

FOR LEASE

6591



6591 KITIMAT ROAD

MISSISSAUGA, ON







BUILDING DETAILS



ADDRESS

Kitimat Business Park



RENTABLE AREA

111,307 TOTAL SF



OFFICE AREA

9,901 SF



CLEAR HEIGHT

24'



LOCATION

Meadowvale / Streetsville



SHIPPING

17 TL Doors



ZONING

E2-29



POWER

3,000 AMPS



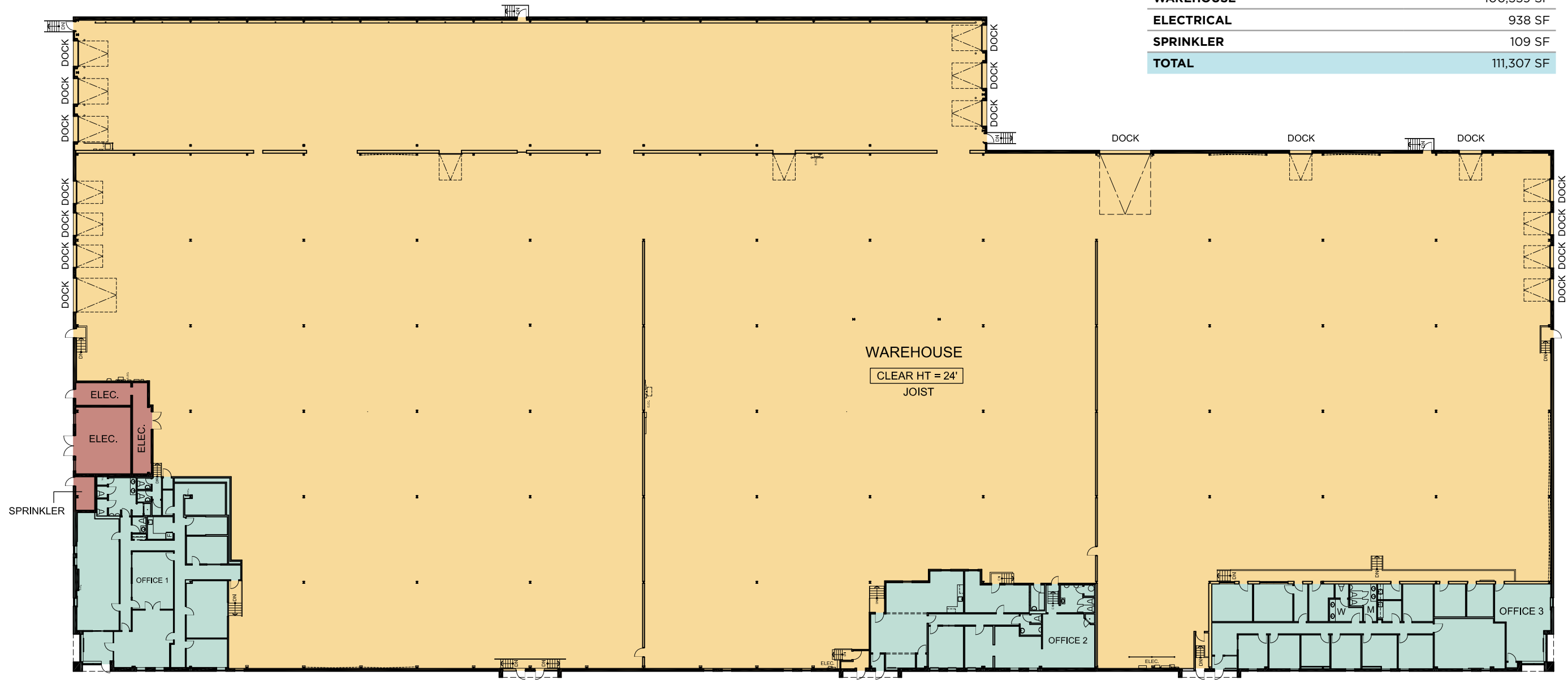
PARKING

Ample Parking

NET RENT - \$16.50 PSF NET | TMI - \$6.30 (2025)

6591 Kitimat Road offers a well-located industrial facility in the established Meadowvale/Streetsville node of Mississauga. The building features 3,000 AMP power, dual load shipping, and LED lighting throughout the warehouse. The site provides opportunity for secured outside storage and benefits from immediate access to Highways 401, 403, and 407. A public transit stop is located directly in front of the property, ensuring excellent accessibility for staff and visitors. Ideal solution for manufacturing and distribution users requiring heavy power and flexible operational space.

# FLOOR PLAN

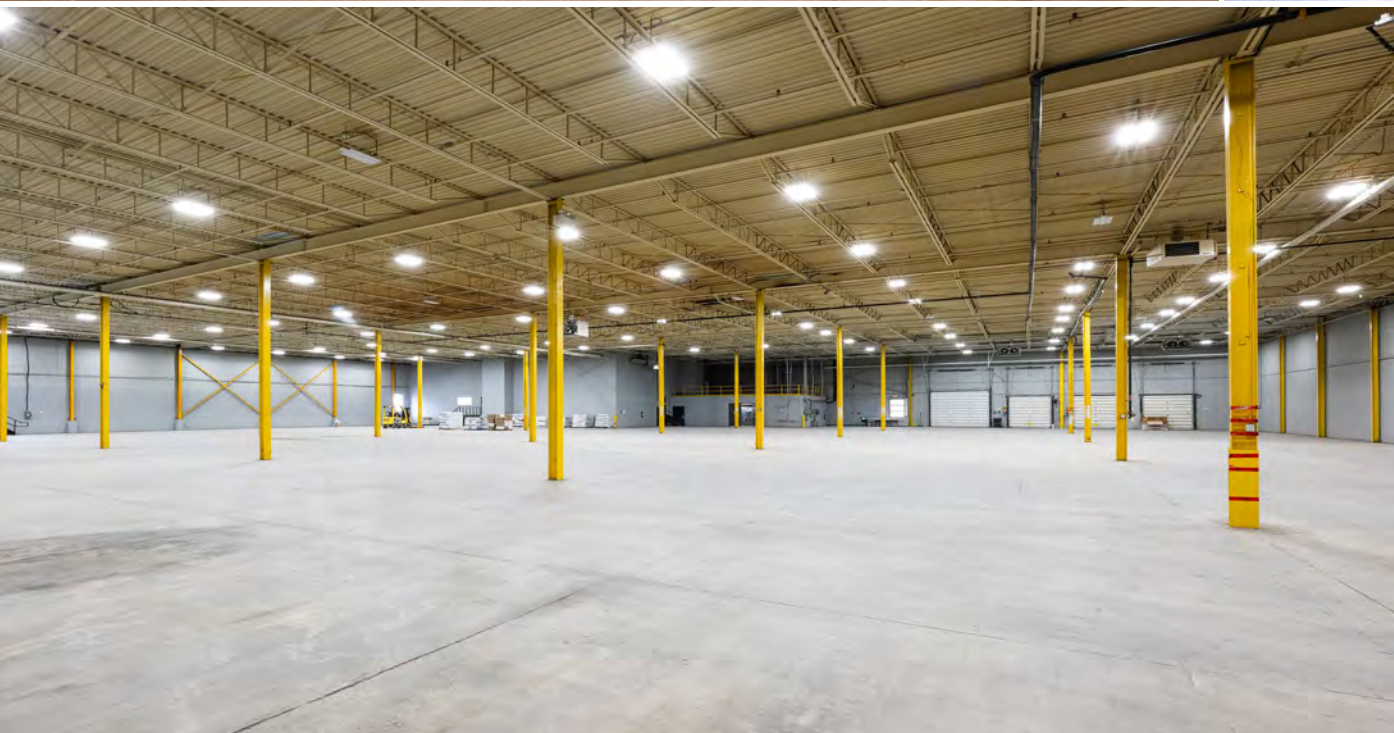


AREA SUMMARY	
	RENTABLE AREA
OFFICE #1	3,651 SF
OFFICE #2	2,504 SF
OFFICE #3	3,746 SF
WAREHOUSE	100,359 SF
ELECTRICAL	938 SF
SPRINKLER	109 SF
TOTAL	111,307 SF

WAREHOUSE AREA      OFFICE AREA      BUILDING SERVICE AREA

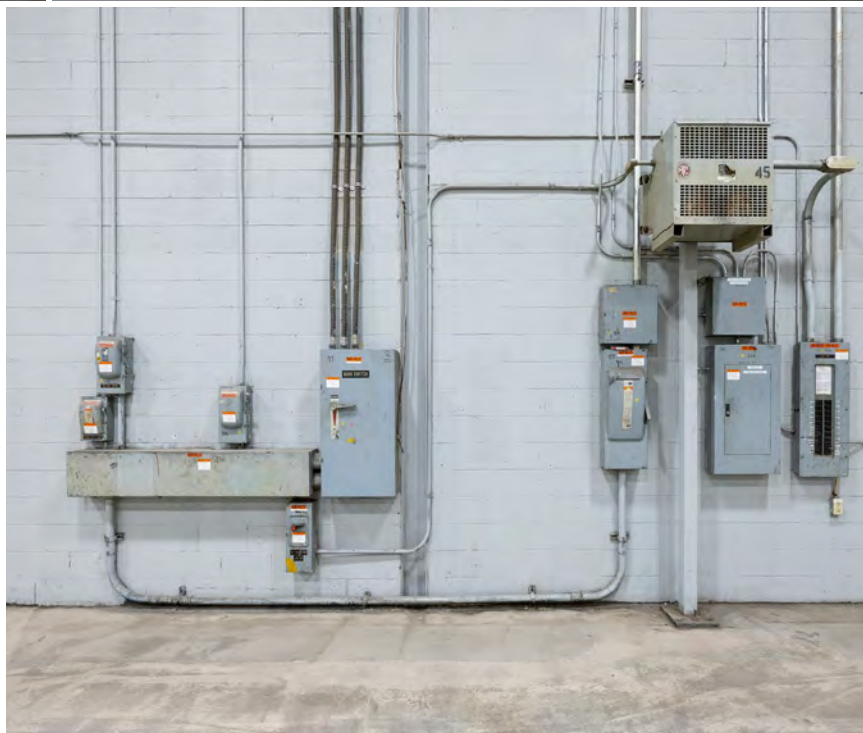
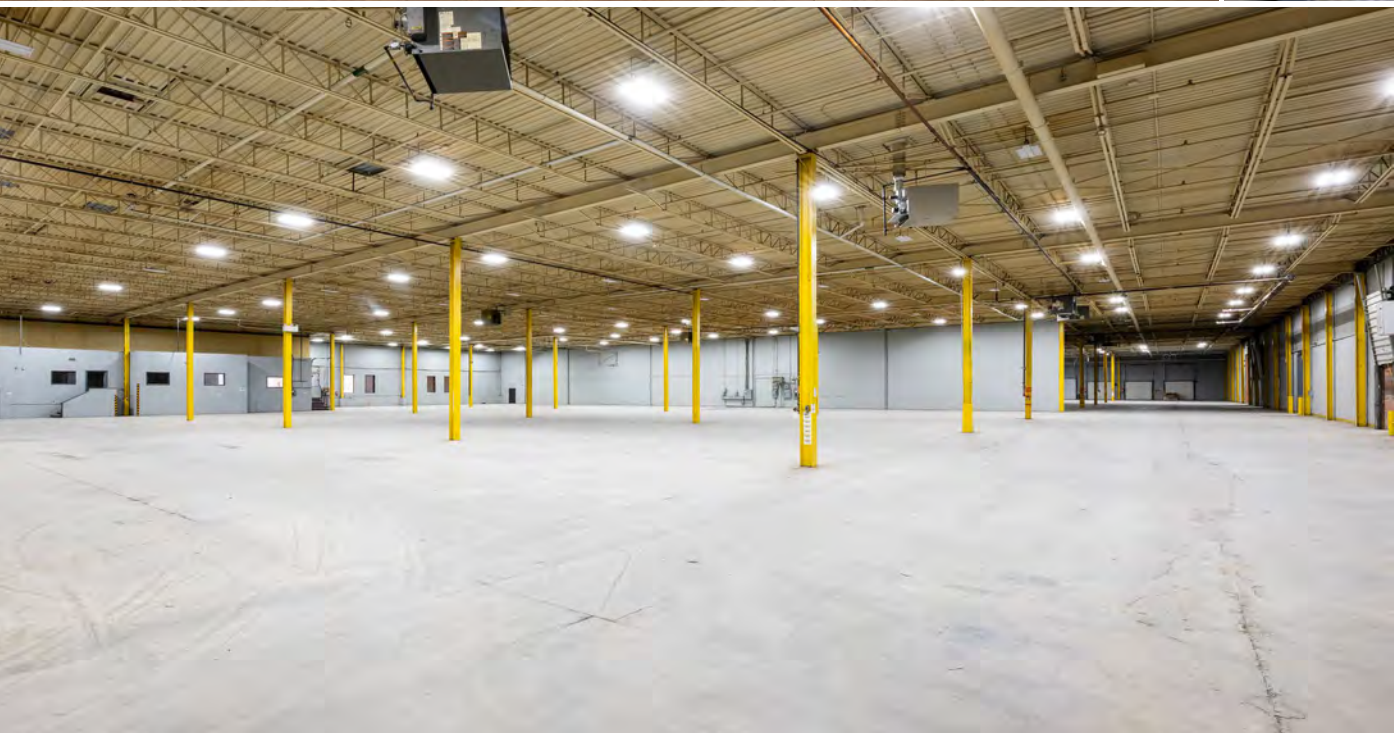


PICTURES | UNIT 1





PICTURES | UNIT 2



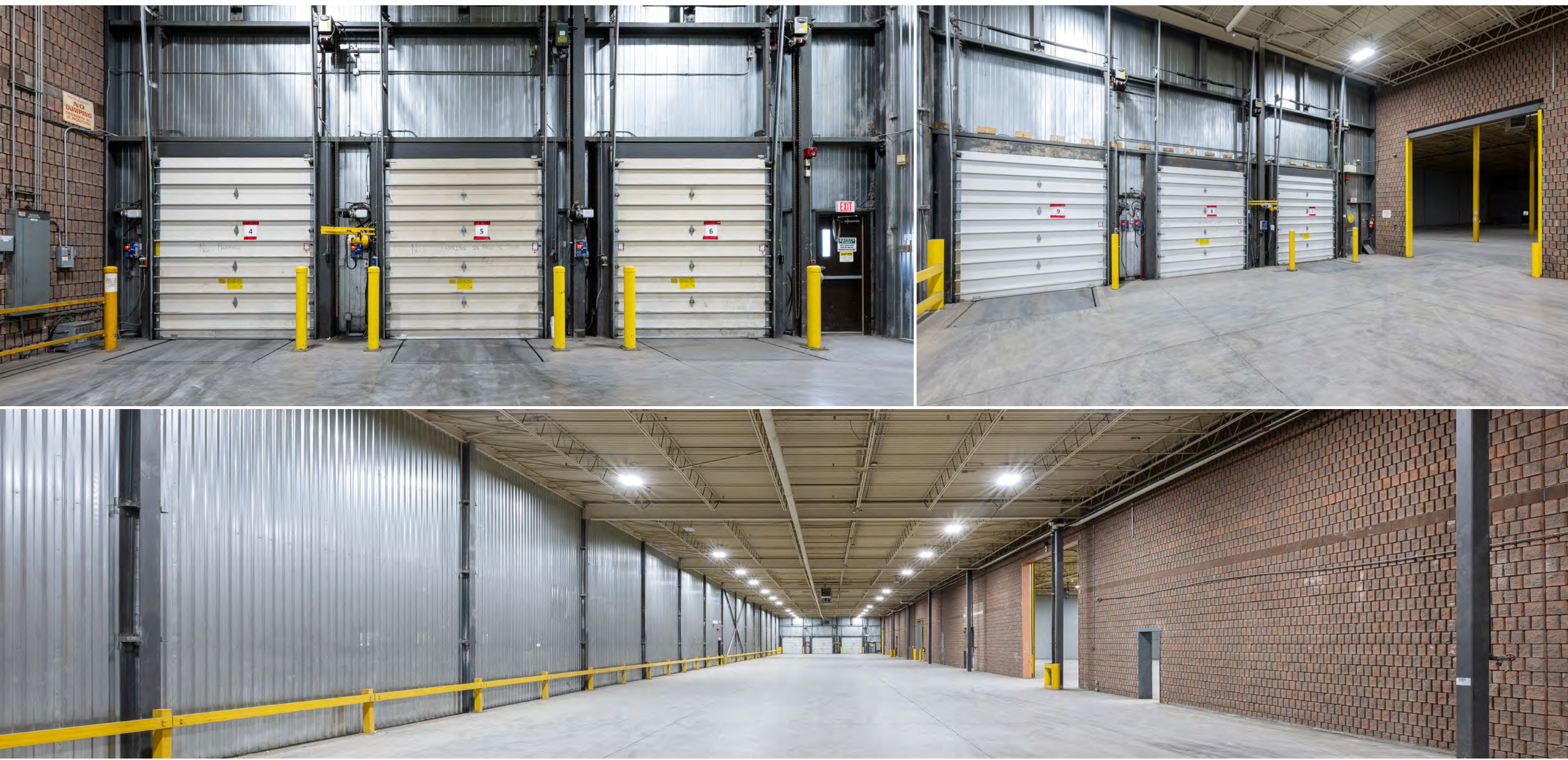


PICTURES | UNIT 3





PICTURES | EXTENSION





# ZONING

In an E2-29 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

## PERMITTED USES:

### ZONING PERMITTED USES

- Outdoor Storage
- 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
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/ Convention Centre
- Overnight Accommodation
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

## NOT PERMITTED USES:

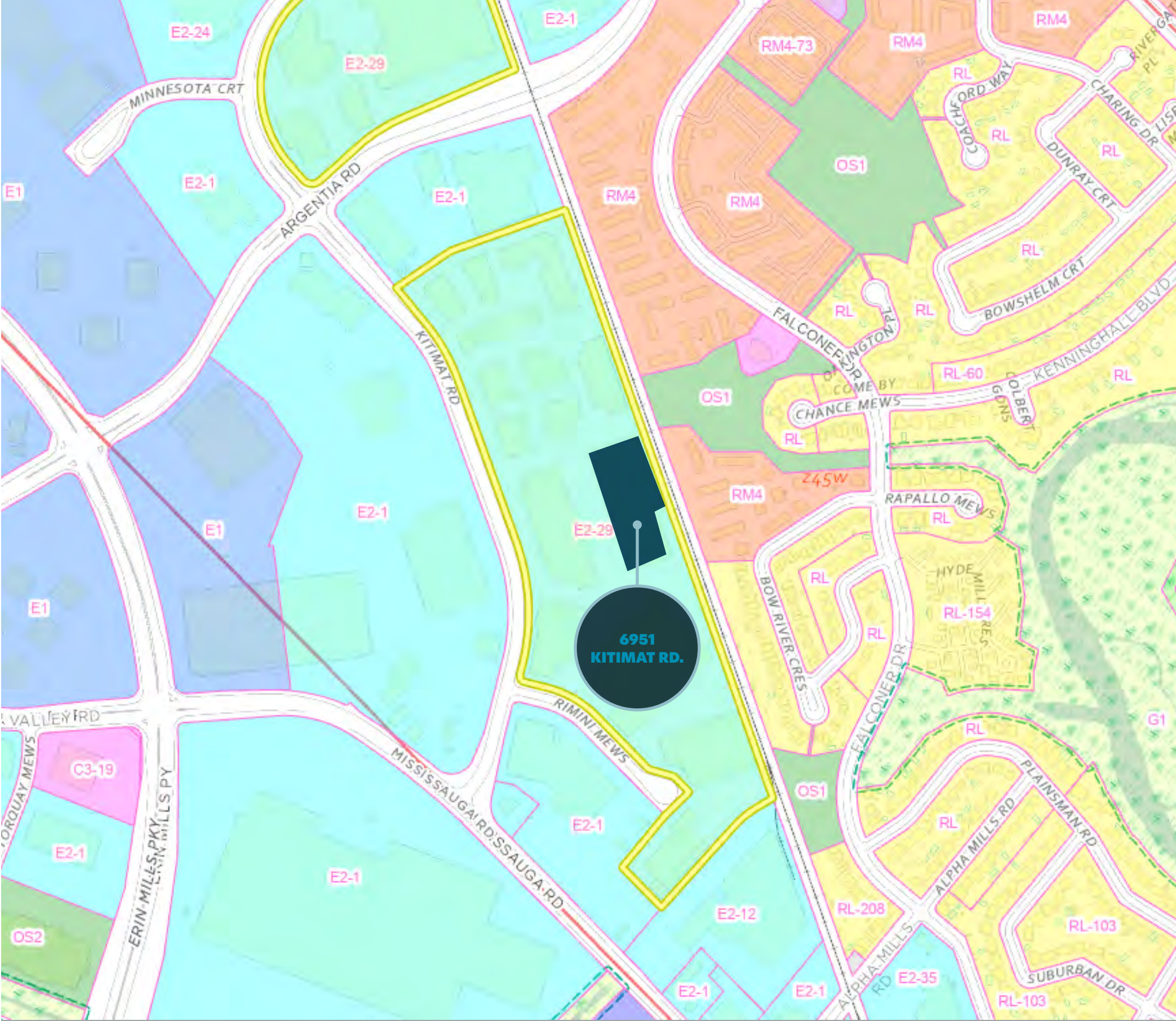
### ZONING NOT PERMITTED USES

- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Contractor's Yard
- Vehicle Pound Facility
- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle

## REGULATIONS:

- The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply
- The provisions contained in Subsection 8.1.7 of this By-law shall apply

[Click here for E2 Zoning list and more](#)



Information is subject to change without notice. Landlord takes no responsibility for such changes should they occur.



# TRANSPORTATION

6591 Kitimat Road is located in the established Meadowvale Business Park in Mississauga, Ontario, and is home to several industrial and commercial businesses. The property offers convenient access to major transportation routes, including Highway 401 via Mississauga Road, making it ideal for logistics and commuting. Public transit is readily available, with nearby bus routes such as 43 Matheson, 108 Financial Express, 38 Creditview, and 44 Mississauga Road, and the MI Milton GO rail line located approximately 1.7 km away. The area has a Walk Score of 59, meaning some daily errands can be accomplished on foot. Surrounding green spaces like Mullett Creek Park and Lake Aquitaine Park add to the appeal, making this a well-connected and strategically positioned location for business operations.



## DRIVE TIMES

**4 MINUTES**

Highway 401

**6 MINUTES**

Highway 407

**10 MINUTES**

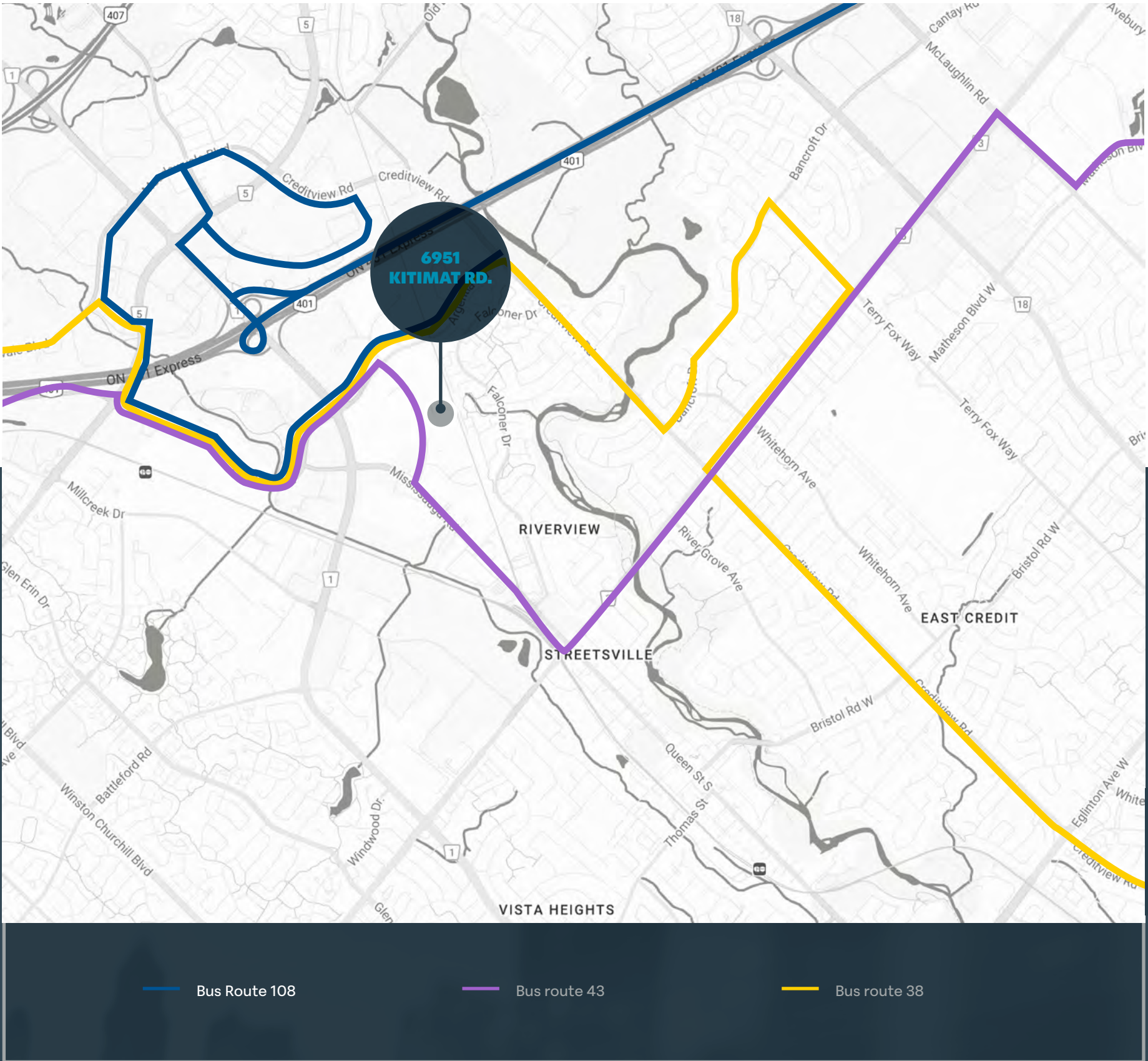
Heartland Town Centre

**15 MINUTES**

Square One Shopping Centre  
Toronto Pearson International Airport

**20 MINUTES**

Toronto Premium Outlets





# PROPERTY AERIAL MAP







## FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

**RICHARD BURTON**

Associate Vice President

+1 519 362 7197

[richard.burton@cushwake.com](mailto:richard.burton@cushwake.com)

**PRABH RATRA**

Senior Associate

+1 905 501 6413

[prabh.ratra@cushwake.com](mailto:prabh.ratra@cushwake.com)

6951 KITIMAT ROAD  
MISSISSAUGA, ON

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