

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.

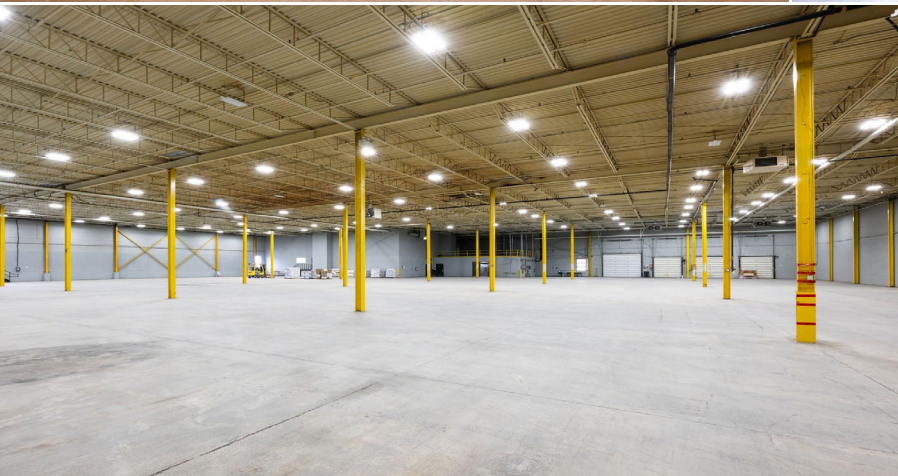


FLOOR PLAN

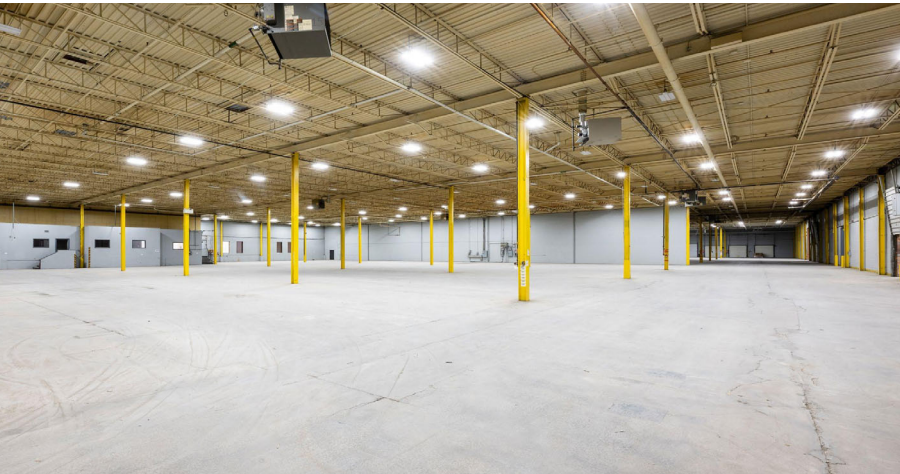


AREA SUMMARY	
	RENTABLE AREA
OFFICE #1	3,651 SF
OFFICE #2	2,504 SF
OFFICE #3	3,746 SF
WAREHOUSE	100,359 SF
ELECTRICAL	938 SF
SPRINKLER	109 SF
TOTAL	111,307 SF

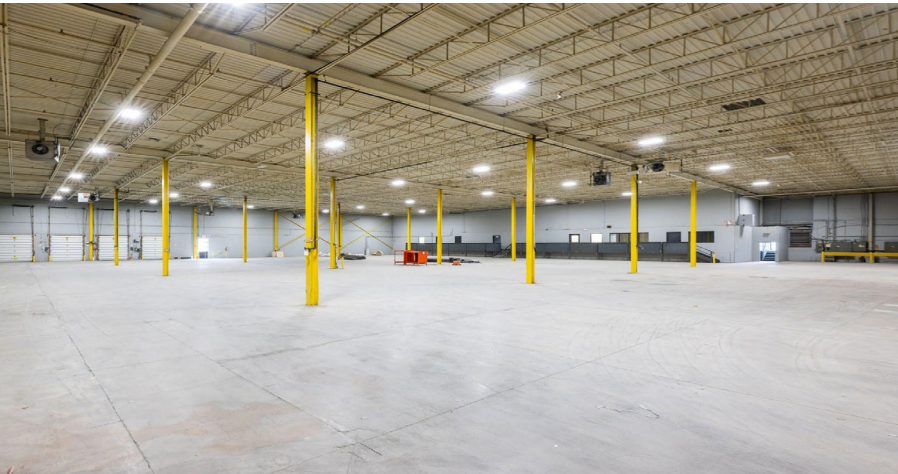
PICTURES | UNIT 1



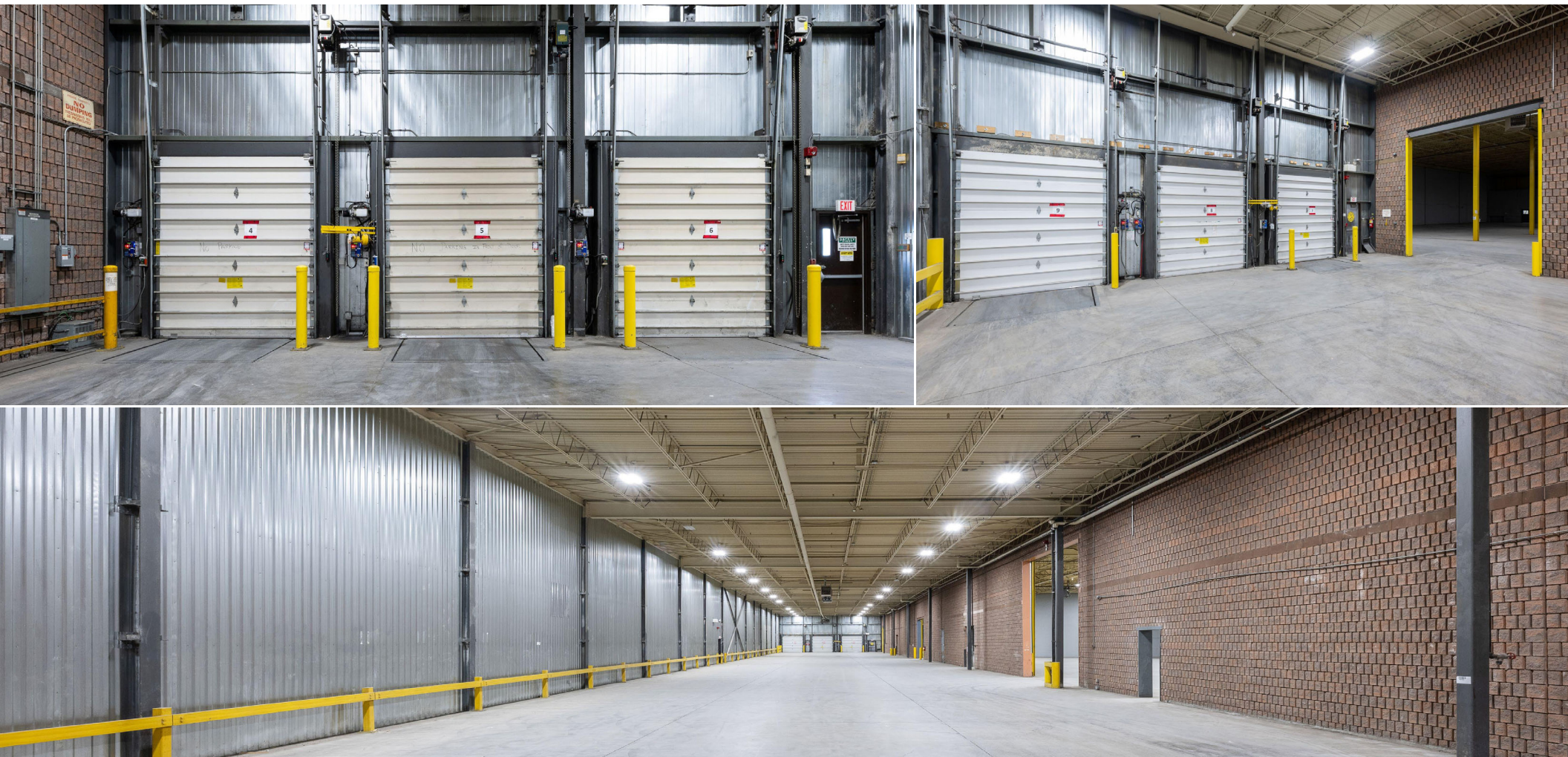
PICTURES | UNIT 2



PICTURES | UNIT 3



PICTURES | EXTENSION



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:

ZONING PERMITTED USES

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

ZONING NOT PERMITTED USES

- 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

The map displays a residential neighborhood with various zoning districts and street layouts. Key features include:

- Streets:** Minnesota CRT, Argentia Rd, Kitimat Rd, Rimi Meadows, Mississauga Rd, Erin Mills Pkwy, Valleyway Dr, Falconer Dr, Bow River Cres, Rapallo Mews, Hyde Mill Res, Plainsman Rd, Suburban Dr, Charing Dr, Dunray Cr, Bowshelem Cr, Kenninghall Blvd, and Gilbert St.
- Zoning Districts:** E2-1, E2-29, RM4, OS1, RL, RL-60, RL-154, RL-208, RL-103, C3-19, and OS2.
- Highlighted Location:** 6951 KITIMAT RD., marked with a black circle and a white dot.

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

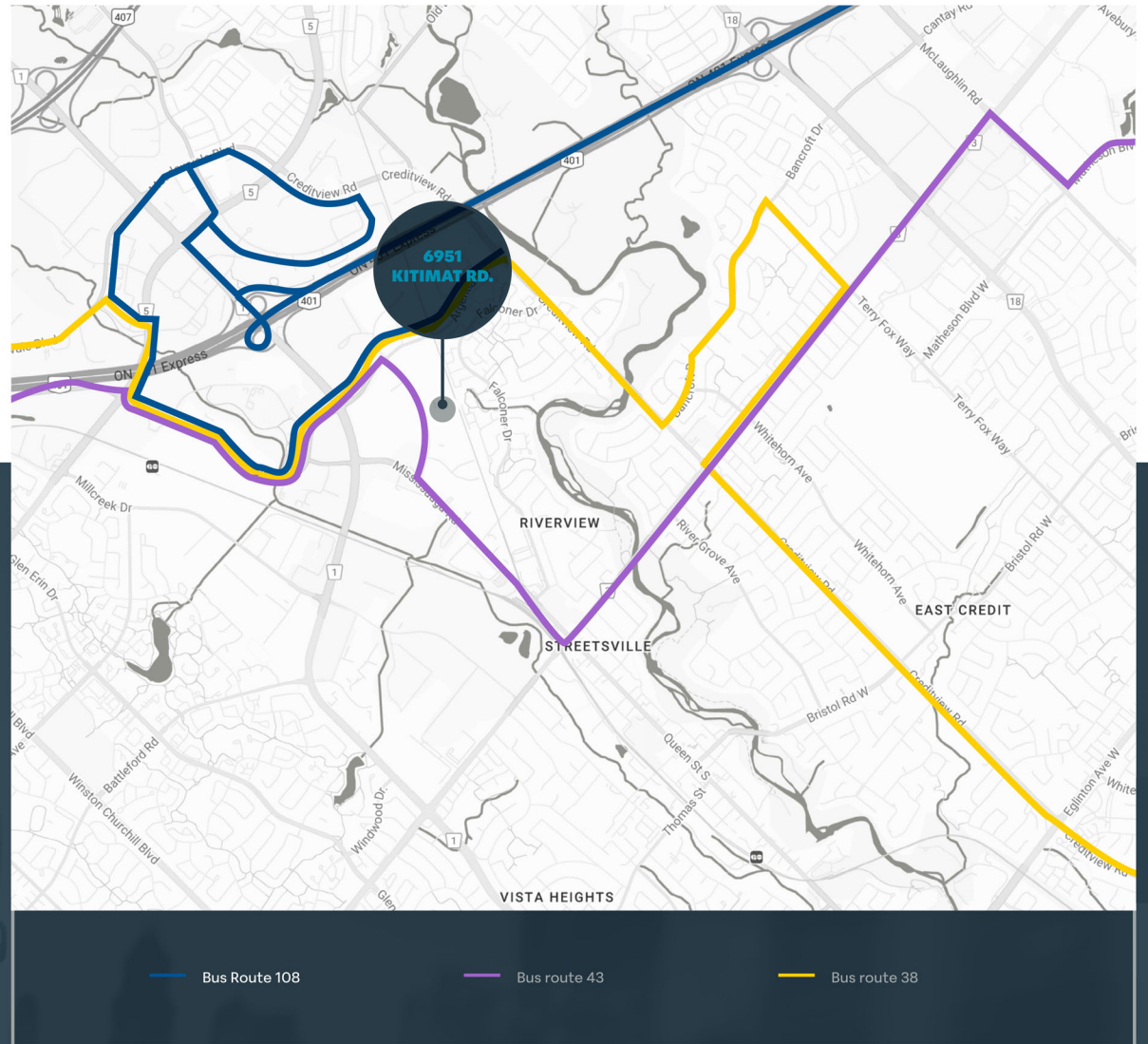
4 MINUTES
Highway 401

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

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