



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

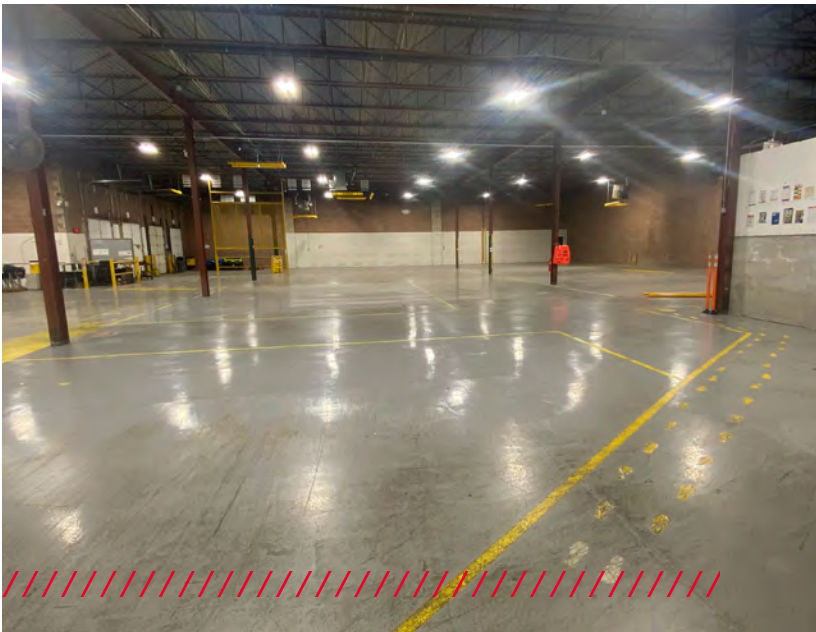
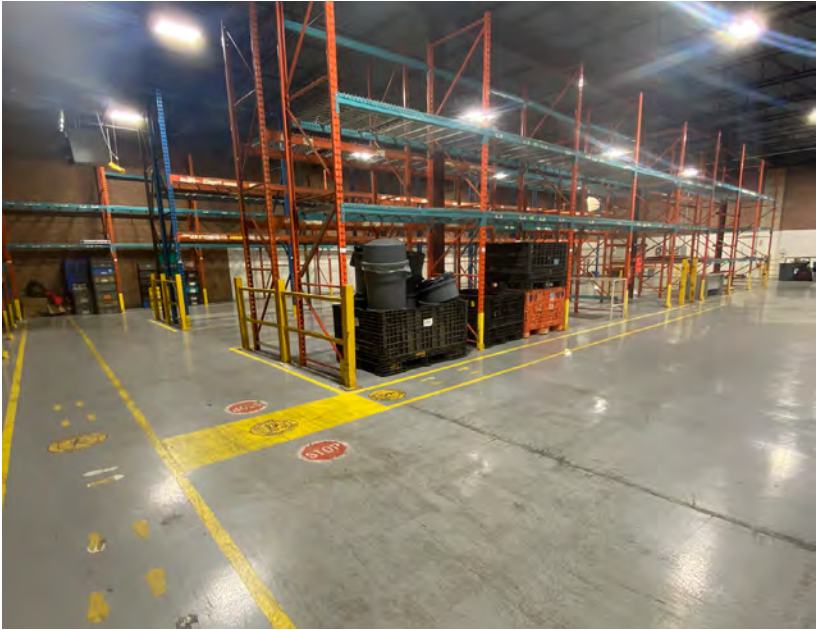
Total Building Area:	21,537 sf
Office Area:	2,090 sf
Industrial Area:	19,447 sf
Clear Height:	18'
Shipping:	4 TL
Power:	200A, 600V
Possession:	Immediate
Sublease Expiry:	August 31, 2026
Zoning:	E2-29
T.M.I. (2024):	\$5.85 psf
Asking Rate:	\$13.95 psf

- 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**



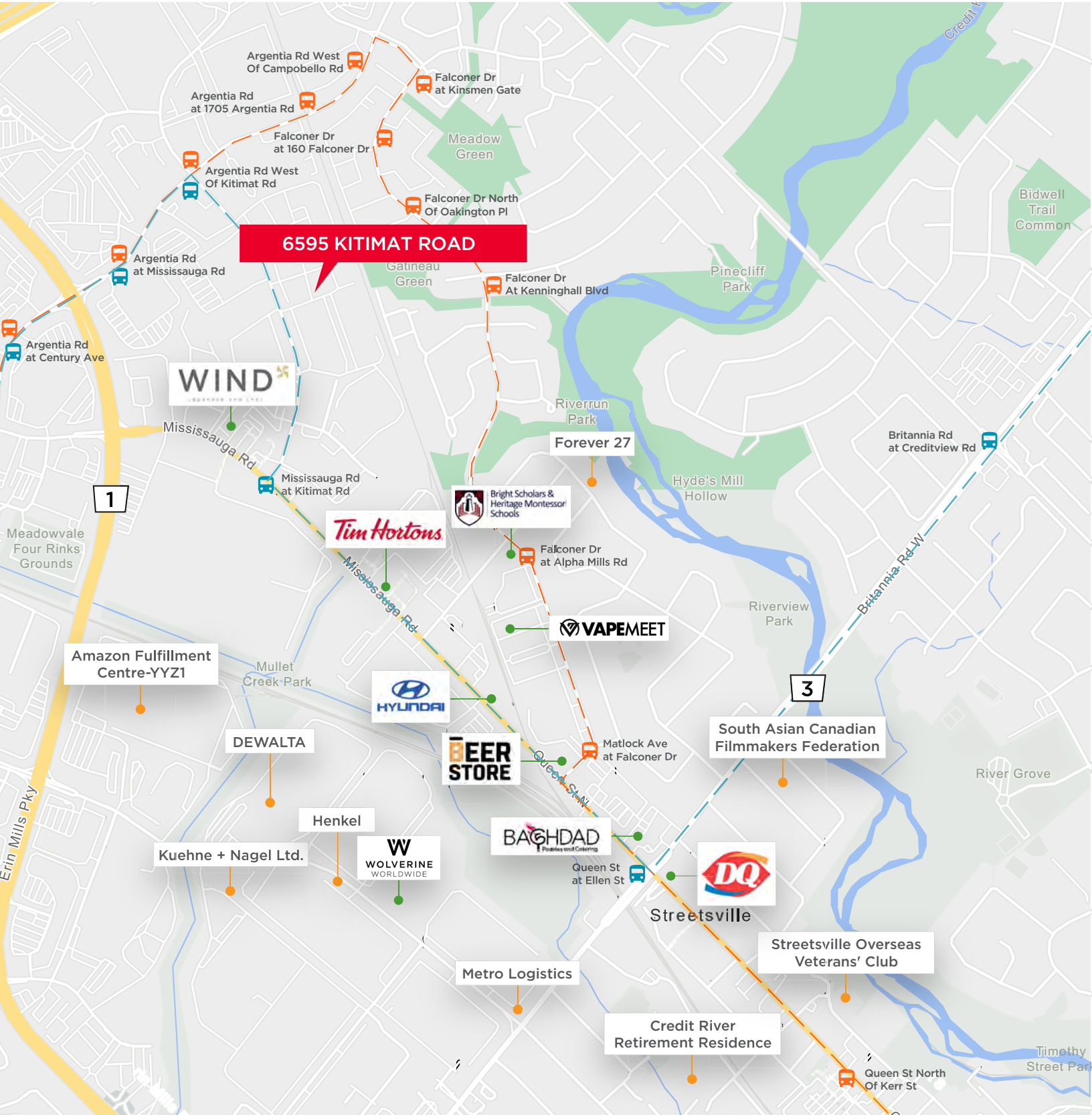
INTERIOR PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



AMENITIES & TRANSIT MAP



● Amenities

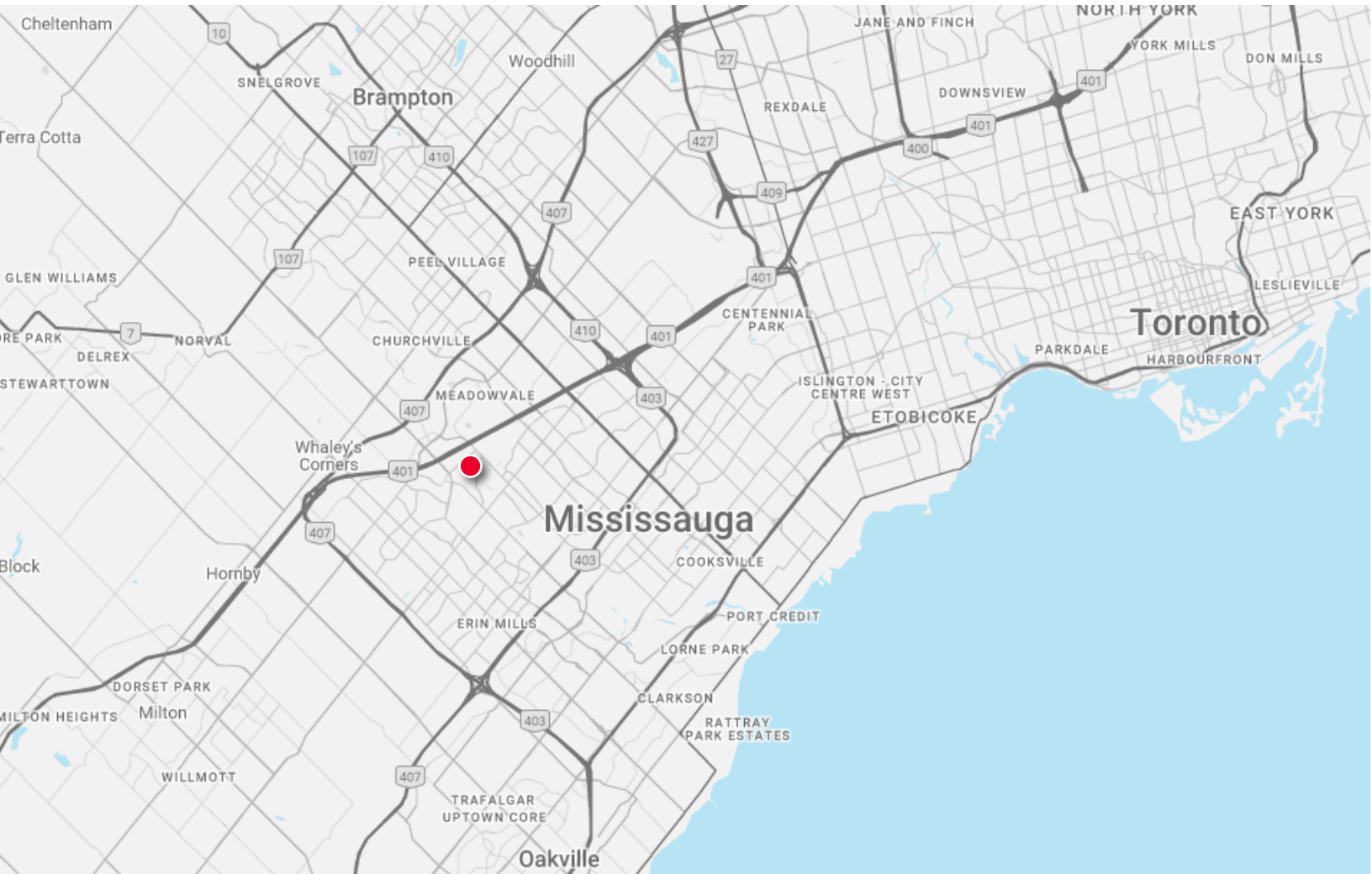
● Corporate Tenants

— 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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