

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.

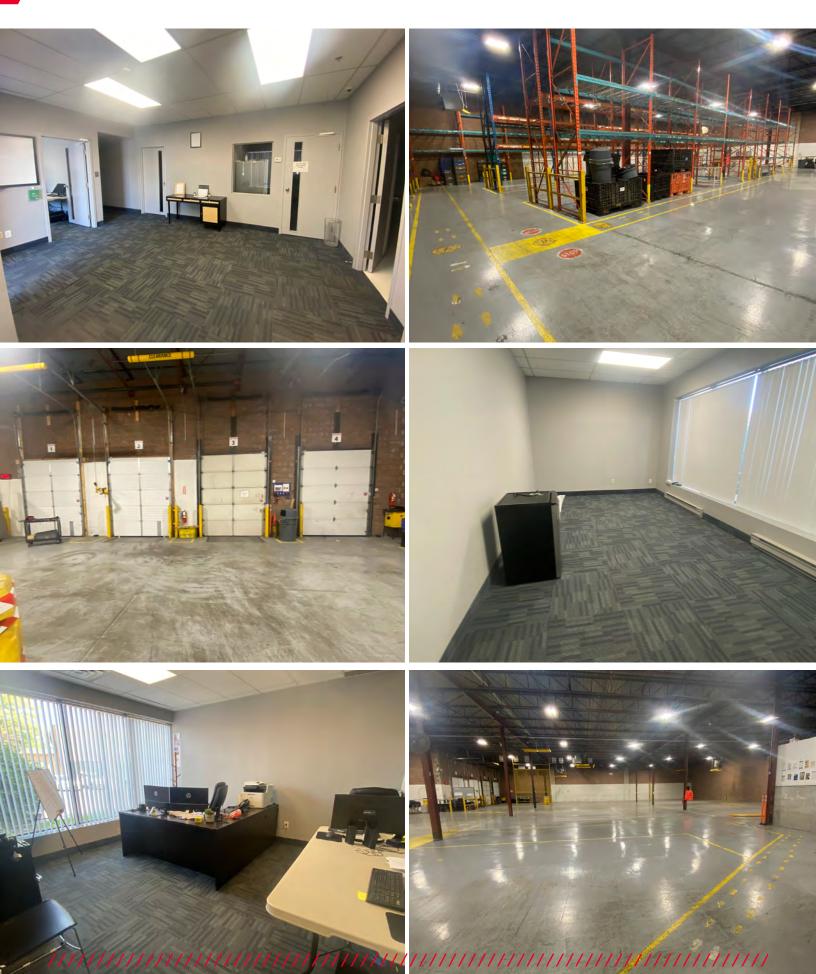


DETAILS		
Total Building Area:	21,537 sf	
Office Area:	2,090 sf	
Industrial Area:	19,447 sf	
Clear Height:	18'	
Shipping:	4 TL	
Power:	200A, 600V	
Possession:	Immediate	
Sublease Expiry:	August 31, 2026	
Zoning:	E2-29	
T.M.I. (2024):	\$5.85 psf	
Asking Rate:	\$12.50 psf	

- 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

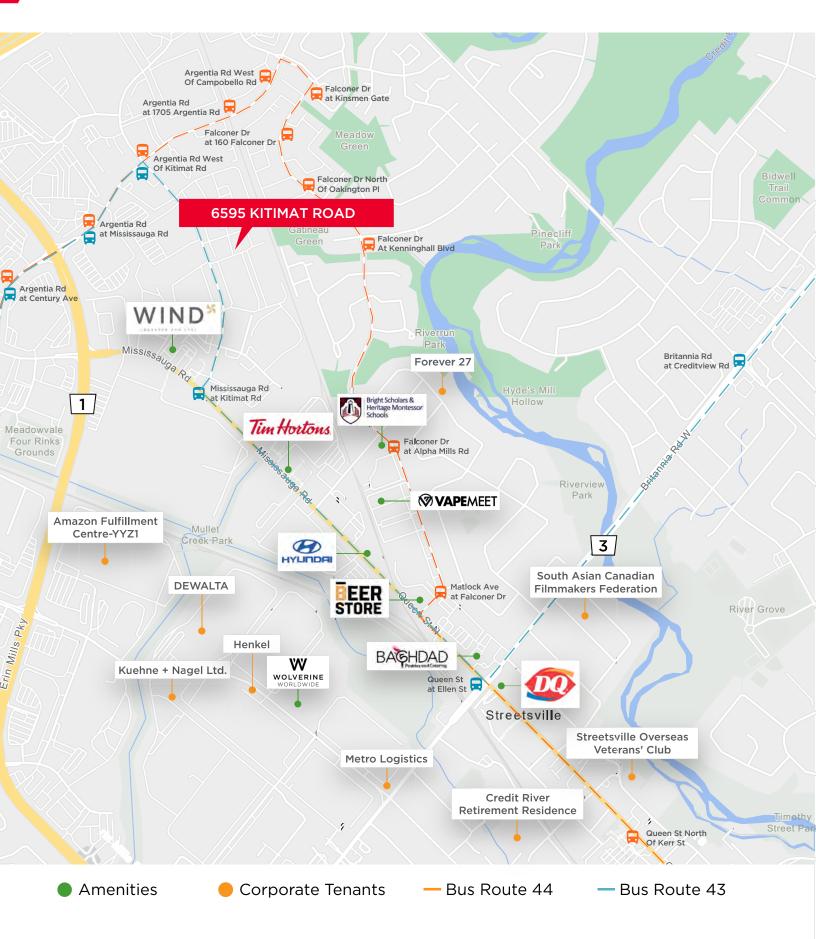
INTERIOR PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



AMENITIES & TRANSIT MAP



ACCESSIBILITY



DRIVE TIMES

Hwy 401	5 Minutes 2.2KM	QEW
Hwy 407	9 Minutes 5.6KM	Hwy 4
Hwy 403	13 Minutes 17.2KM	Pearso
Hwy 410	20 Minutes 13.5KM	CN Br

QEW	5 Minutes 2.2KM
Hwy 400	31 Minutes 33.9KM
Pearson Int'l Airport	20 Minutes 20.3KM
CN Brampton Yard	18 Minutes 19.2KM

For more information, contact:

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