

1314 BLUNDELL RD. MISSISSAUGA, ON

FOR LEASE

INDUSTRIAL SPACE



PROPERTY DETAILS:

Total Area	5,468 sq ft	Lease Rate	\$16.95 PSF Net with escalations
Clear Height	16 feet	TMI	\$4.88 PSF (2024)
Shipping	1 Truck level	Power	225v 600a
Zoning	E2-131	Remarks	- Newly renovated, move-in ready
Possession	Immediate		- Additional 500sf of mezzanine, not included in total square footage
			- Lots of power

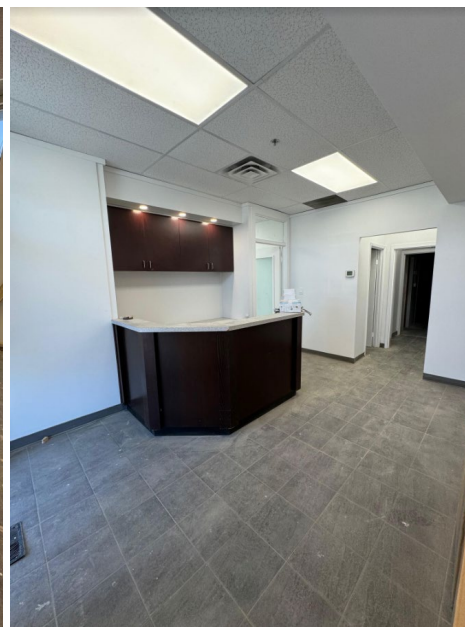
FOR MORE INFORMATION, PLEASE CONTACT:

Rocco Trigiani
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Column	A	B	C	D
Line 1.0	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
PERMITTED USES				
2.0	EMPLOYMENT			
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
Table 8.2.1 continued from previous page				
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	✓	✓	✓

This information is provided for convenience purposes only as it may not reflect recently approved amendments. To view the entire Interactive Zoning By-law, visit www.mississauga.ca/zoning/bylaw.

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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 uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Uses</p>			
8.2.3.131.1	(1)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(2)	Cement manufacturing legally existing on the date of passing of this By-law	
	(3)	Gypsum or limestone processing and by-product manufacturing legally existing 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 existing on the date of passing of this By-law	
	(5)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(6)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(7)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(8)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(9)	Tannery legally existing on the date of passing of this By-law	
	(10)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(11)	Composting facility legally existing on the date of passing of this By-law	
	(12)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
<p>Uses Not Permitted</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)	Composting Facility	
	(12)	Motor Vehicle Wrecking Yard	

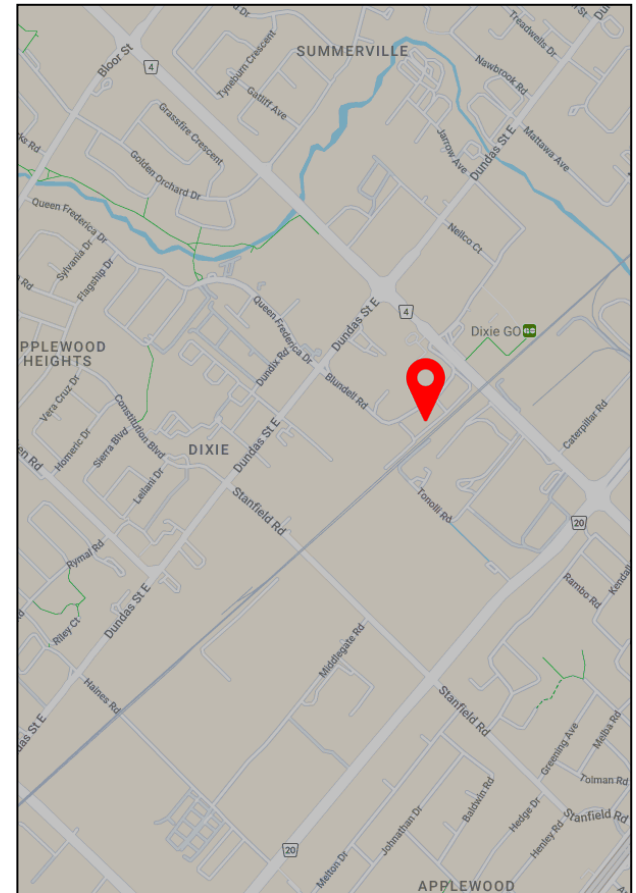
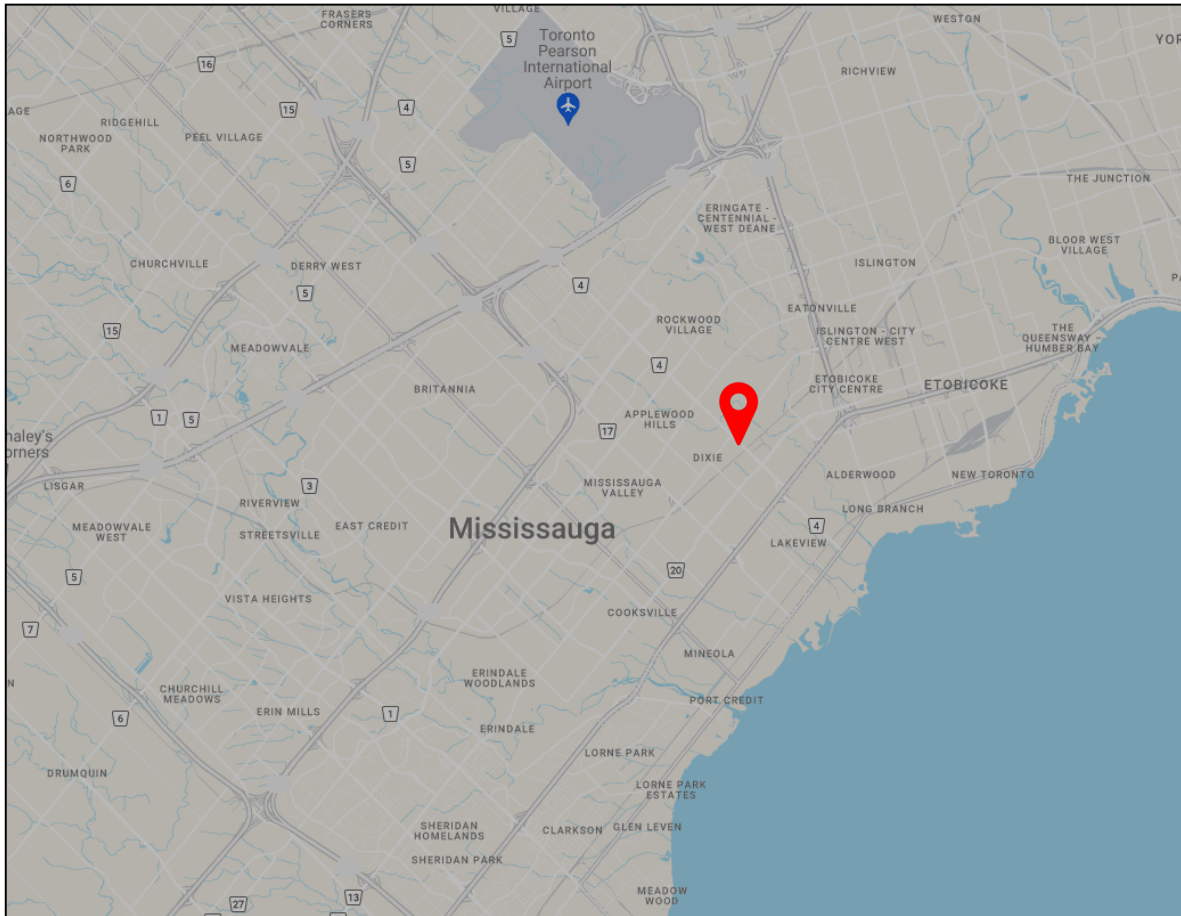
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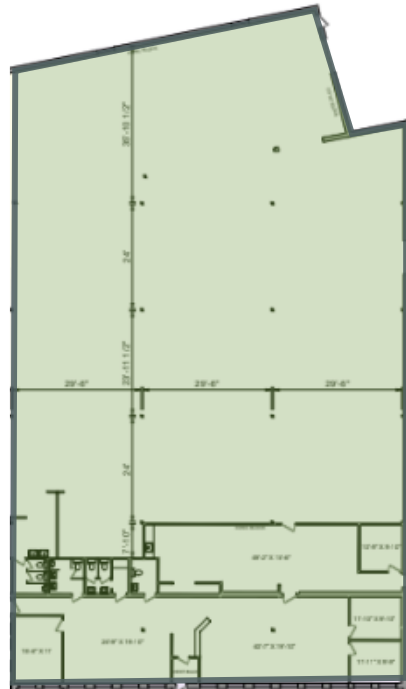
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FLOOR PLAN



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