



FOR SUBLEASE

**6595 KITIMAT ROAD**  
MISSISSAUGA, ON

**RARE SUBLEASE OPPORTUNITY**

Industrial freestand situated in the heart of Meadowvale Business Park

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# PROPERTY SPECIFICATIONS

Situated in the heart of Meadowvale Business Park, 6595 Kitimat Road offers a rare sublease opportunity just minutes from Highway 401, with excellent accessibility to both public transit and major Highways.



## DETAILS

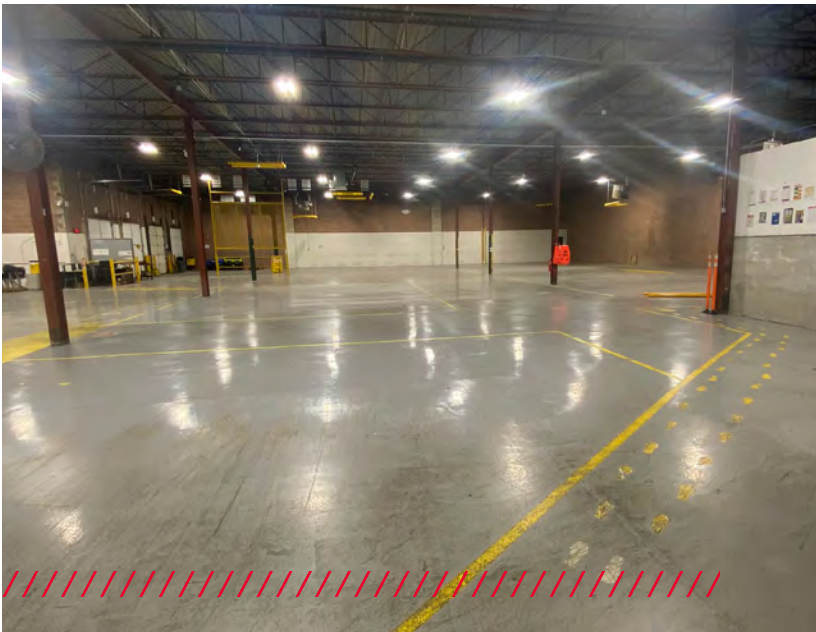
<b>Total Building Area:</b>	21,537 sf
<b>Office Area:</b>	2,090 sf
<b>Industrial Area:</b>	19,447 sf
<b>Clear Height:</b>	18'
<b>Shipping:</b>	4 TL
<b>Power:</b>	200A, 600V
<b>Possession:</b>	Immediate
<b>Sublease Expiry:</b>	August 31, 2026
<b>Zoning:</b>	E2-29
<b>T.M.I. (2024):</b>	\$5.85 psf
<b>Asking Rate:</b>	\$12.50 psf

- Ultra clean warehouse
- Available for **immediate occupancy**
- Partially racked
- Public transit at doorstep and amenities close by
- Newer office improvements/build-out

**FOR MORE INFORMATION  
ON ZONING, CLICK HERE**



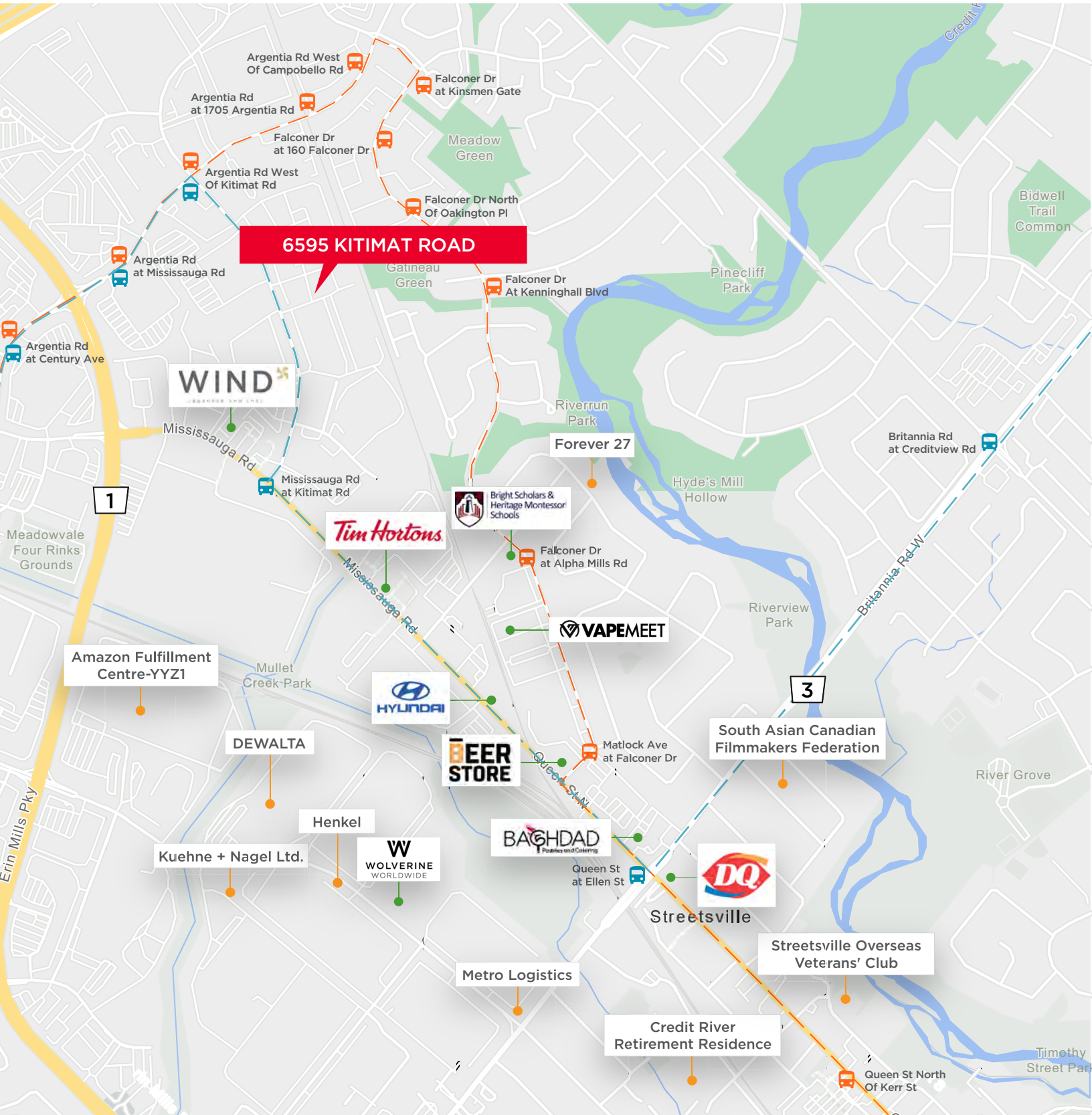
# INTERIOR PHOTOGRAPHY



# EXTERIOR PHOTOGRAPHY



# AMENITIES & TRANSIT MAP



- Amenities
- Corporate Tenants
- Bus Route 44
- Bus Route 43



# ACCESSIBILITY



## DRIVE TIMES

Hwy 401	5 Minutes   2.2KM	QEW	5 Minutes   2.2KM
Hwy 407	9 Minutes   5.6KM	Hwy 400	31 Minutes   33.9KM
Hwy 403	13 Minutes   17.2KM	Pearson Int'l Airport	20 Minutes   20.3KM
Hwy 410	20 Minutes   13.5KM	CN Brampton Yard	18 Minutes   19.2KM



For more information, contact:

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