

FOR LEASE

KITIMAT BUSINESS PARK

6581, 6597, 6601 KITIMAT ROAD, MISSISSAUGA



PROPERTY FEATURES

6597 KITIMAT ROAD, UNIT 2, MISSISSAUGA

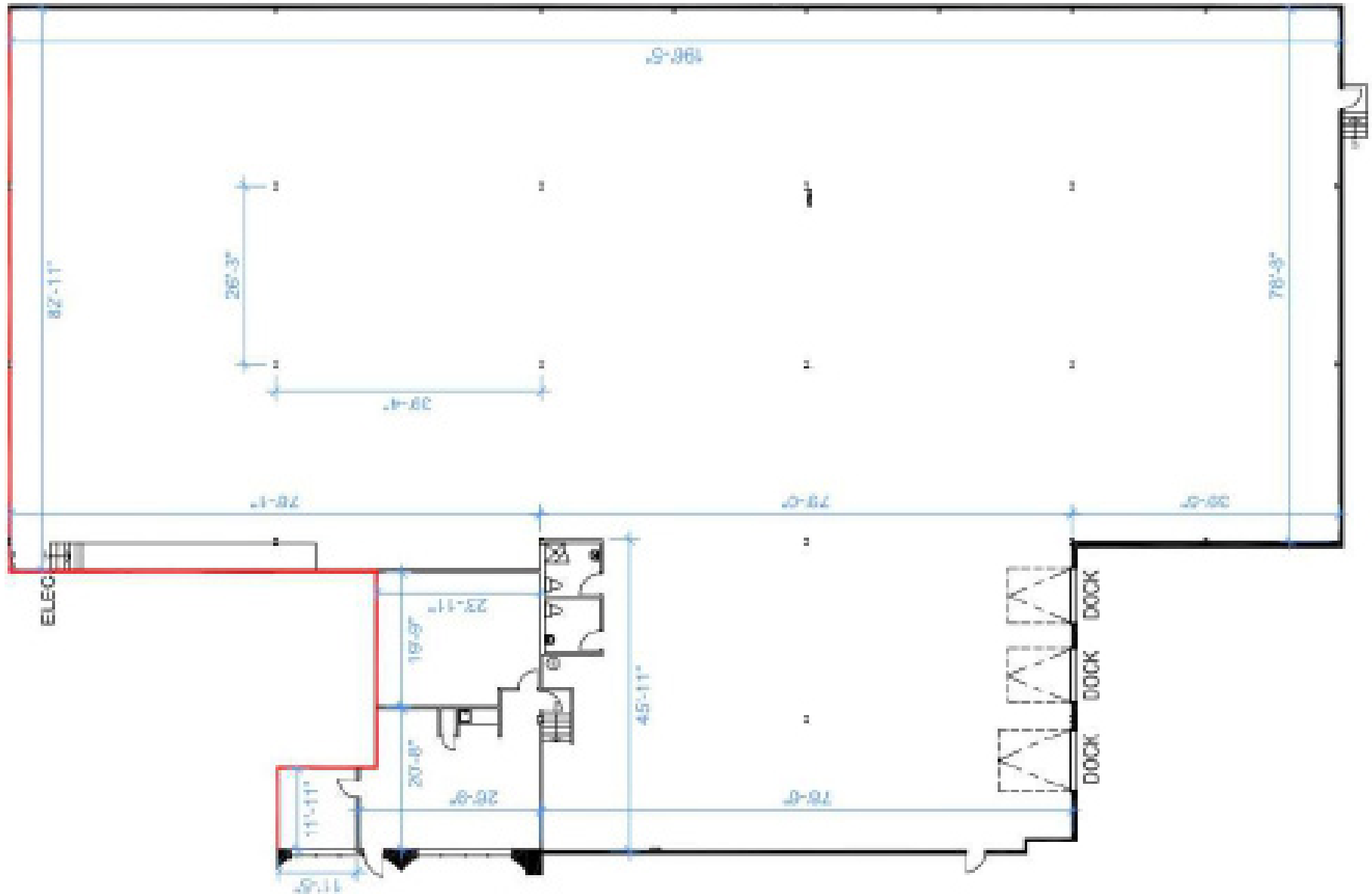


INDUSTRIAL MULTI

Space Available:	Unit 2: 21,322 SF
Office Area:	1,250 SF
Clear Height:	24'
Shipping:	3 Truck Level Doors
Zoning:	E2-29
Available:	Immediate
Asking Rate:	\$19.95 Net PSF
Additional Rent:	\$5.78 PSF

FLOOR PLAN

6597 KITIMAT ROAD, UNIT 2, MISSISSAUGA



PROPERTY FEATURES

6581 KITIMAT ROAD, UNIT 3-4, MISSISSAUGA



INDUSTRIAL MULTI

Space Available: Unit 3-4: 14,887 SF

Office Area: 4,288 SF

Clear Height: 18'

Shipping: 1 Drive-In
2 Truck Level

Zoning: E2-29

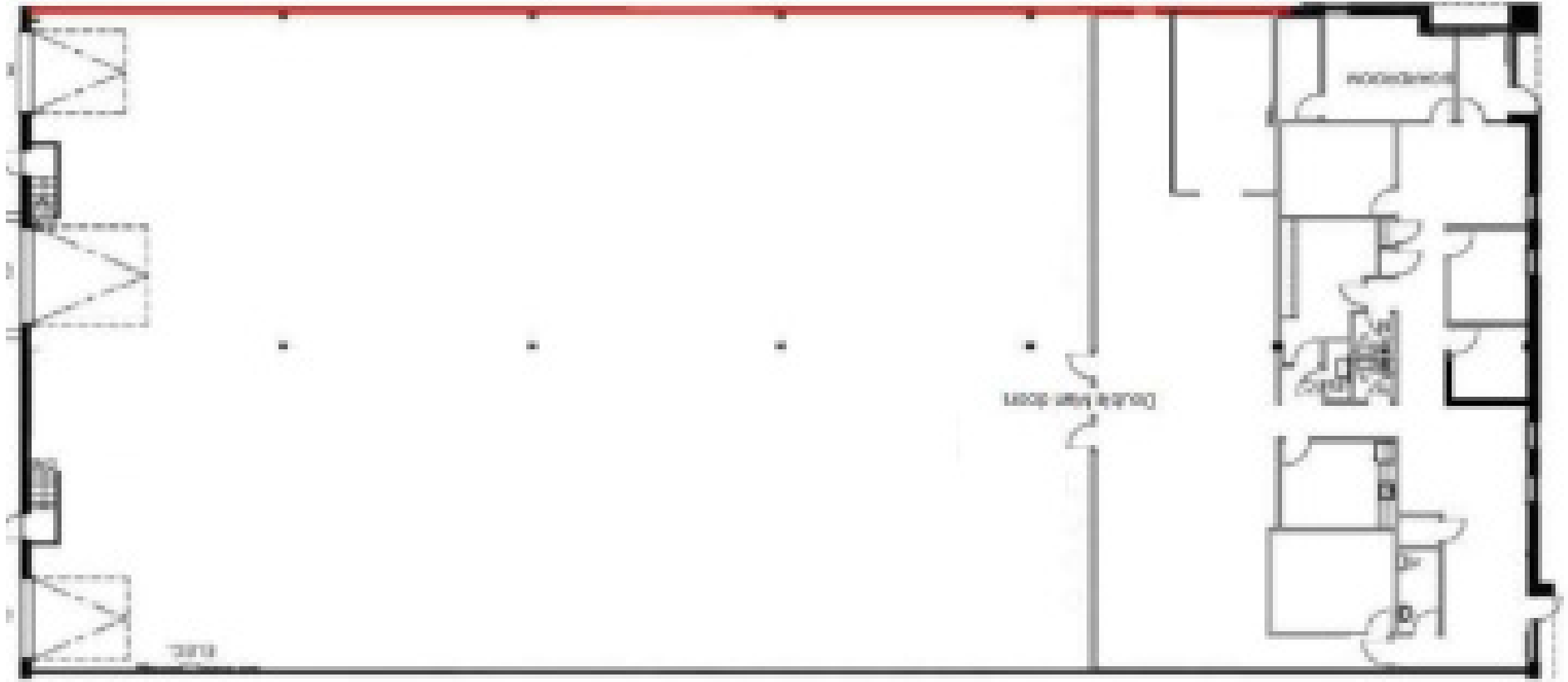
Available: Immediate

Asking Rate: \$19.95 Net PSF

Additional Rent: \$5.78 PSF

FLOOR PLAN

6581 KITIMAT ROAD, UNIT 3-4, MISSISSAUGA



PROPERTY FEATURES

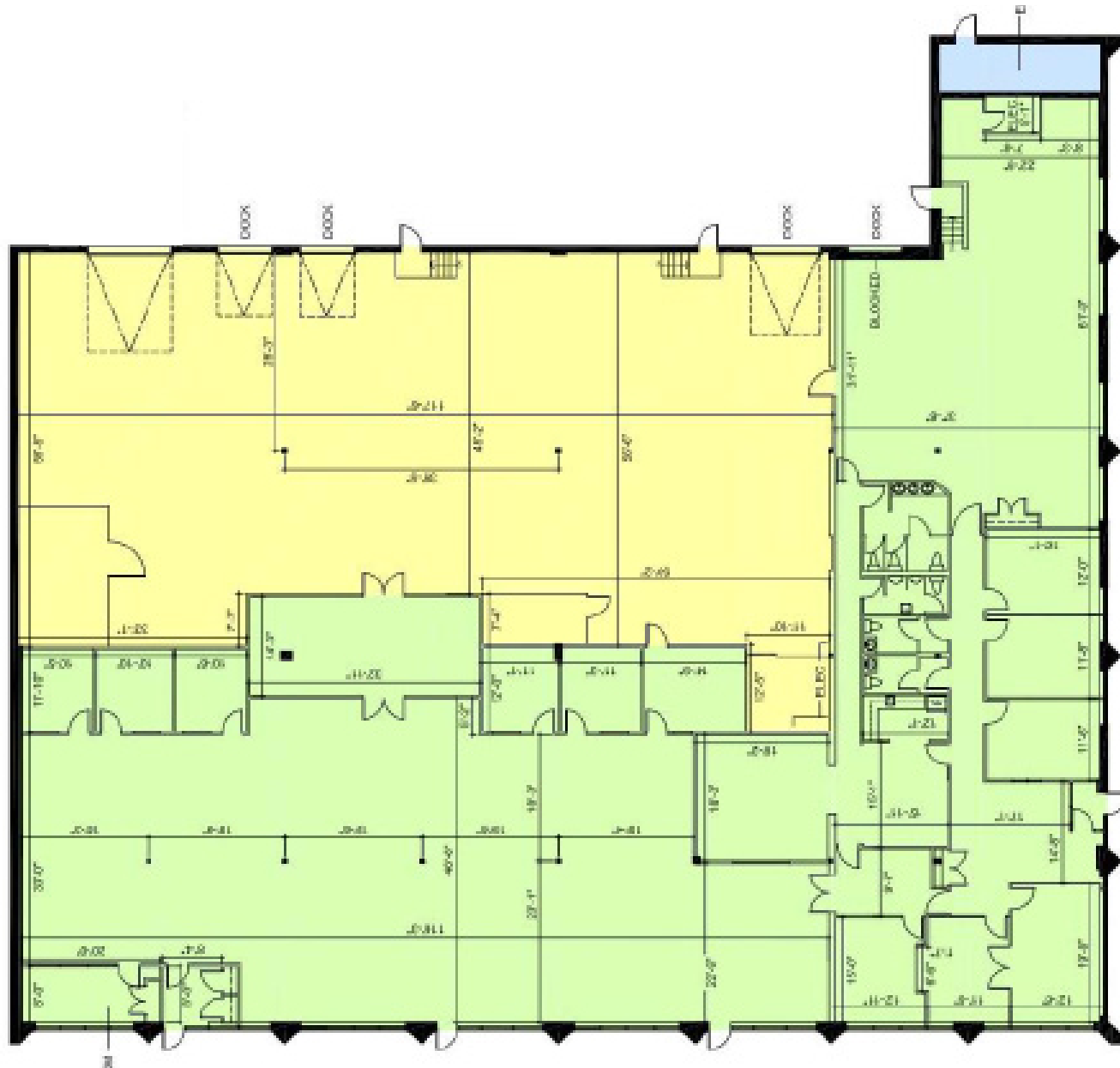
6601 KITIMAT ROAD, MISSISSAUGA



FREESTANDING BUILDING

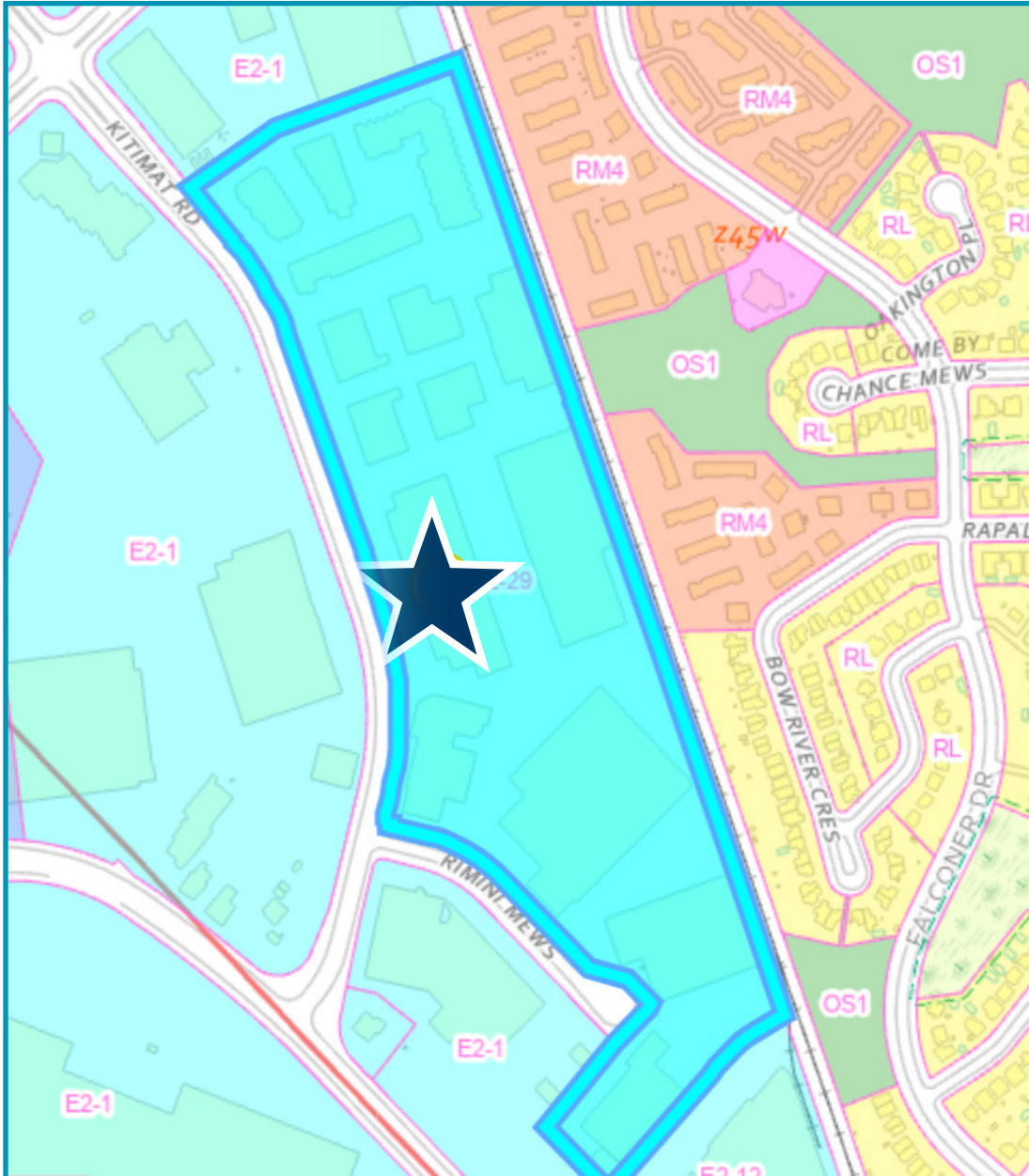
Space Available:	18,695 SF
Office Area:	9,347 SF
Clear Height:	18'
Shipping:	1 Drive-In 4 Truck Level Doors
Zoning:	E2-29
Available:	Immediate
Asking Rate:	\$19.95 Net PSF
Additional Rent:	\$5.78 PSF

6601 KITIMAT ROAD, MISSISSAUGA



ZONING

E2-29 EMPLOYMENT



E2-29 PERMITTED USES:

- Medical office
- Office
- Broadcasting/communication facility
- Manufacturing facility
- Science and technology facility
- Truck terminal
- Warehouse/distribution facility
- Wholesaling facility
- Waste processing station
- Waste transfer station
- Self storage facility
- Restaurant
- Commercial school
- Veterinary clinic
- Animal care establishment
- Outside storage
- Motor vehicle rental facility
- Entertainment establishment
- Parking lot



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.





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