

**1320 BLUNDELL RD.**  
MISSISSAUGA, ON

**FOR LEASE**

INDUSTRIAL SPACE



**PROPERTY DETAILS:**

<b>Total Area</b>	21,993 sq ft	<b>Lease Rate</b>	\$16.95 PSF Net with escalations
<b>Clear Height</b>	16 feet	<b>TMI</b>	\$4.88 PSF (2024)
<b>Shipping</b>	3 Truck levels	<b>Remarks</b>	- Heavy power building
<b>Zoning</b>	E2-131		- Warehouse fully Air Conditioned
<b>Possession</b>	Immediate		

FOR MORE INFORMATION, PLEASE CONTACT:

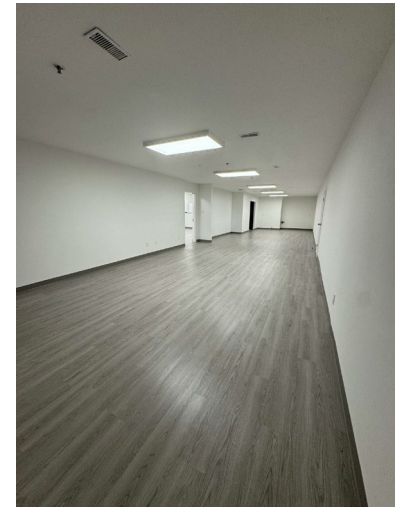
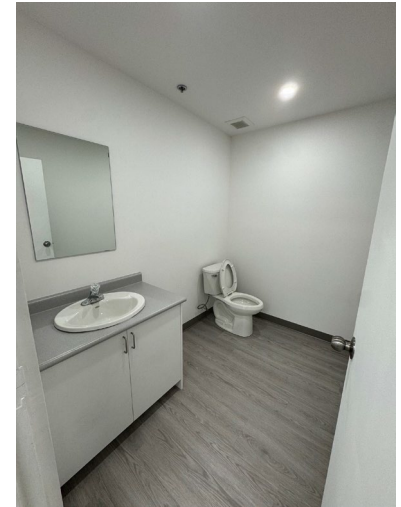
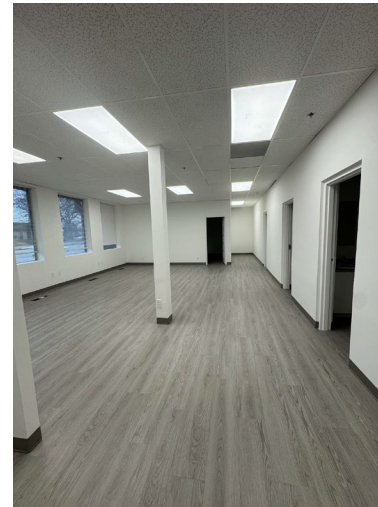
**Rocco Trigiani**  
Vice President, Broker  
[rtrigiani@indusite.com](mailto:rtrigiani@indusite.com)



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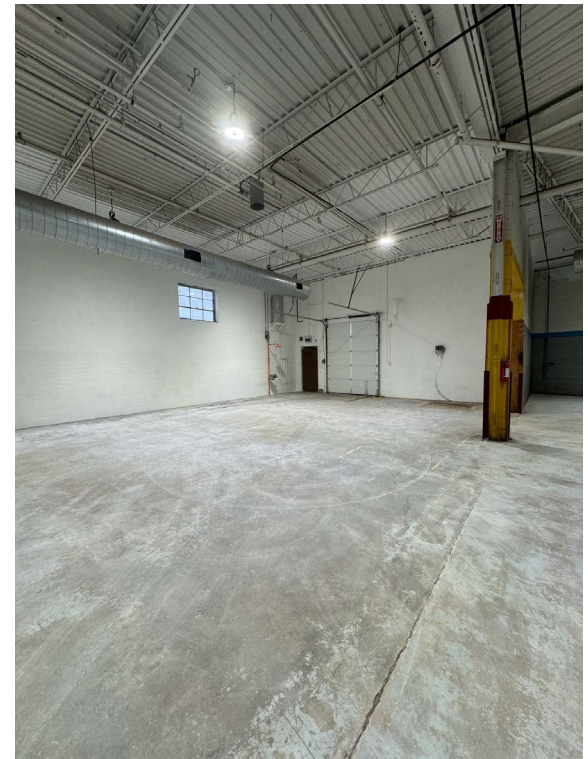
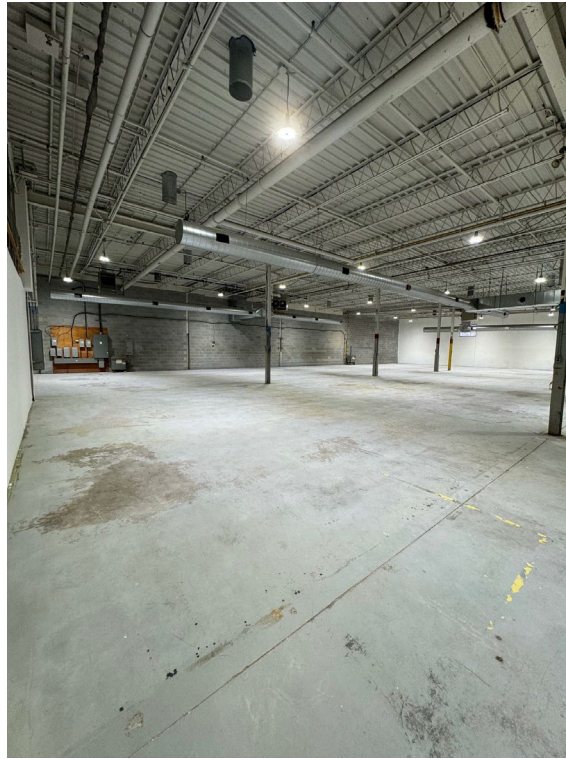
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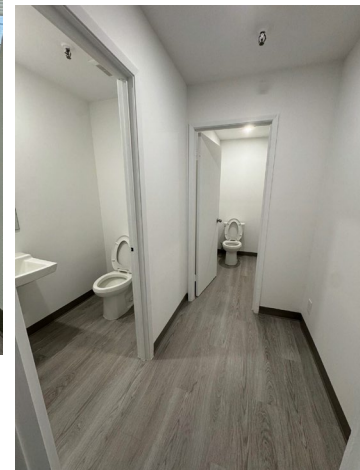
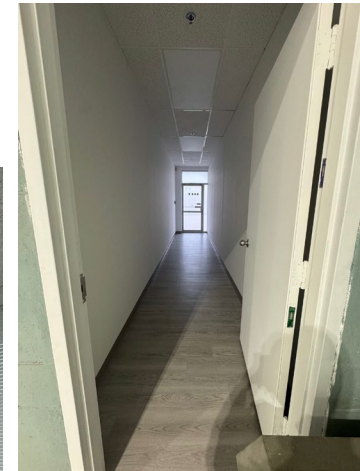
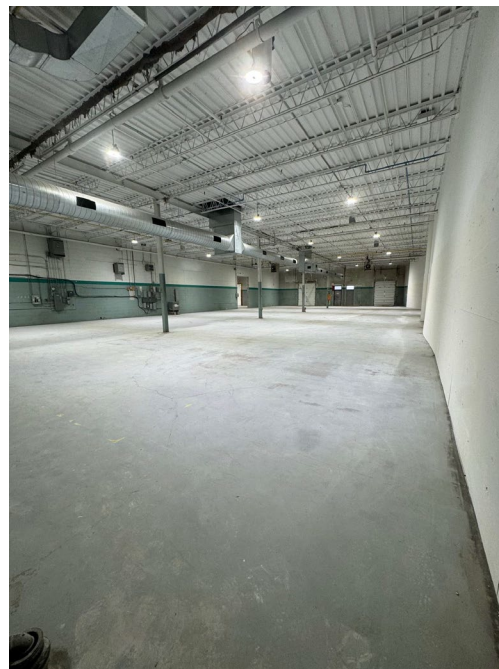
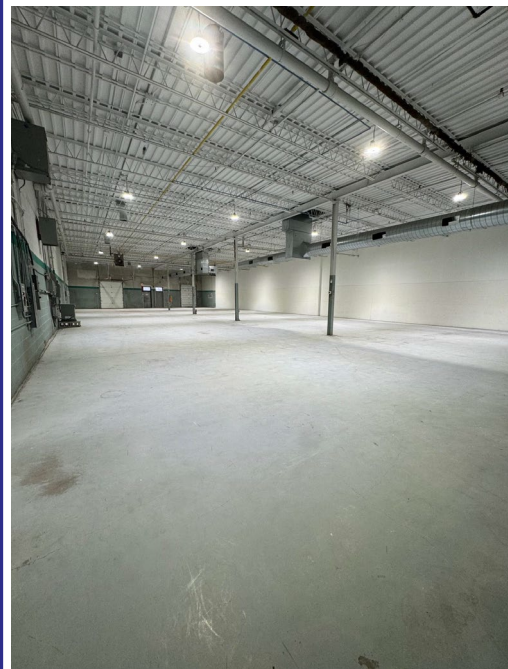
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Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>PERMITTED USES</b>				
<b>2.0</b>	<b>EMPLOYMENT</b>			
2.1	OFFICE			
2.1.1	Medical Office	✓	✓	✓
2.1.2	Office	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	Broadcasting/Communication Facility		✓	✓
2.2.2	Manufacturing Facility	✓	✓	✓
2.2.3	Science and Technology Facility	✓	✓	✓
2.2.4	Transportation Facility		<i>deleted by 0190-2014</i>	✓
2.2.5	Truck Terminal		✓	✓
2.2.6	Warehouse/Distribution Facility	✓	✓	✓
2.2.7	Wholesaling Facility		✓	✓
2.2.8	Waste Processing Station		✓ (1)	✓ (1)
2.2.9	Waste Transfer Station		✓ (1)	✓ (1)
2.2.10	Composting Facility		✓ (1)	✓ (1)
2.2.11	Power Generating Facility			✓
2.2.12	Outdoor Storage/Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	Vehicle Pound Facility			✓
2.2.17	Medicinal Product Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.2.18	Medicinal Product Manufacturing Facility - Restricted	✓	✓	✓
2.2.19	Plant-Based Manufacturing Facility	✓ (14)	✓ (14)	✓ (14)
2.3	COMMERCIAL			
2.3.1	Restaurant		✓ (1)	✓ (1)
2.3.2	Convenience Restaurant		✓ (1)(13)	✓ (1)
2.3.3	Take-out Restaurant		✓ (1)	✓ (1)
2.3.4	Commercial School	✓	✓	✓

Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
<b>Table 8.2.1 continued from previous page</b>				
2.3.5	Financial Institution	✓ (12)	✓ (13)	✓ (13)
2.3.6	Veterinary Clinic	✓	✓	✓
2.3.7	Animal Care Establishment		✓	✓
2.4	MOTOR VEHICLE SERVICE			
2.4.1	Motor Vehicle Body Repair Facility			✓
2.4.2	Motor Vehicle Body Repair Facility - Commercial Motor Vehicle			✓
2.4.3	Motor Vehicle Repair Facility - Commercial Motor Vehicle		<i>deleted by 0379-2009</i>	✓
2.4.4	Motor Vehicle Repair Facility - Restricted		✓	✓
2.4.5	Motor Vehicle Rental Facility		✓	✓
2.4.6	Motor Vehicle Wash Facility - Commercial Motor Vehicle		<i>deleted by 0379-2009</i>	✓
2.4.7	Motor Vehicle Wash Facility - Restricted		✓	✓
2.4.8	Gas Bar		✓ (1)(2)(3)	✓ (1)(2)(3)
2.4.9	Motor Vehicle Service Station		✓ (13)	✓
2.4.10	Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles		✓ (1)	✓ (1)
2.5	HOSPITALITY			
2.5.1	Banquet Hall/Conference Centre/ Convention Centre	✓	✓	✓
2.5.2	Night Club		✓ (1)(1)	✓ (1)(2)
2.5.3	Overnight Accommodation	✓	✓	✓
2.6	OTHER			
2.6.1	Adult Video Store		✓ (1)	✓ (1)
2.6.2	Adult Entertainment Establishment		✓ (1)	✓ (1)
2.6.3	Animal Boarding Establishment		✓ (1)	✓ (1)
2.6.4	Active Recreational Use	✓	✓	✓
2.6.5	Body-Rub Establishment		✓ (1)	✓ (1)
2.6.6	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>			
2.6.7	Truck Fuel Dispensing Facility		✓	✓
2.6.8	Entertainment Establishment	✓	✓	✓
2.6.9	Recreational Establishment	✓	✓	✓
2.6.10	Funeral Establishment		✓ (4)	✓ (4)
2.6.11	Private Club		✓	✓
2.6.12	Repair Establishment		✓	✓
2.6.13	Parking Lot		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	Courier/Messenger Service	✓	✓	✓

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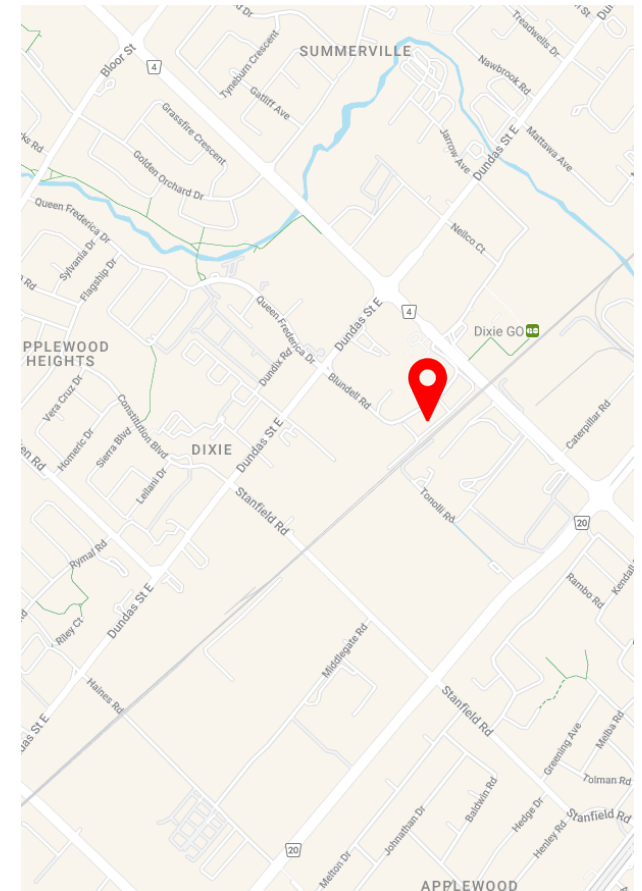
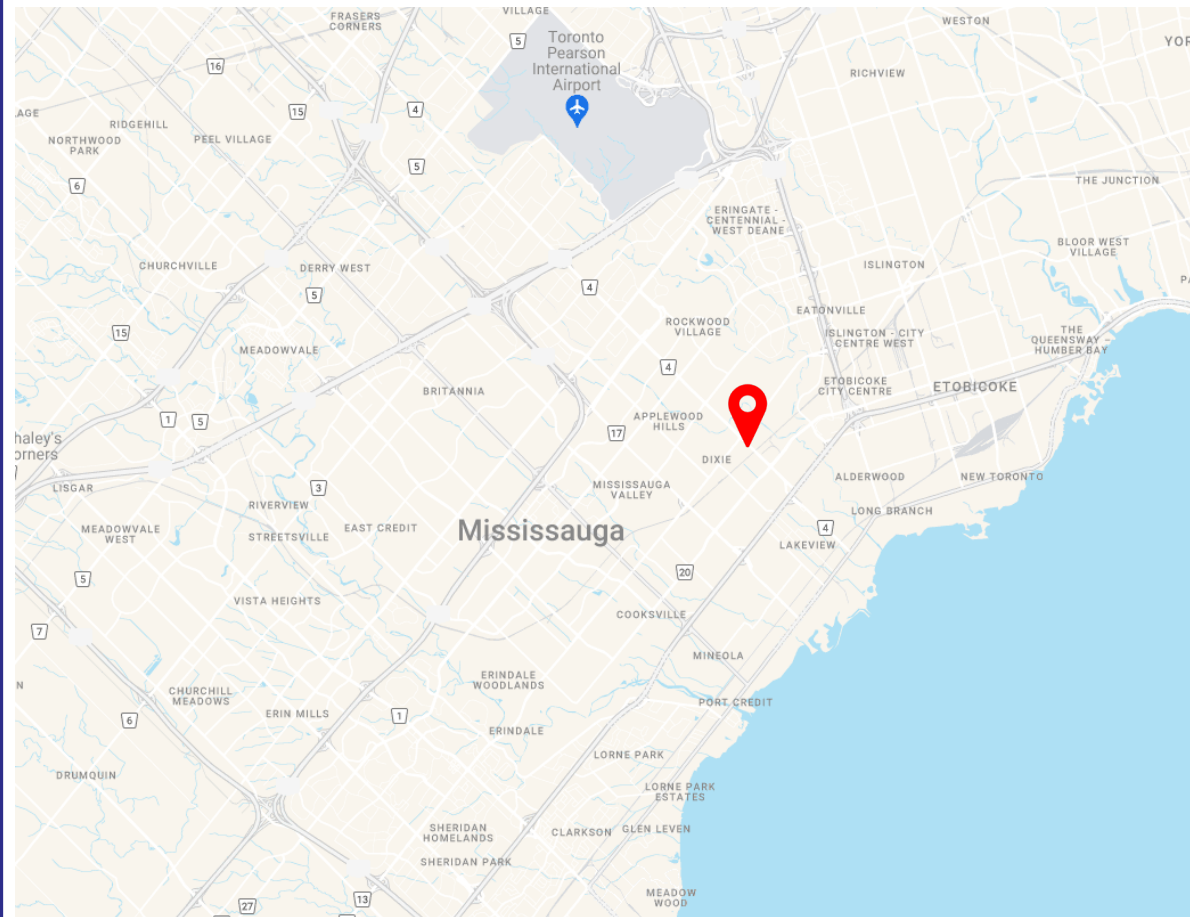
8.2.3.131	Exception: E2-131	Map # 12, 13, 14	By-law: 0229-2018
<p>In an E2-131 zone the permitted <b>uses</b> and applicable regulations shall be as specified for an E2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Uses</b></p>			
8.2.3.131.1	(1)	Asbestos products manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(2)	Cement manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(3)	Gypsum or limestone processing and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(5)	Petroleum and coal refining and by-product manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(6)	Phosphate or sulphur products and manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(7)	Smelting or foundry operations legally <b>existing</b> on the date of passing of this By-law	
	(8)	Solvent manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(9)	Tannery legally <b>existing</b> on the date of passing of this By-law	
	(10)	Tar and asphalt manufacturing legally <b>existing</b> on the date of passing of this By-law	
	(11)	<b>Composting facility</b> legally <b>existing</b> on the date of passing of this By-law	
	(12)	Motor vehicle wrecking yard legally <b>existing</b> on the date of passing of this By-law	
<p><b>Uses Not Permitted</b></p>			
8.2.3.131.2	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	<b>Composting Facility</b>	
	(12)	Motor Vehicle Wrecking Yard	

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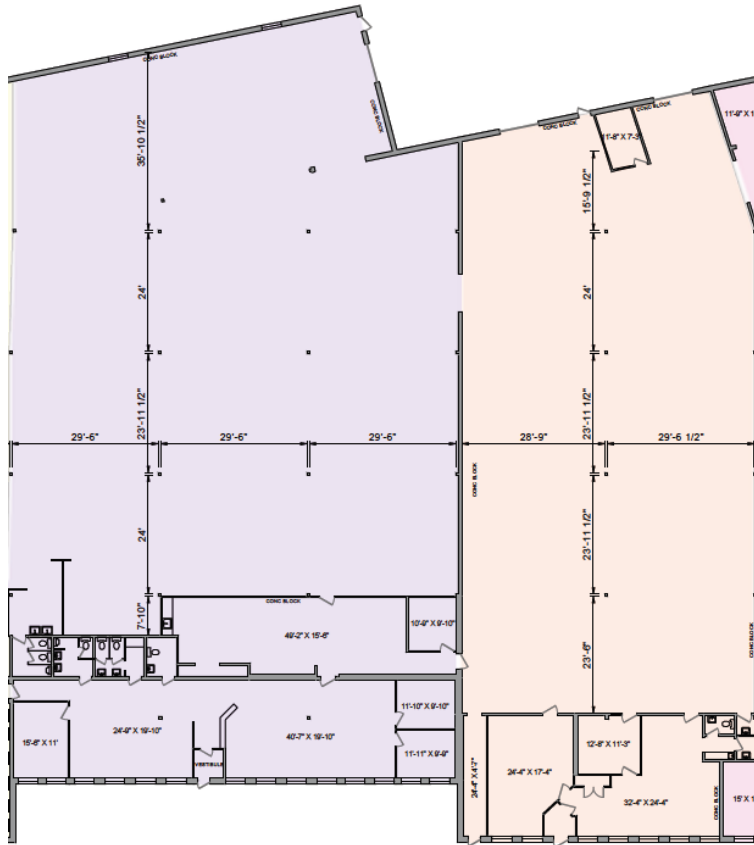
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### FLOORPLAN:



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