tim Hortons.*

 **RBC** Royal Bank  
 **TD Bank**

**Junction**  
INDIAN STREET FOOD

 Ontario

 **CAA**

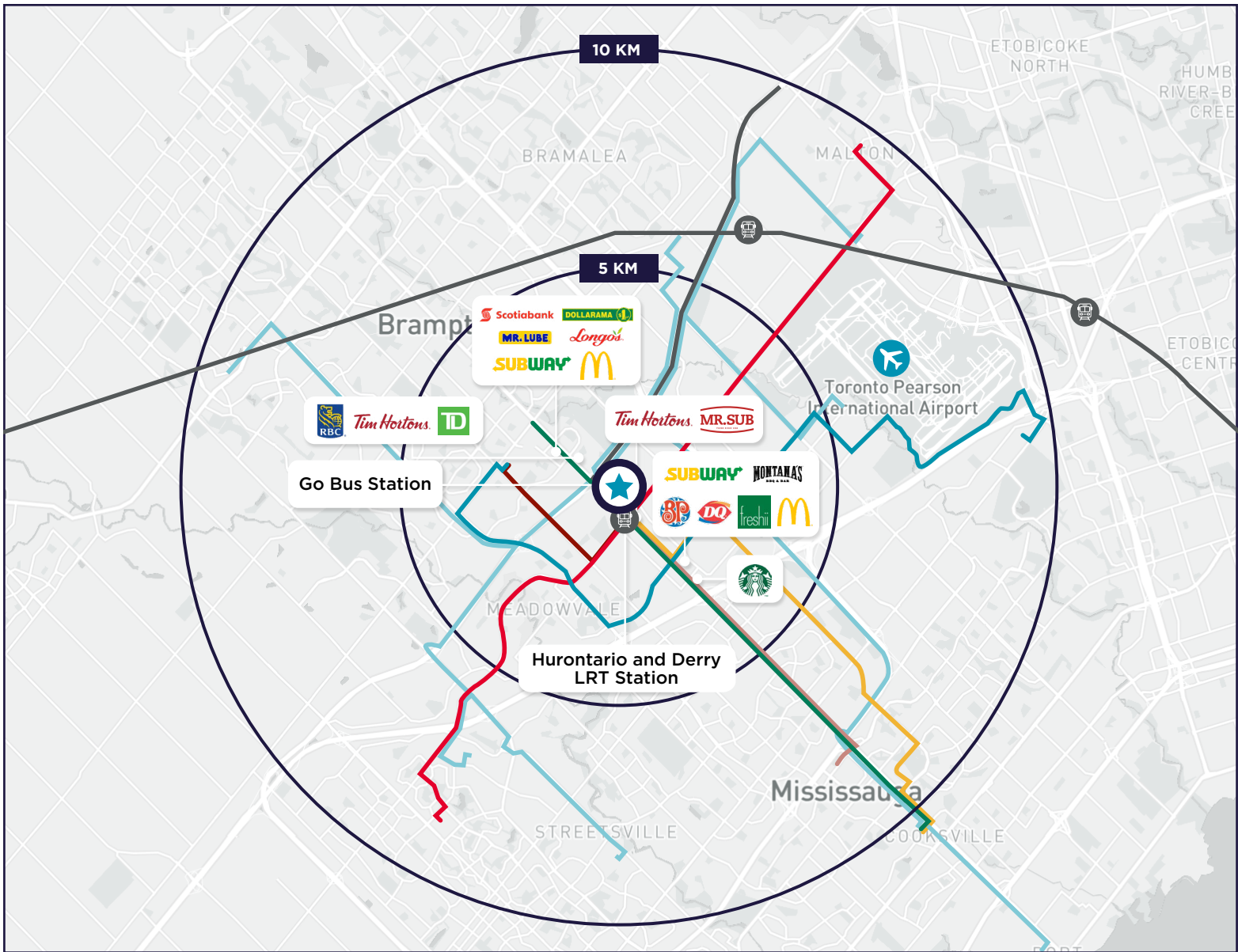
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410

407

5

HURONTARIO ST



- Route 17 - Hurontario**
- Route 18 - McLaughlin**
- Route 42 - Derry**
- LRT Station**
- Route 53 - Kennedy**
- Route 57 - Courtneyark**
- Route 103 - Hurontario Express**
- GO Station**

# CONTACT

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