



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

2501 Stanfield Road, Mississauga



Property Overview

2501 Stanfield Road, Mississauga

Total Area	115,315 SF
Ground Floor Office Area	8,094 SF
Second Floor Office Area	19,075 SF
Clear Height	8'6" - 15'6"
Shipping	10 TL 1 DI
Power	±600A
Zoning	E2-134
Asking Rate	Full Building - \$12.25 Ground Floor - \$12.95
Additional Rent	\$4.22
Availability	September 1, 2026

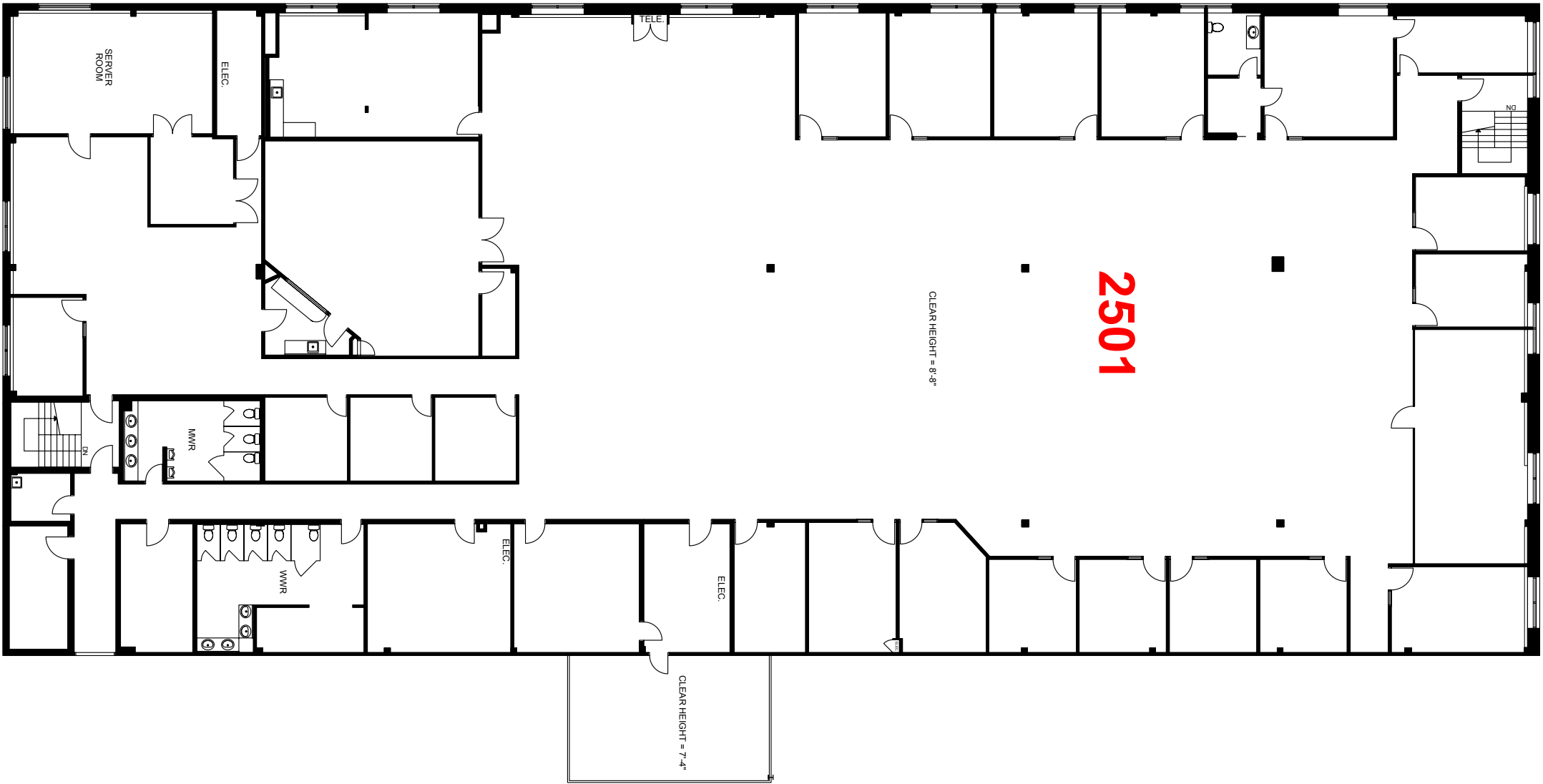
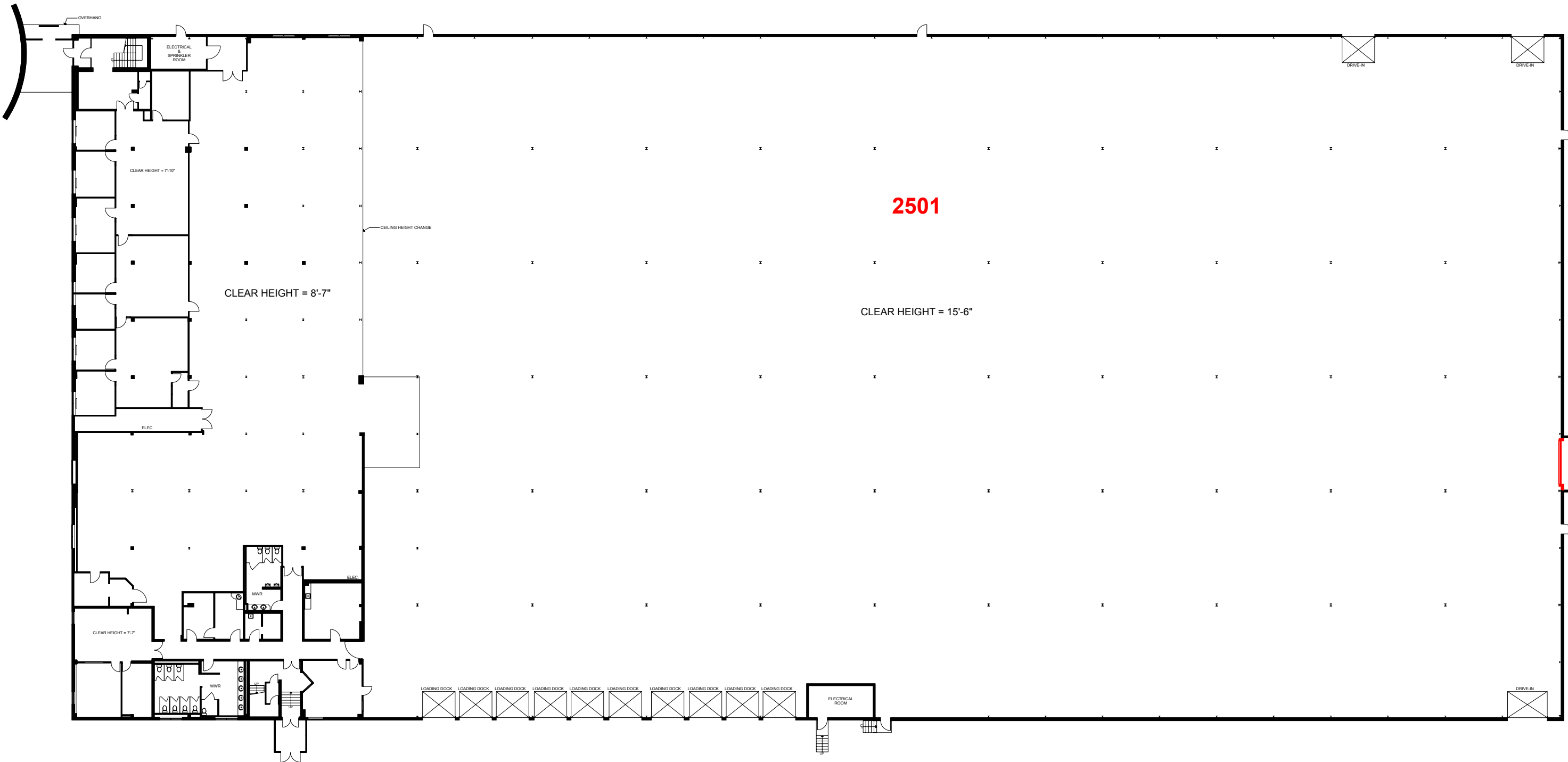


Property Overview

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
- ±9,500 SF of warehouse area is 8'6"

Total Area	Total Area	Office Area	Low Clear Warehouse	Asking Rate
Full Building	115,315 SF	27,169 SF	±9,500 SF	\$12.25
Ground Floor	96,240 SF	8,094 SF	±9,500 SF	\$12.95



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



Industrial*

- 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



Exception 134

Additional Permitted Uses*:

- Some E3 uses contained in Subsection 8.2.1 of the By-law

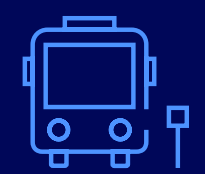
Uses Not Permitted*:

- Asbestos Products Manufacturing
- Cement Manufacturing
- Phosphate manufacturing
- Smelting
- Solvent Manufacturing
- Tannery
- Tar and Asphalt
- Composting Facility
- Motor Vehicle Wrecking Yard



*List is not extensive, [click here for more](#)

Site Access

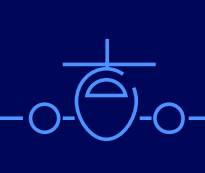
 **Public Transit**
At Doorstep

 **QEW**
5 Minutes

 **Highway 427**
6 Minutes

 **Highway 403**
11 Minutes

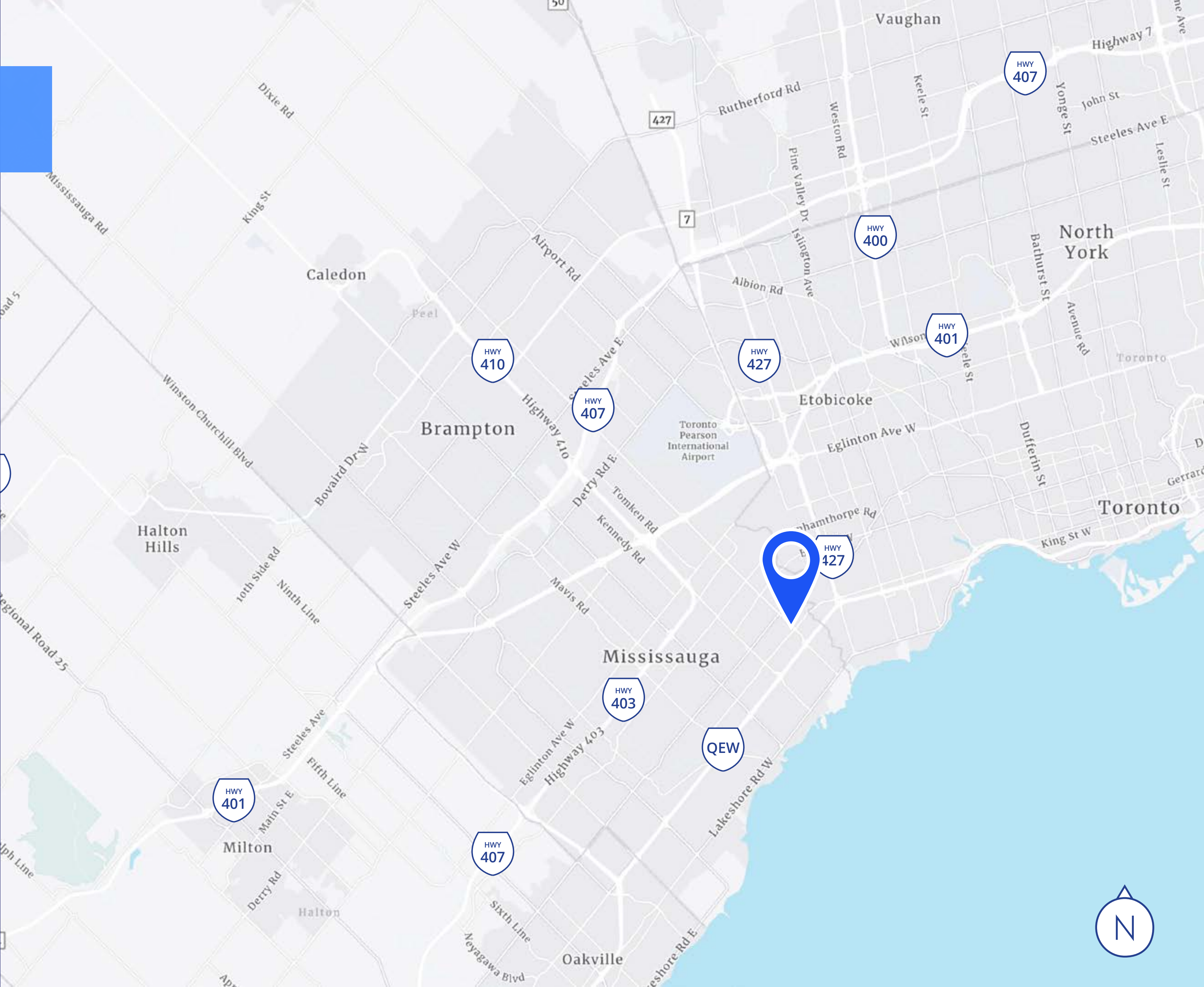
 **Highway 401**
12 Minutes

 **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

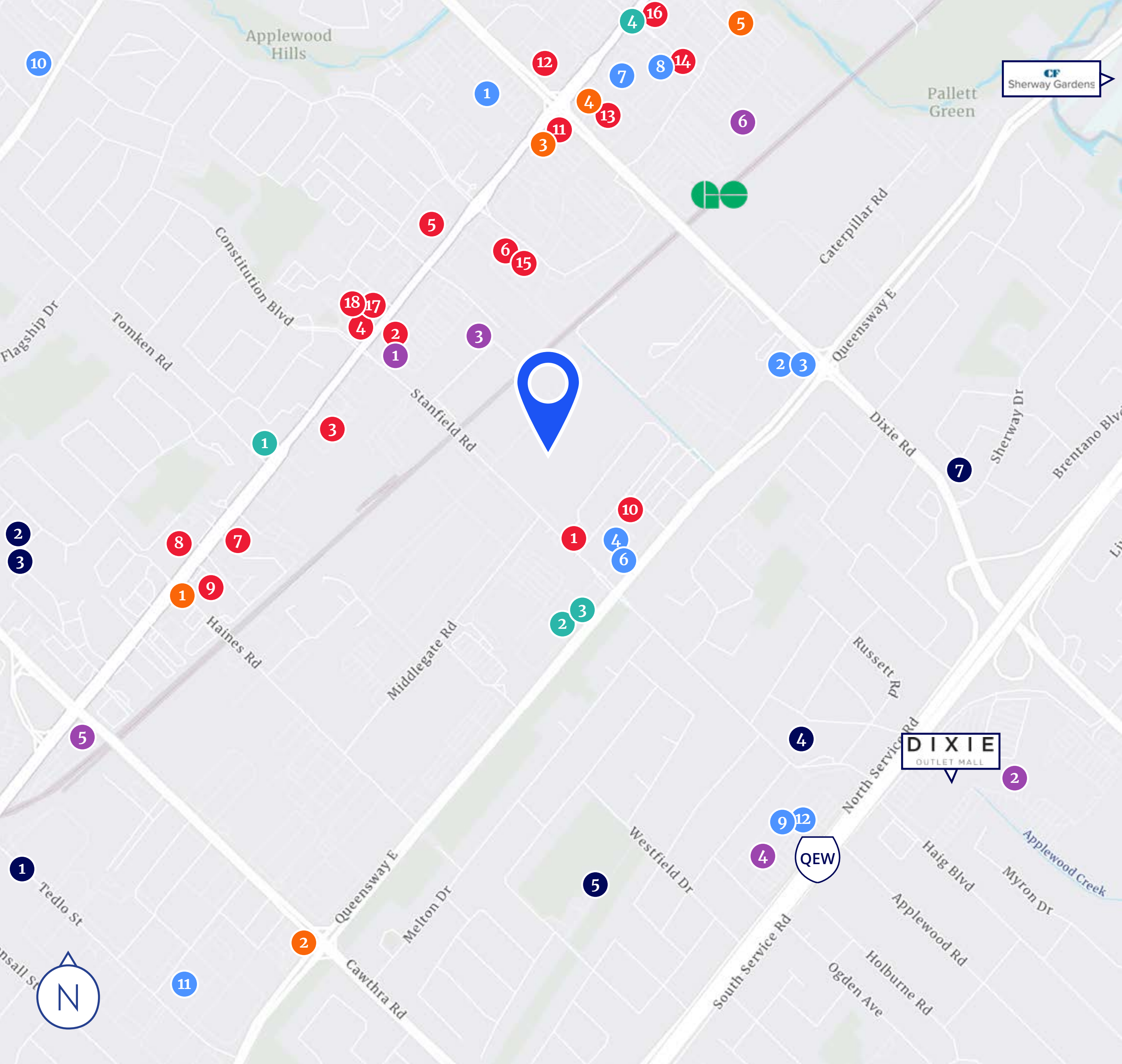
Walk score

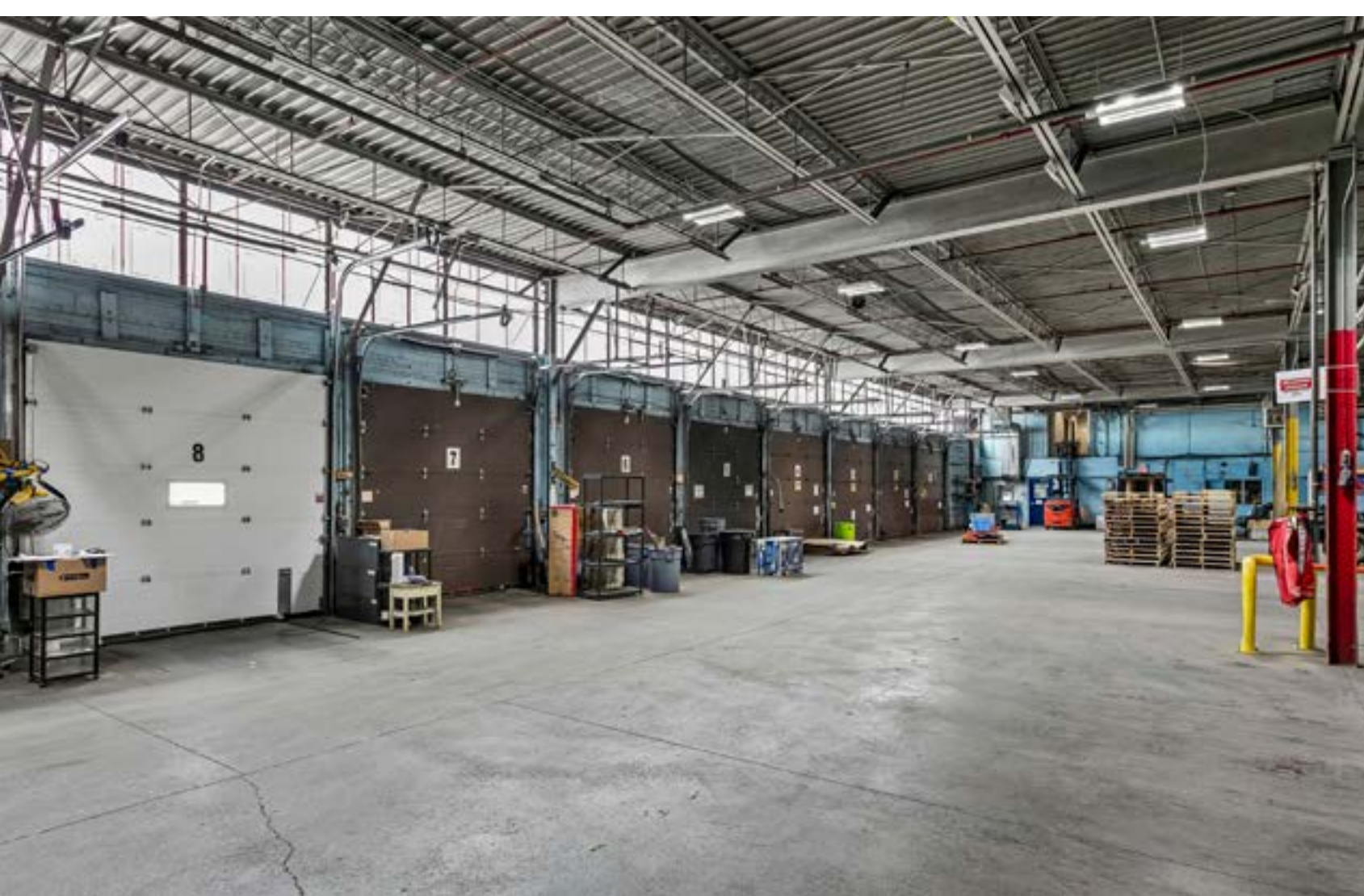
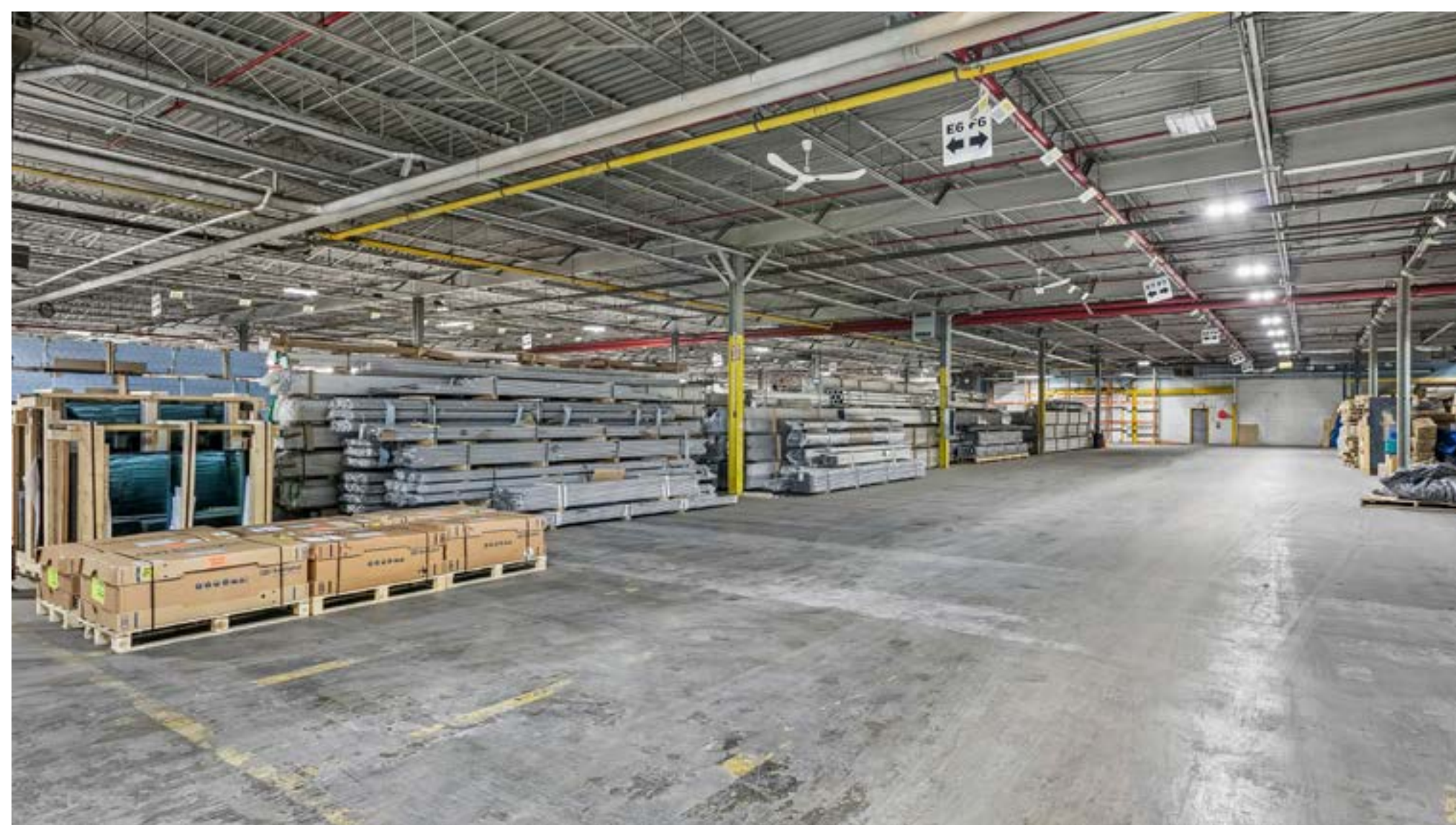
51

Transit score

68

Bike score





Professionally managed, *expertly executed*



BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 440 properties under our management representing over 68 million square feet of commercial and residential property (as of December 31, 2025), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 920 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

BGO Properties is the Canadian real estate property management and leasing division of BentallGreenOak (Canada) Limited Partnership. BGO is a global real estate investment management advisor, real estate lender, and globally recognized provider of real estate services. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit bgoproperties.com



Sun Life is a leading financial services company that helps our Clients achieve lifetime financial security and live healthier lives. We have been honoring our commitments since 1865, and our future continues to look brighter every day. Sun Life serves millions in Canada, the U.S., Asia, the U.K. and other parts of the world through a diverse range of protection and wealth products and services. Sun Life Assurance Company of Canada consistently receives outstanding financial strength ratings from the global rating agencies, such as A.M. Best Company, Standard & Poor's, and Moody's.





Contact Us:

Leanne Dufault
Associate Vice President
416 560 0550
leanne.dufault@colliers.com

Brennan Eastmure*, SIOR
Senior Vice President
416 620 2858
brennan.eastmure@colliers.com

Adam McKenzie
Sales Representative
416 522 6671
adam.mckenzie@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage *Sales Representative

Colliers Canada
401 The West Mall Suite #800
Toronto, ON | M9C 5J5
+1 416 777 2200

