

**6601, 6581  
& 6595**  
**KITIMAT ROAD**

MISSISSAUGA, ON



**FOR LEASE**  
KITIMAT BUSINESS PARK



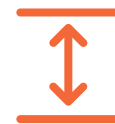
# 6601 Kitimat Road Mississauga

Property Details



## ADDRESS

6601 Kitimat Road



## CLEAR HEIGHT

18'



## AVAILABLE

Immediate



- Office area can be potentially reduced to 15-20%
- Approx. 55 car parking spaces



## SPACE AVAILABLE

18,695 SF



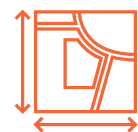
## SHIPPING

1 Drive-In | 4 Truck Level



## ASKING RATE

\$19.95 Net PSF



## OFFICE AREA

9,347 SF



## ZONING

E2-29



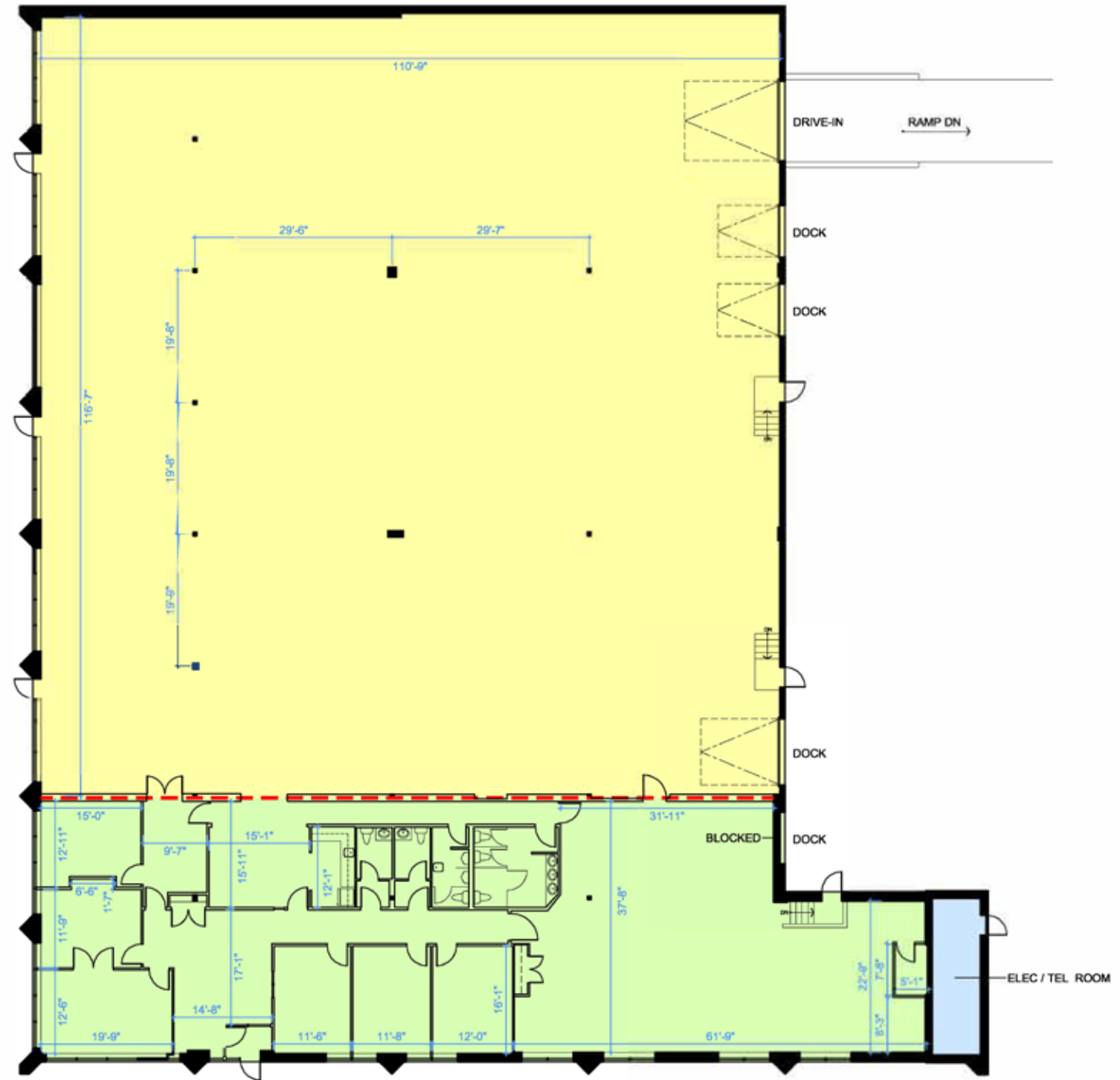
## ADDITIONAL RENT

\$6.46 PSF (2026)

# 6601 Kitimat Road Mississauga

## Floor Plan

- WAREHOUSE
- OFFICE



# 6601 Kitimat Road Mississauga

Interior Photos



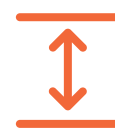
# 6581 Kitimat Road | Unit 9 Mississauga

Property Details



## ADDRESS

6581 Kitimat Road, Unit 9



## CLEAR HEIGHT

18'



## AVAILABLE

Immediate



- Approx. 40' x 30' bays
- Column free space



## SPACE AVAILABLE

7,414 SF



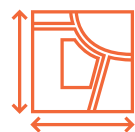
## SHIPPING

1 Truck Level



## ASKING RATE

\$18.95 Net PSF



## OFFICE AREA

1,643 SF



## ZONING

E2-29



## ADDITIONAL RENT

\$6.46 PSF (2026)

# 6581 Kitimat Road | Unit 9 Mississauga

Floor Plan



# 6581 Kitimat Road | Unit 9 Mississauga

Interior Photos



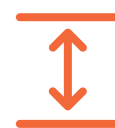
# 6581 Kitimat Road | Unit 10 Mississauga

Property Details



## ADDRESS

6581 Kitimat Road, Unit 10



## CLEAR HEIGHT

18'



## AVAILABLE

March 15, 2026



- Approx. 40' x 30' bays
- Column free space



## SPACE AVAILABLE

7,414 SF



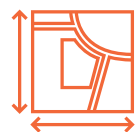
## SHIPPING

1 Drive-In | 1 Truck Level



## ASKING RATE

\$18.95 PSF Net



## OFFICE AREA

1,483 SF



## ZONING

E2-29

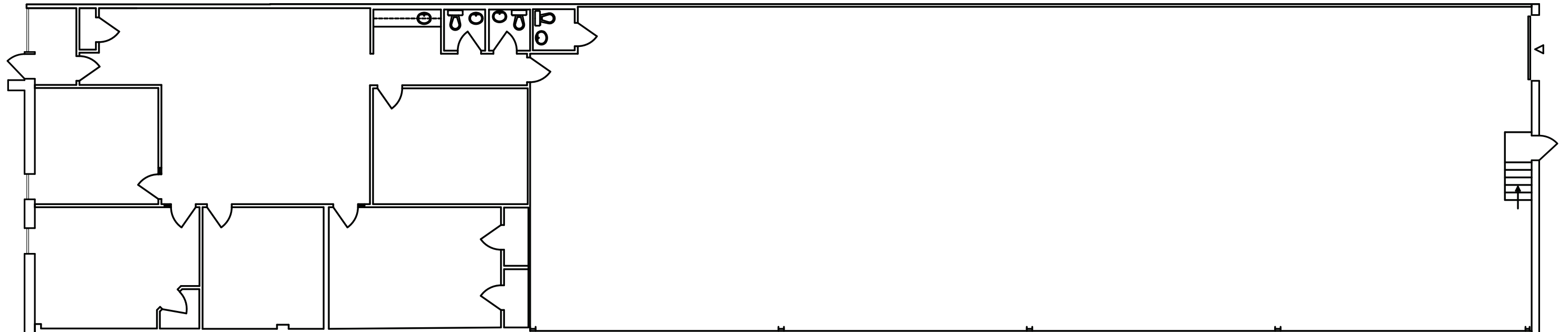


## ADDITIONAL RENT

\$6.46 PSF (2026)

# 6581 Kitimat Road | Unit 10 Mississauga

Floor Plan



# 6581 Kitimat Road | Unit 10 Mississauga

Interior Photos



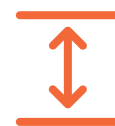
# 6581 Kitimat Road | Unit 9 & 10 Mississauga

Property Details



## ADDRESS

6581 Kitimat Road, Unit 9-10



## CLEAR HEIGHT

18'



## AVAILABLE

Immediate



- Two adjoining units with prime visibility on Kitimat Road
- Excellent shipping ratio



## SPACE AVAILABLE

14,767 SF



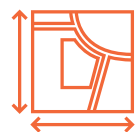
## SHIPPING

1 Drive-In | 2 Truck Level



## ASKING RATE

\$18.95 PSF Net



## OFFICE AREA

3,126 SF



## ZONING

E2-29



## ADDITIONAL RENT

\$6.46 PSF (2026)

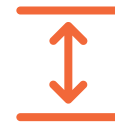
# 6595 Kitimat Road Mississauga

Property Details



## ADDRESS

6595 Kitimat Road



## CLEAR HEIGHT

18'



## AVAILABLE

Immediate



- Ultra clean warehouse
- 800 Amps/600 Volts of power
- Public transit at doorstep



## SPACE AVAILABLE

21,537 SF



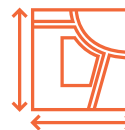
## SHIPPING

4 Truck Level



## ASKING RATE

\$18.95 Net PSF



## OFFICE AREA

2,090 SF



## ZONING

E2-29



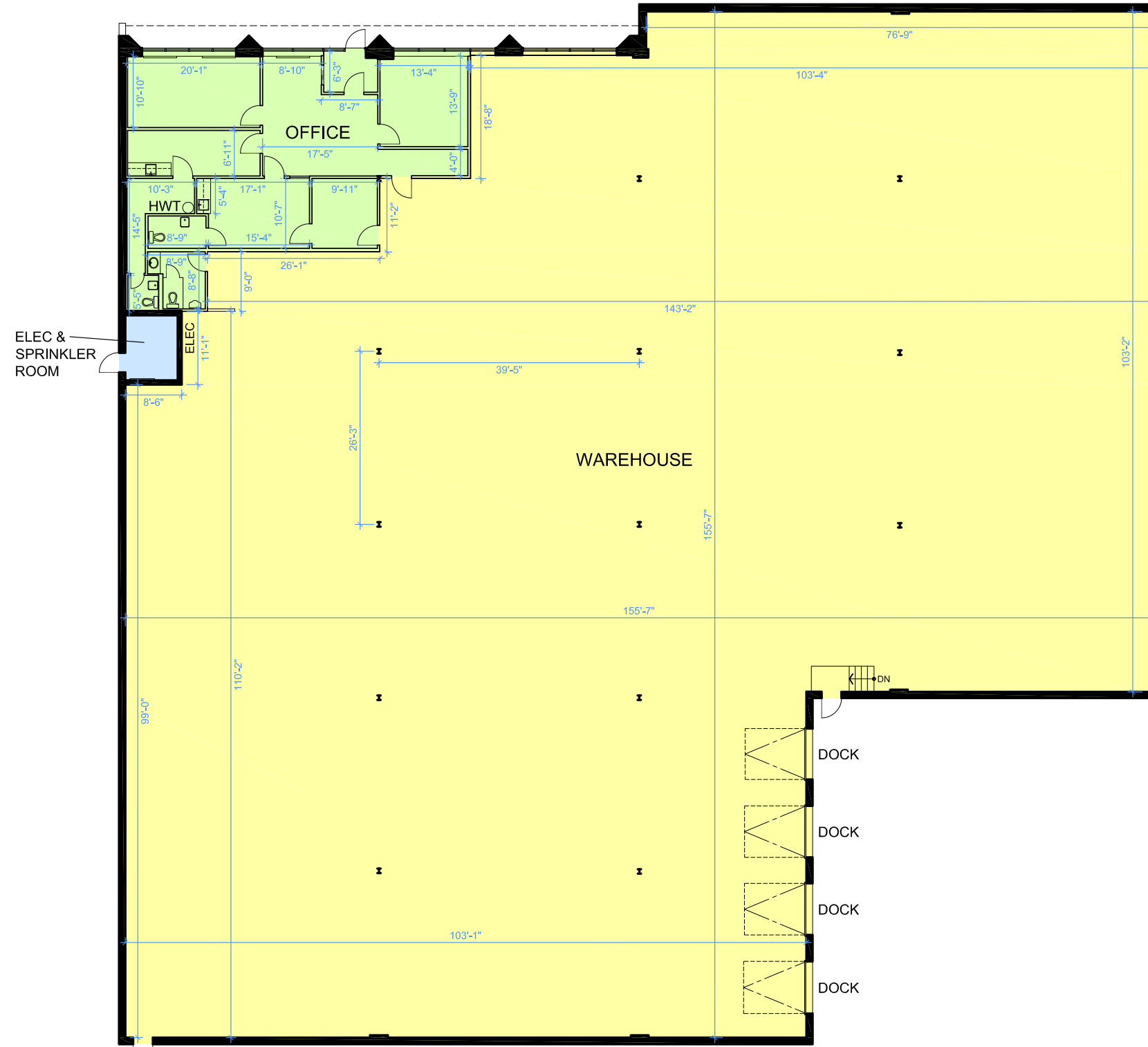
## ADDITIONAL RENT

\$6.46 PSF (2026)

# 6595 Kitimat Road Mississauga

## Floor Plan

- WAREHOUSE
- OFFICE



# 6595 Kitimat Road Mississauga

Interior Photos



# 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

## 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

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

- 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

## 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





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



# Transportation

Kitimat Business Park offers excellent accessibility, transit connectivity, and nearby amenities that support both business operations and employee convenience:

## Key highlights:

-  Convenient access to major transportation Routes, including Highway 401 via Mississauga Road.
-  Excellent public transit options: bus Routes 43 Matheson, 108 Financial Express, 38 Creditview, 44 Mississauga Road, and the Milton GO rail line ~1.7 km away.
-  Walk Score of 59, allowing some errands to be done on foot.
-  Proximity to green spaces, including Mullett Creek Park and Lake Aquitaine Park.



### DRIVE TIMES

**4 MINUTES**

Highway 401

**6 MINUTES**

Highway 407

**10 MINUTES**

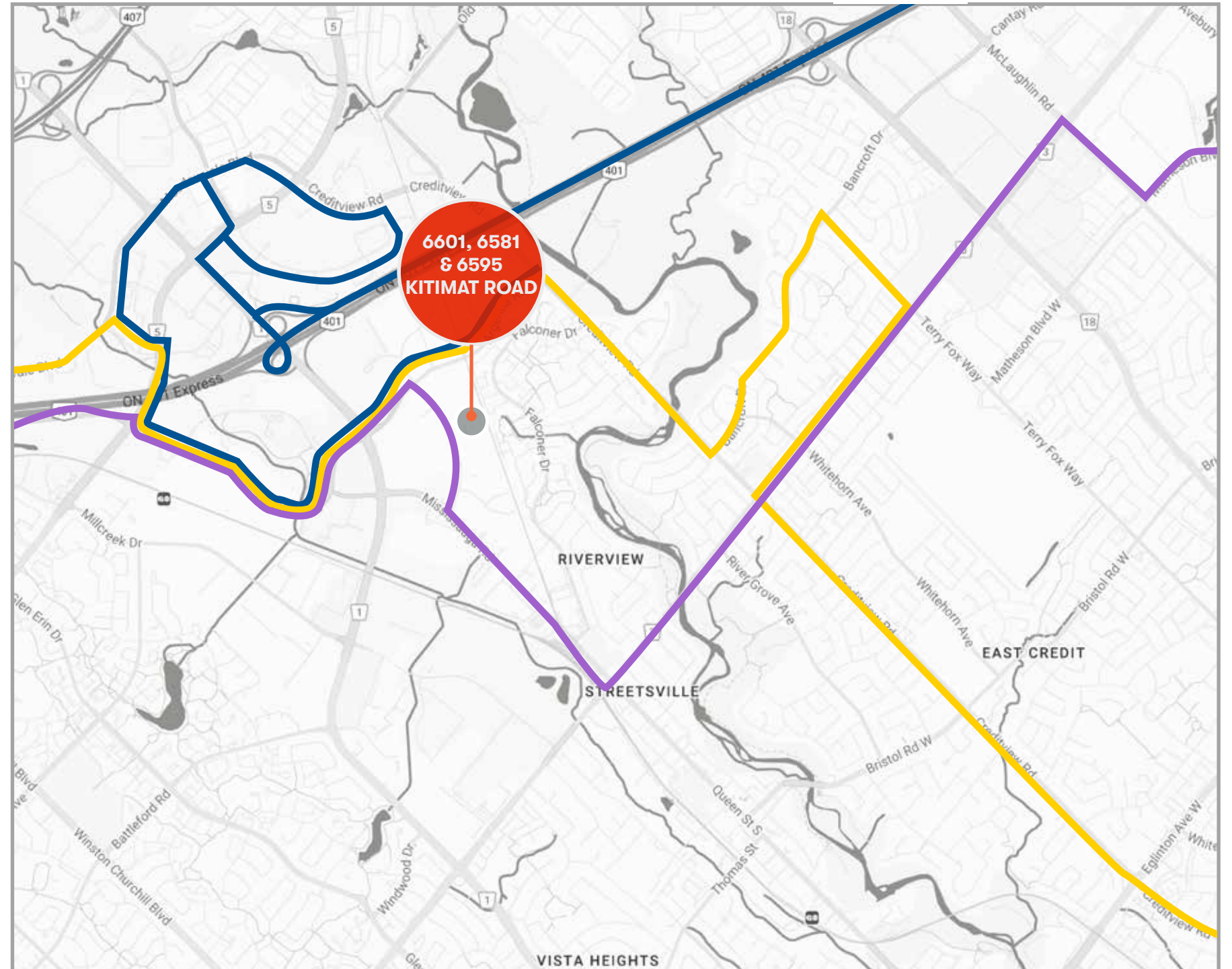
Heartland Town Centre

**15 MINUTES**

Square One Shopping Centre  
Toronto Pearson International Airport

**20 MINUTES**

Toronto Premium Outlets



— Bus Route 108

— Bus Route 43

— Bus Route 38

# Labour Force

Demographics & Drive Times



## Drive Times

**4 Min / 1 KM**  
TO HIGHWAY 401

**6 Min / 3.2 KM**  
TO HIGHWAY 407

**10 Min / 6.2 KM**  
HEARTLAND TOWN CENTRE

**15 Min / 15.6 KM**  
SQUARE ONE SHOPPING CENTRE/TORONTO PEARSON INTL AIRPORT

**20 Min / 10.9 KM**  
TORONTO PREMIUM OUTLETS



## Demographics

		5 KM	10 KM	15 KM
	<b>Total Population</b>	212,079	669,933	1,339,960
	<b>Employment Rate</b>	58%	56%	56.9%
	<b>Median Age</b>	40.3	40.2	39.9
	<b>Average Household Income</b>	\$141,906	\$123,362.5	\$126,628.5

# Amenities Map

## RESTAURANTS

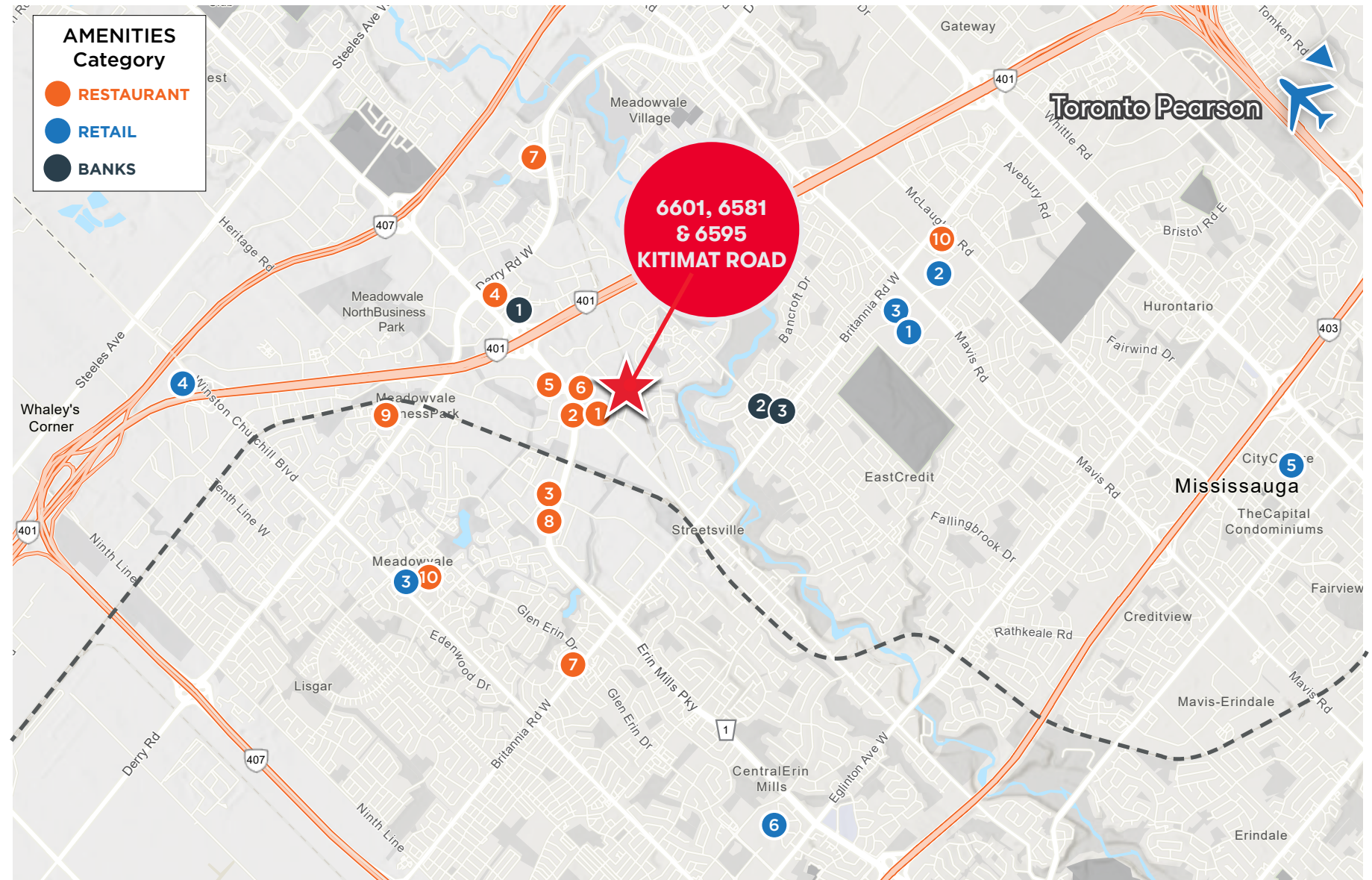
1. St. Louis Bar & Grill
2. WIND Japanese and Thai
3. Chuck's Roadhouse Bar & Grill
4. Union Social Eatery
5. Chop Steakhouse & Bar
6. Burger King
7. Pizza Nova
8. McDonald's
9. Tim Horton's
10. Swiss Chalet

## RETAILERS

1. Walmart
2. Costco
3. Canadian Tire
4. Real Canadian Superstore
5. Square One Shopping Centre
6. Erin Mills Shopping Centre

## BANKS

1. RBC Royal Bank
2. BMO Bank of Montreal
3. TD Canada Trust Branch and ATM



## PROXIMITY TO TRANSIT

### Train Access

- The Milton GO Train Line (MI)

### Airport

- ✈ Toronto Pearson International Airport (YYZ)  
Approximately 18 KM

### Nearby Bus Stops & Routes

- Kitimat Road at Mississauga Road  
Approx. 0.08 KM (80 Meters)
- Kitimat Road South of Argentia Road  
Approx. 0.27 KM
- Kitimat Road North of Mississauga Road  
Approx. 0.33 KM



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.





## For Lease

6601, 6581 & 6595 Kitimat Road, Mississauga, ON

### **RICHARD BURTON**

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)



1 Prologis Boulevard, Suite 300, Mississauga, ON L5W 0G2 | [cushmanwakefield.ca](http://cushmanwakefield.ca)

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