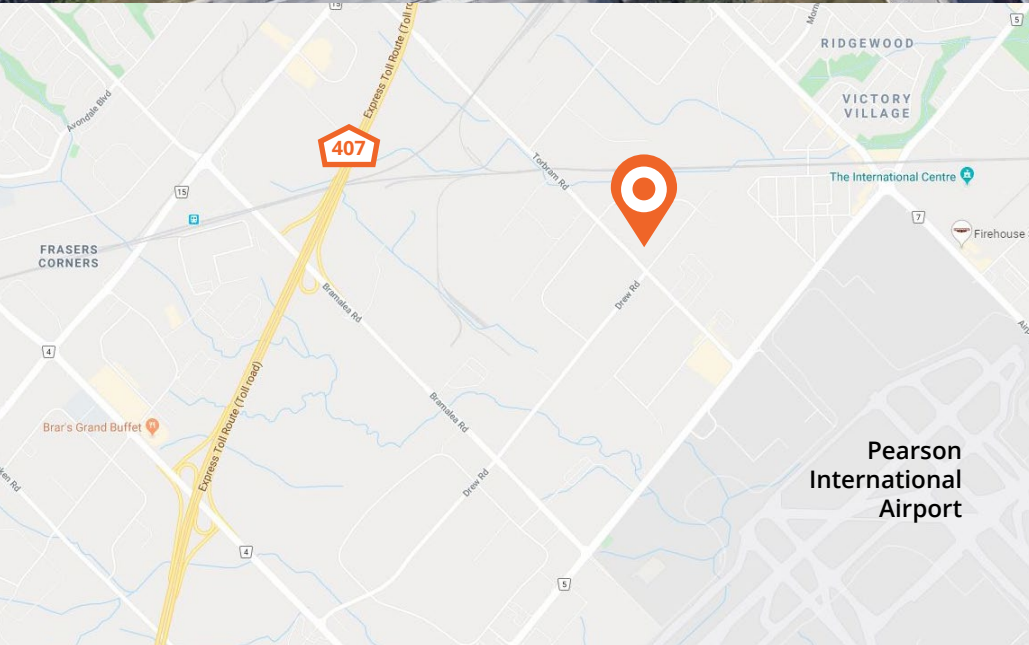


## Industrial Units For Lease

2585 Drew Road, Unit 8 & 10

Mississauga, ON



### Get more information

#### Chris Wicken

Sales Representative, Principal  
905 283 2334  
chris.wicken@avisonyoung.com

#### Tom Clancy

Principal, Broker  
905 283 2399  
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Platinum member

# Industrial Space For Lease

2585 Drew Road, Unit 8 & 10  
Mississauga, ON



## Property summary

<b>Area:</b>	Unit 8: 2,400 sf Unit 10: 2,400 sf
<b>Shipping:</b>	1 Truck Level Door
<b>Clear Height:</b>	15' 4"
<b>Possession:</b>	Unit 8: March 2023 Unit 10: Immediate
<b>Asking Rent:</b>	\$17.95 psf net
<b>T.M.I.:</b>	\$5.25 psf (2023)
<b>Zoning:</b>	E2

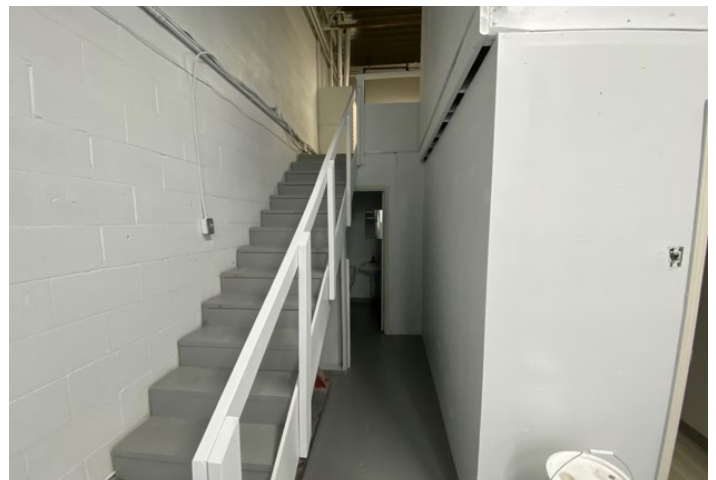
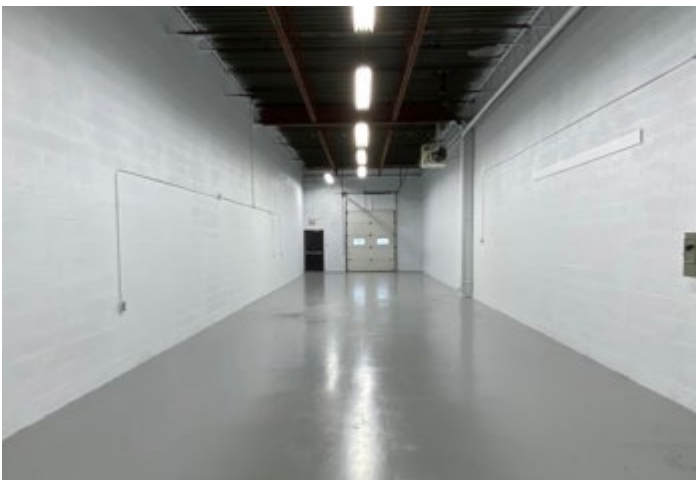
## Highlights

- Clean industrial unit located just North of Dundas Street in South Mississauga
- Newly renovated office with new flooring, lighting and paint
- Painted walls and floors in warehouse
- Quick access to 427 and Gardiner Expressway
- Many amenities nearby

# Industrial Space For Lease

2585 Drew Road, Unit 8 & 10  
Mississauga, ON

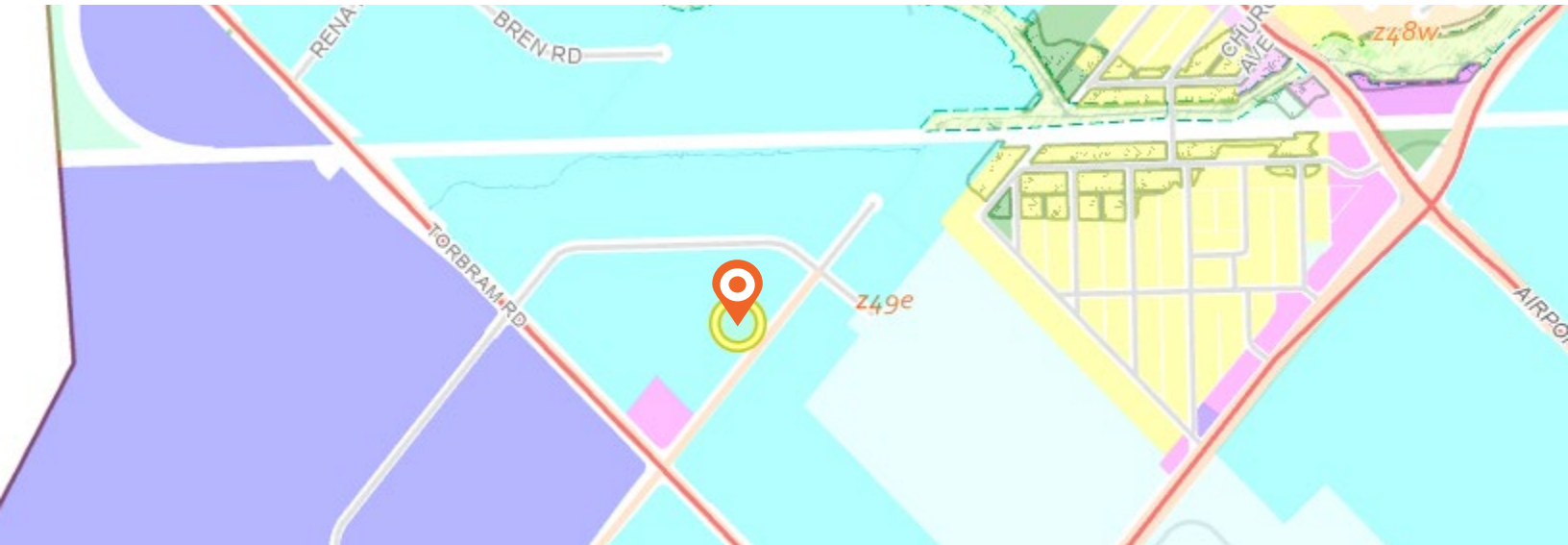
## Pictures - Unit 10



# Industrial Space For Lease

2585 Drew Road, Unit 8 & 10  
Mississauga, ON

## Zoning: E2 - Employment



### Permitted Uses

- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage
- Contactor Service Shop
- Banquet hall/Conference Centre/Convention Centre
- Overnight accommodation
- Active Recreational Use
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

### Permitted Uses - With Conditions

- Waste Processing Station (1)
- Waste Transfer Station (1)
- Composting Facility (1)
- Medicinal Product Manufacturing (14)
- Restaurant (1)
- Convenience Restaurant (1,13)
- Take-out Restaurant (1)
- Financial Institution (13)
- Gas Bar (1,2,13)
- Motor Vehicle Service Station (13)
- Motor Vehicle Sales, Leasing and/or Rental Facility (1,3)
- Adult Video store (1)
- Adult Entertainment Establishment (1)
- Animal Boarding Establishment (1)
- Body Rub Establishment (1)
- Funeral Establishment (4)

## Get more information:

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