



AVAILABLE FOR SUBLEASE

6345 NETHERHART ROAD UNIT 7
MISSISSAUGA, ON



6345 NETHERHART ROAD UNIT 7

MISSISSAUGA

Property Features

Clean and functional unit ideal for overflow storage. Available November 1, 2025. Close proximity to public transit. Minutes to Hwy 401, 410, 427 and 409. Abutting from Pearson International Airport.

Unit Size: 5,470 sf

Office Area: 11%

Clear Height: 18'

Shipping: 1 TL

Possession: November 1, 2025

Taxes: \$5.84 psf

Lease Rate: Speak to Listing Team

Sublease Expiry: August 31, 2027



WAREHOUSE AREA



OFFICE AREA



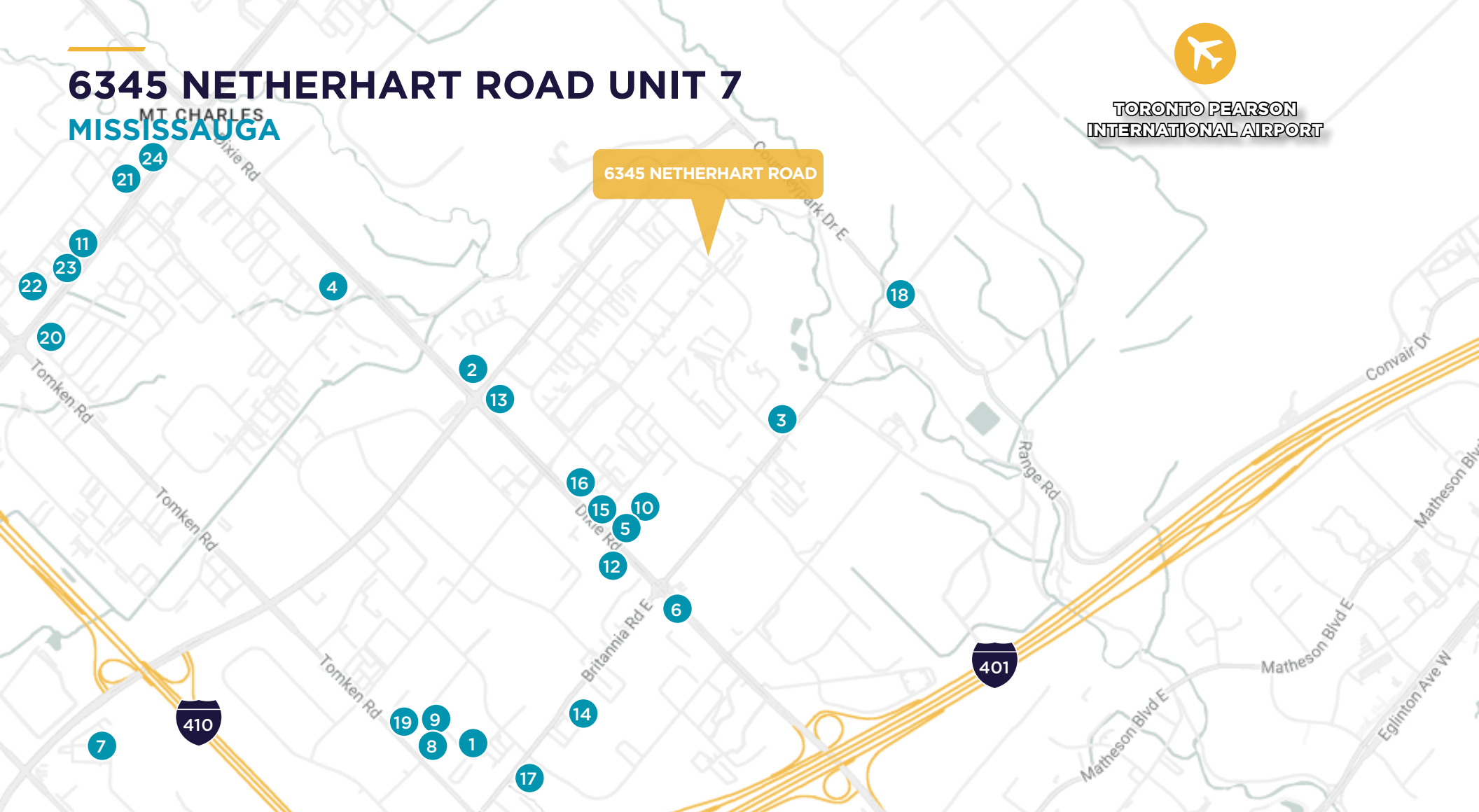
SHIPPING AREA

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TORONTO PEARSON
INTERNATIONAL AIRPORT

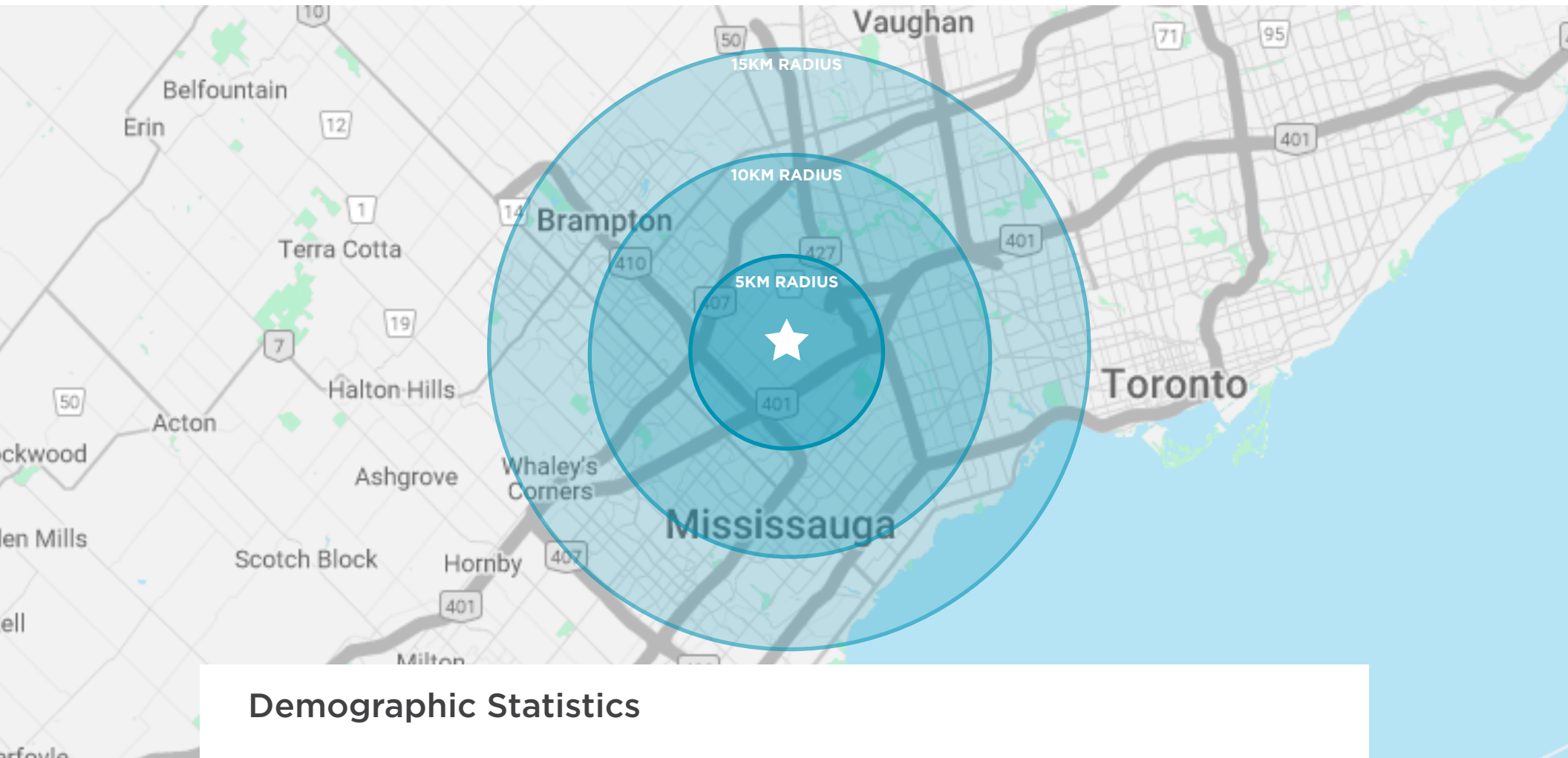


Amenities

- | | | | |
|-----------------------------|---|----------------------|------------------------|
| 1. Paratha Point Restaurant | 7. Prime Body Boxing and Fitness | 13. Triple O's | 19. Barocco Coffee |
| 2. Esso | 8. The Friendly Grill Restaurant & Deli | 14. Ultramar | 20. McDonalds |
| 3. Desi Bar Kitchen | 9. Reggae Fusion Caribbean Restaurant | 15. Subway | 21. Sam's Pita & Grill |
| 4. Il Porcellino Italian | 10. Country Kitchen Restaurant | 16. CIBC | 22. Premium Sweets |
| 5. RBC | 11. Za Cafe Pizzeria | 17. Sombrero Express | 23. Olivetree Delicafé |
| 6. Shelby's Shwarma | 12. Tim Hortons | 18. Circle K | 24. Veggie Planet |

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Demographic Statistics



15,775
POPULATION
Within 5 Miles

708,541
POPULATION
Within 10 Miles

1,877,112
POPULATION
Within 15 Miles



\$98,182
AVG. INCOME
Within 5 Miles

\$97,088
AVG. INCOME
Within 10 Miles

\$100,582
AVG. INCOME
Within 15 Miles



56%
AVG. EMPLOYMENT RATE
Within 5 Miles

54%
AVG. EMPLOYMENT RATE
Within 10 Miles

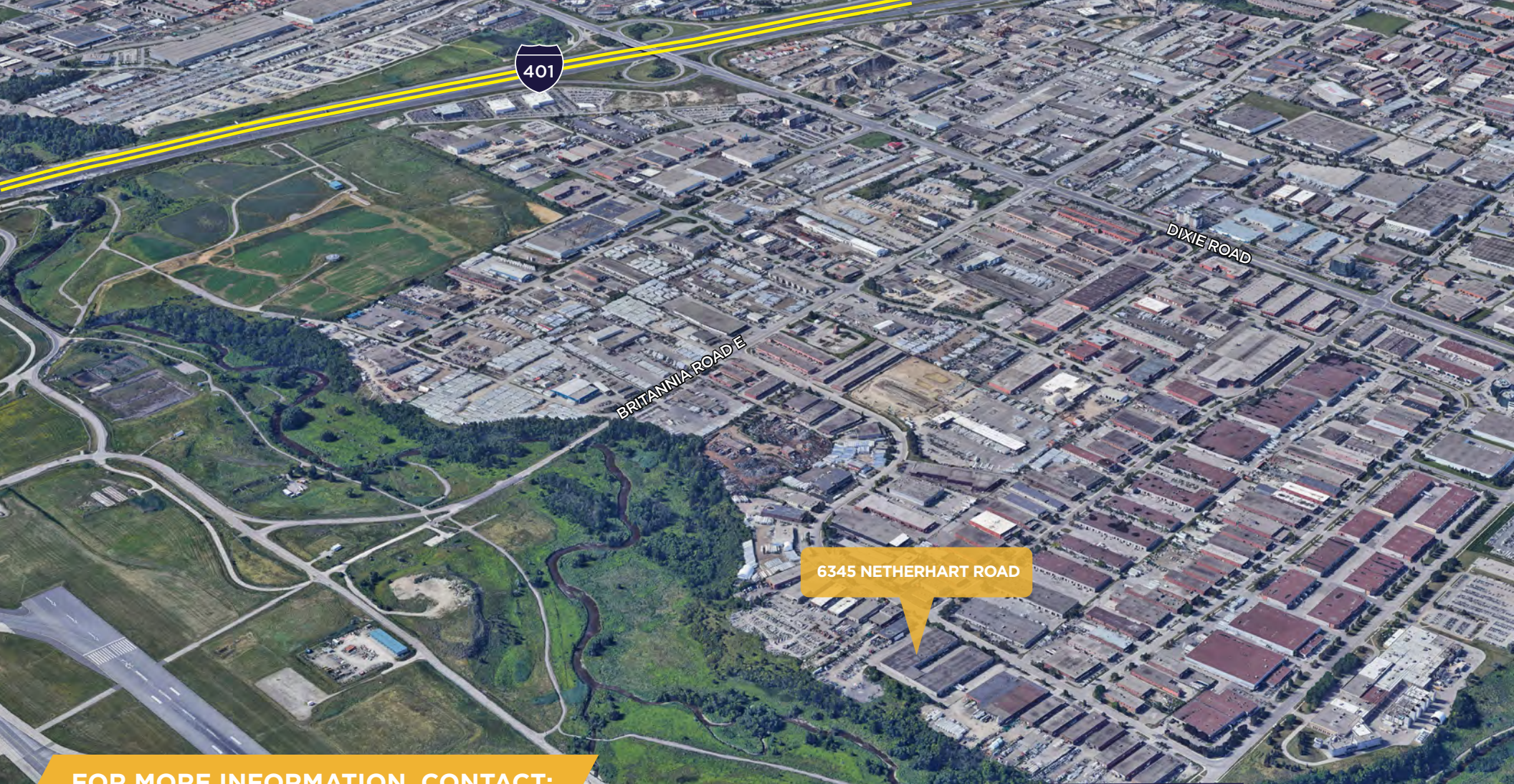
55%
AVG. EMPLOYMENT RATE
Within 15 Miles



40
AVG. AGE
Within 5 Miles

41
AVG. AGE
Within 10 Miles

41
AVG. AGE
Within 15 Miles



FOR MORE INFORMATION, CONTACT:

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