



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.



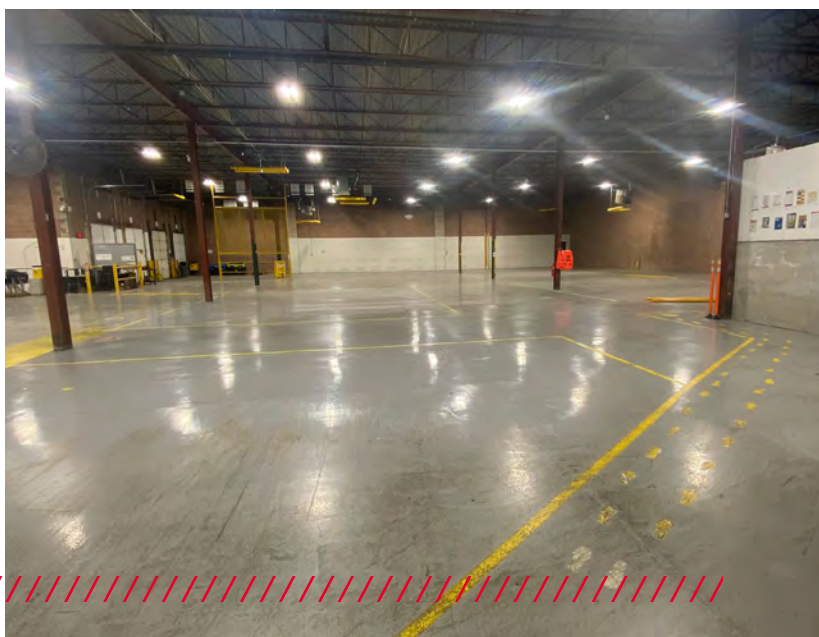
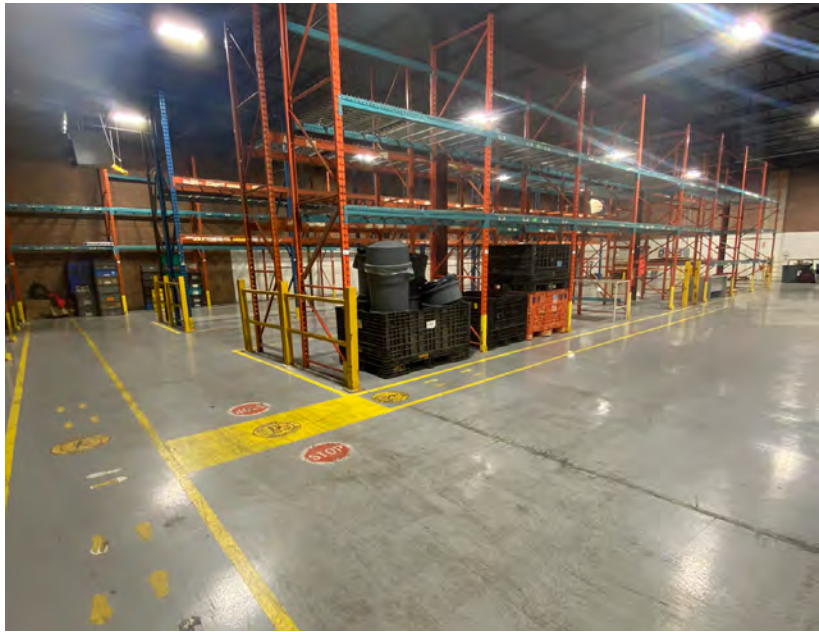
DETAILS	
Total Building Area:	21,537 sf
Office Area:	2,090 sf
Industrial Area:	19,447 sf
Clear Height:	18'
Shipping:	4 TL
Power:	200A, 600V
Possession:	Immediate
Sublease Expiry:	August 31, 2026
Zoning:	E2-29
T.M.I. (2024):	\$5.85 psf
Asking Rate:	\$12.50 psf

- 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](#)



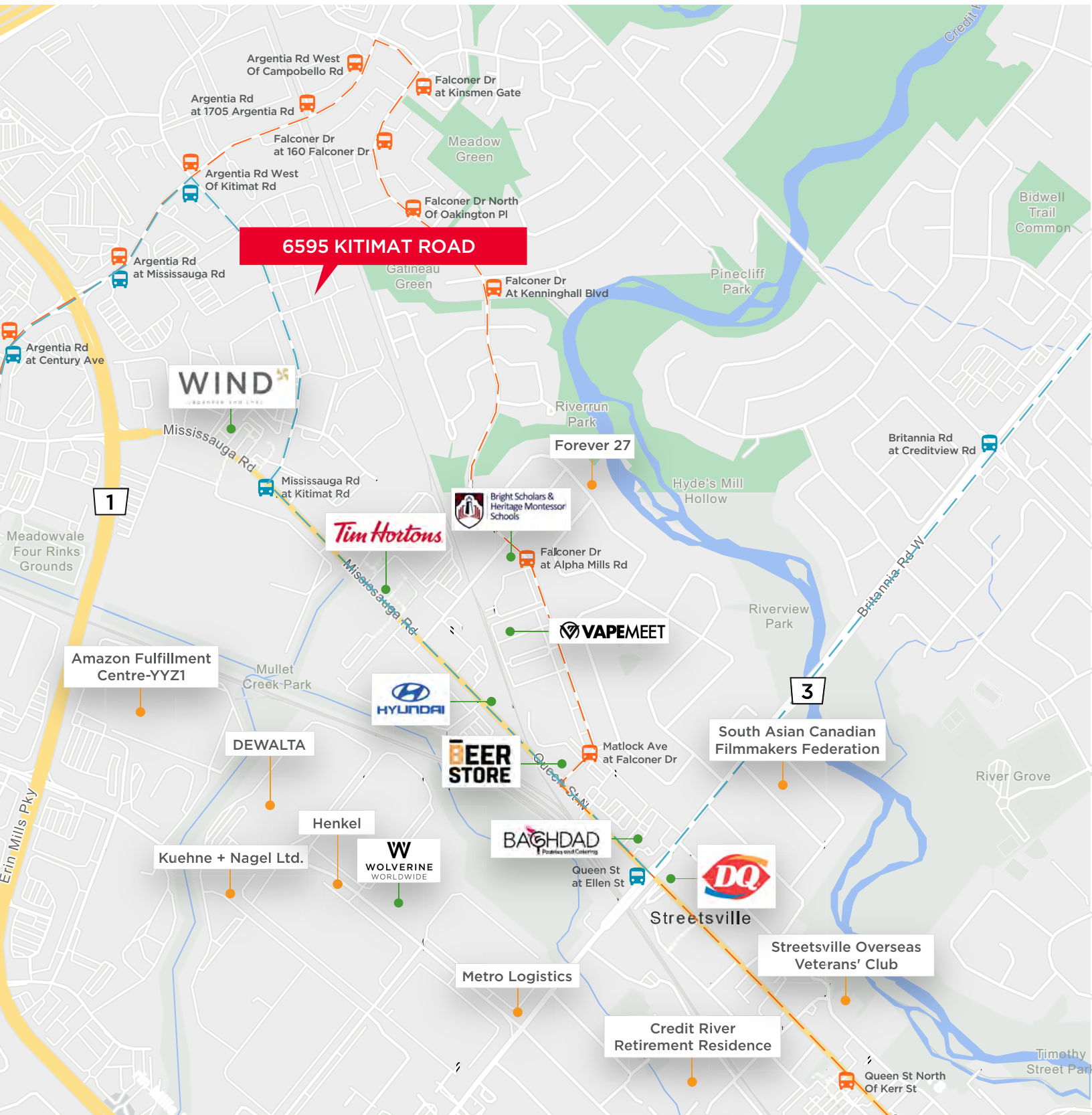
INTERIOR PHOTOGRAPHY



EXTERIOR PHOTOGRAPHY



AMENITIES & TRANSIT MAP



● Amenities

● Corporate Tenants

— Bus Route 44

— Bus Route 43

ACCESSIBILITY



DRIVE TIMES

Hwy 401	5 Minutes 2.2KM
Hwy 407	9 Minutes 5.6KM
Hwy 403	13 Minutes 17.2KM
Hwy 410	20 Minutes 13.5KM

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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