

6591
KITIMAT ROAD

MISSISSAUGA, ON

FOR LEASE
Up to **111,307 SF**

dream 

 **CUSHMAN &
WAKEFIELD**

Property Details



OPTION 1



OPTION 2



OPTION 3

LEASING OPTION						
OPTION	TOTAL AREA	OFFICE AREA	SHIPPING	POWER	LEASE RATE	T.M.I. (2026)
1	111,307 SF	9,901 SF	17 TL DOORS	3000 AMPS	\$16.50 PSF NET	\$6.46 PSF
2	81,354 SF	6,155 SF	10 TL DOORS	2000 AMPS	\$17.00 PSF NET	\$6.46 PSF
3	29,953 SF	3,746 SF	7 TL DOORS	1000 AMPS	\$17.50 PSF NET	\$6.46 PSF



ADDRESS

Kitimat
Business Park



LOCATION

Meadowvale/
Streetsville



ZONING

E2-29



CLEAR HEIGHT

24'



POWER

3,000 Amps



PARKING

Ample Parking

Floor Plan

Option 1

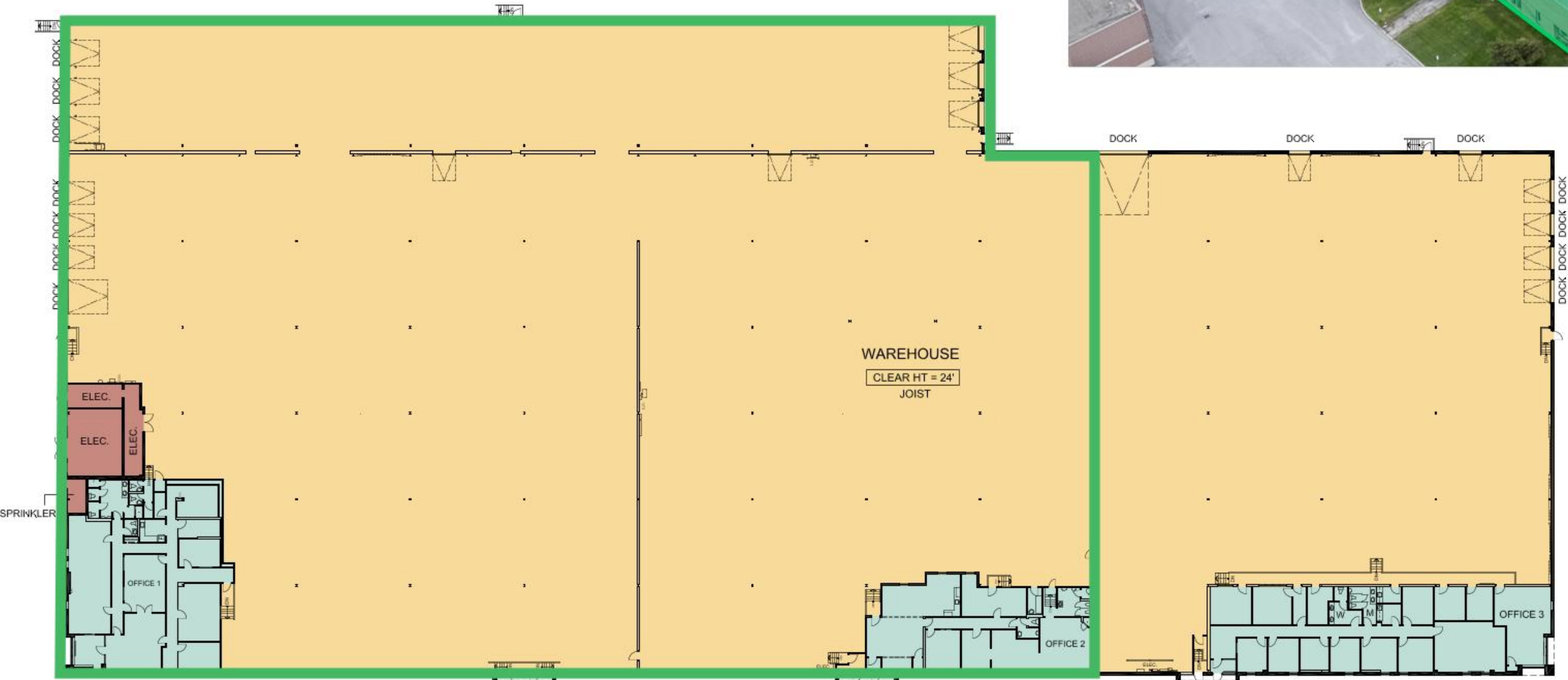
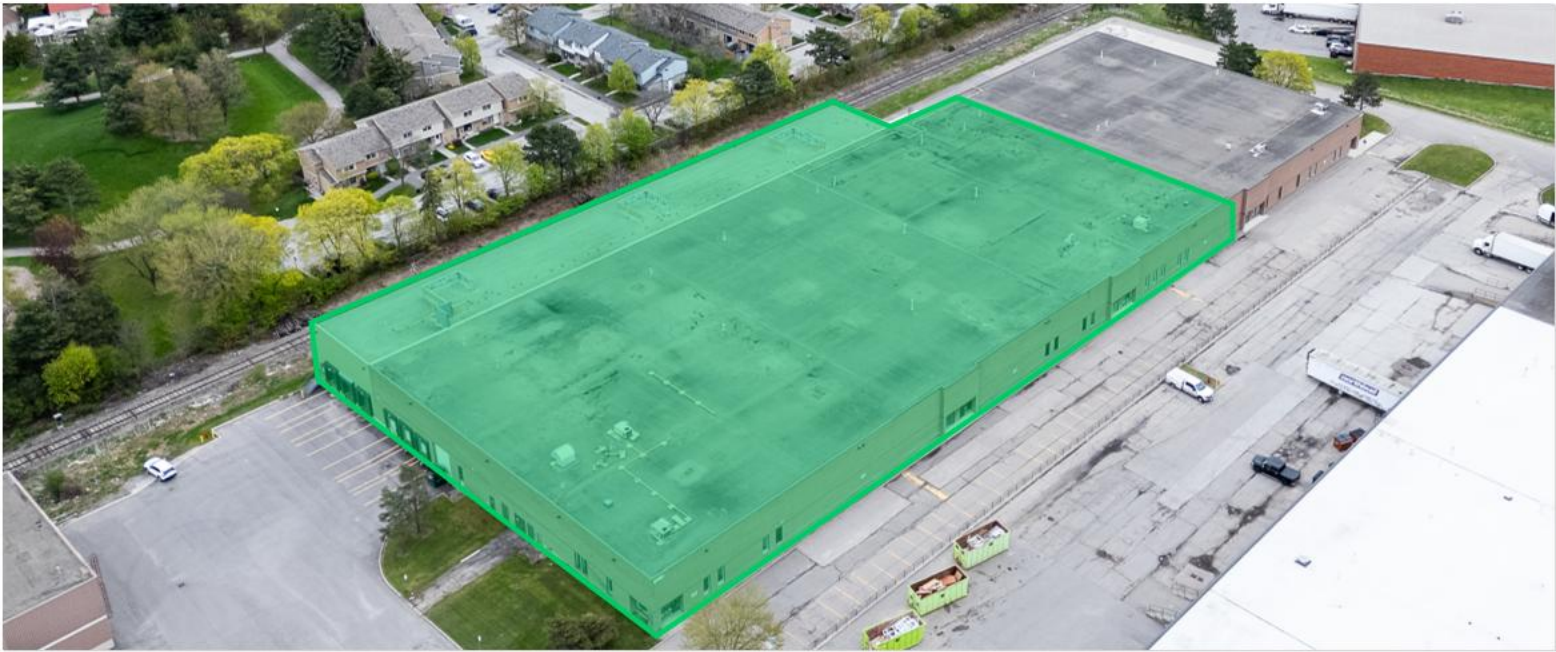


PROPERTY DETAILS

TOTAL AREA	111,307 SF
OFFICE AREA	9,901 SF
SHIPPING	17 TL DOORS
POWER	3000 AMPS
LEASE RATE	\$16.50 PSF NET
T.M.I. (2026)	\$6.46 PSF

Floor Plan

Option 2



WAREHOUSE AREA OFFICE AREA BUILDING SERVICE AREA

PROPERTY DETAILS

TOTAL AREA	81,354 SF
OFFICE AREA	6,155 SF
SHIPPING	10 TL DOORS
POWER	2000 AMPS
LEASE RATE	\$17.00 PSF NET
T.M.I. (2026)	\$6.46 PSF

100

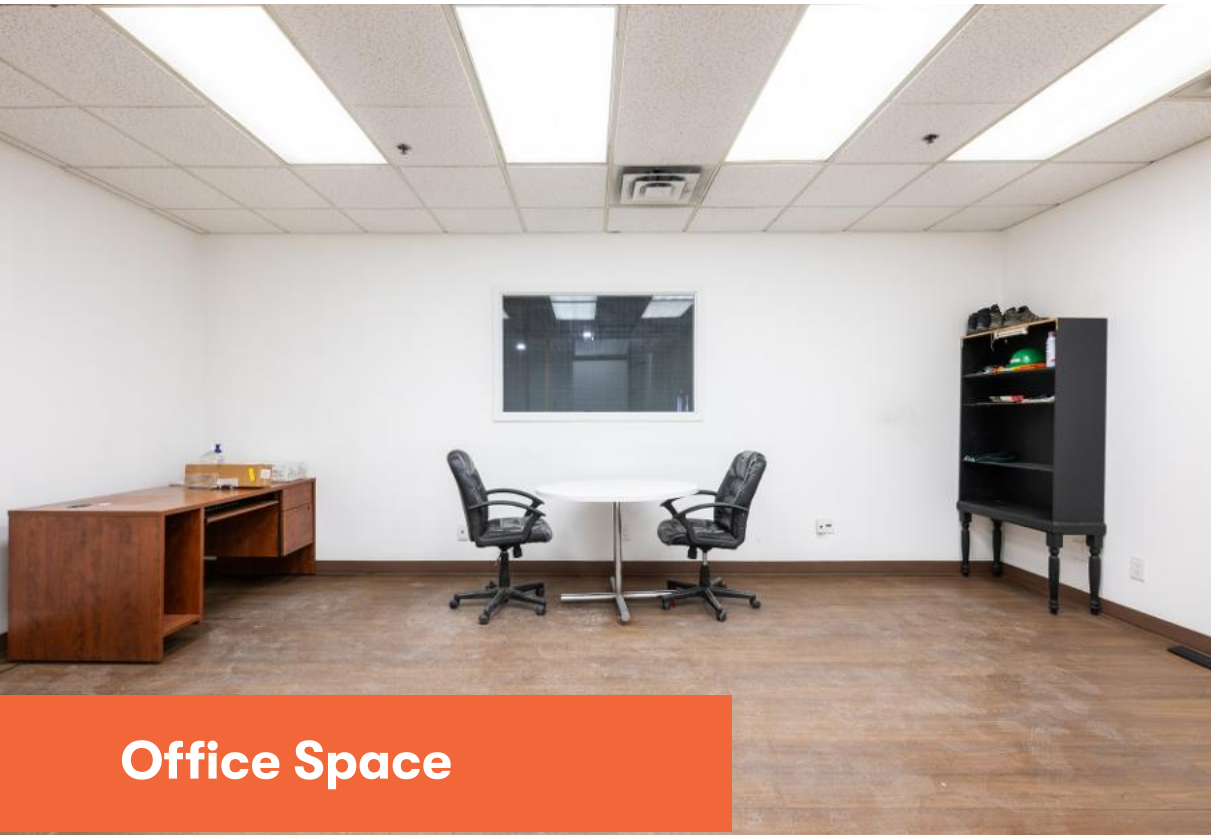
Option 3



PROPERTY DETAILS

TOTAL AREA	29,953 SF
OFFICE AREA	3,746 SF
SHIPPING	7 TL DOORS
POWER	1000 AMPS
LEASE RATE	\$17.50 PSF NET
T.M.I. (2026)	\$6.46 PSF

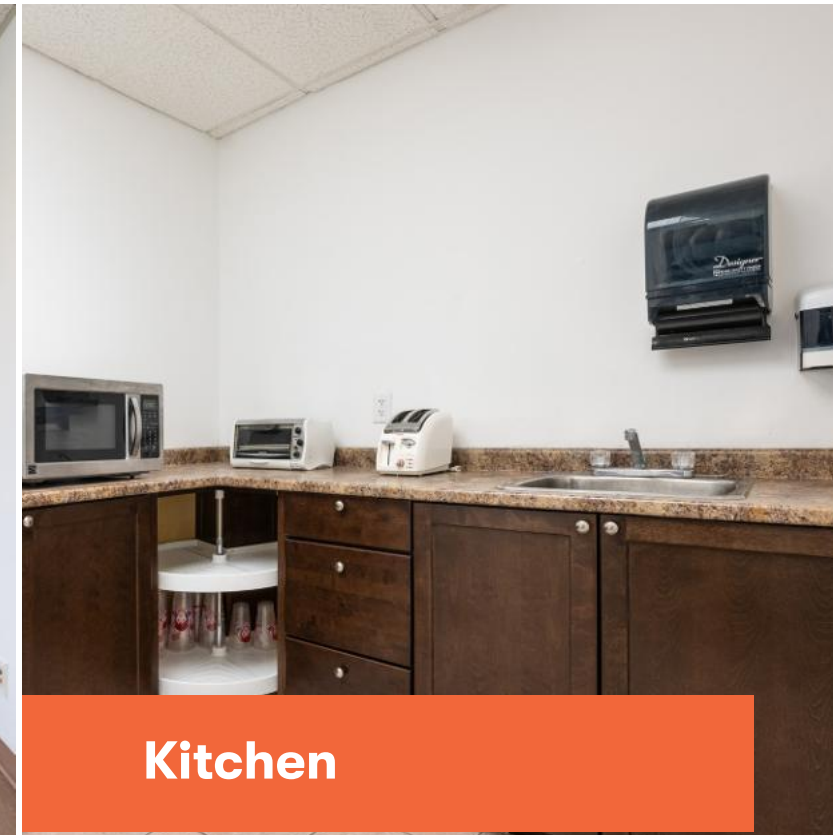
Pictures | Office 1



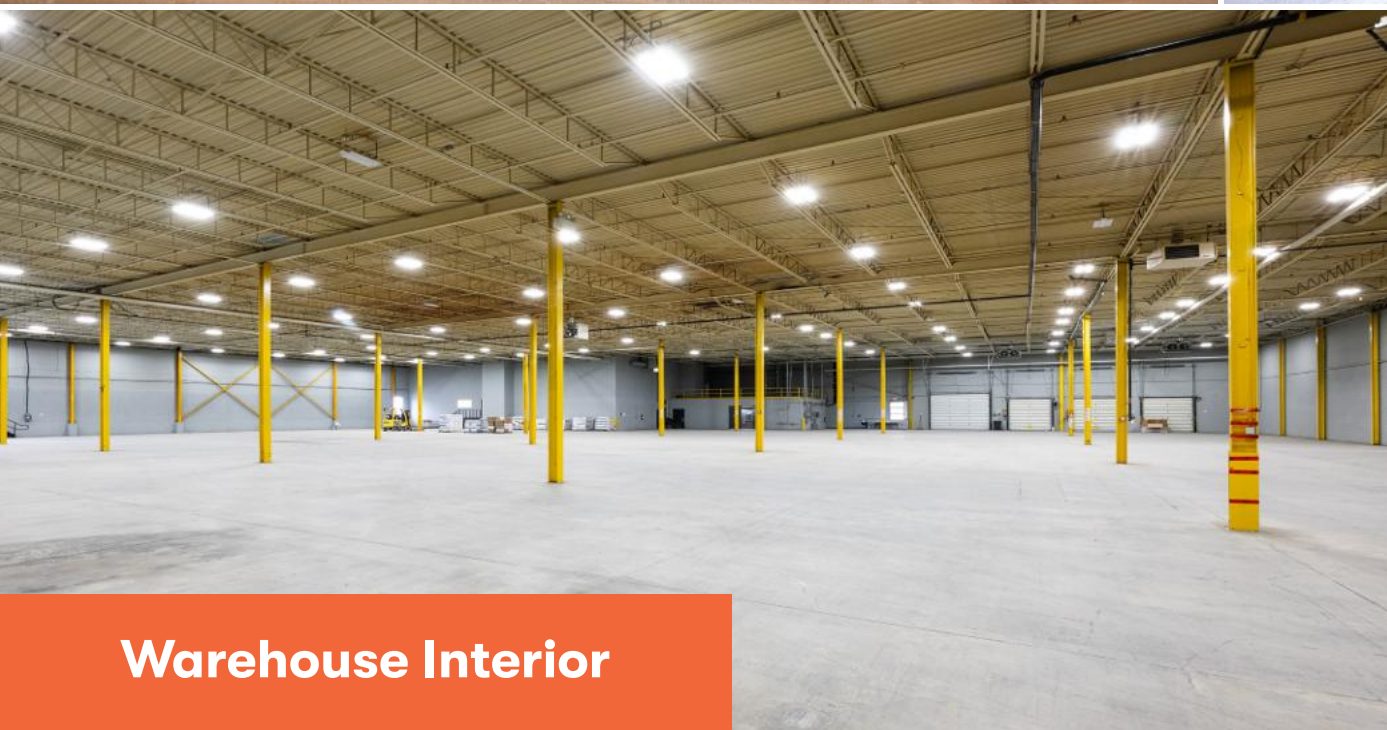
Office Space



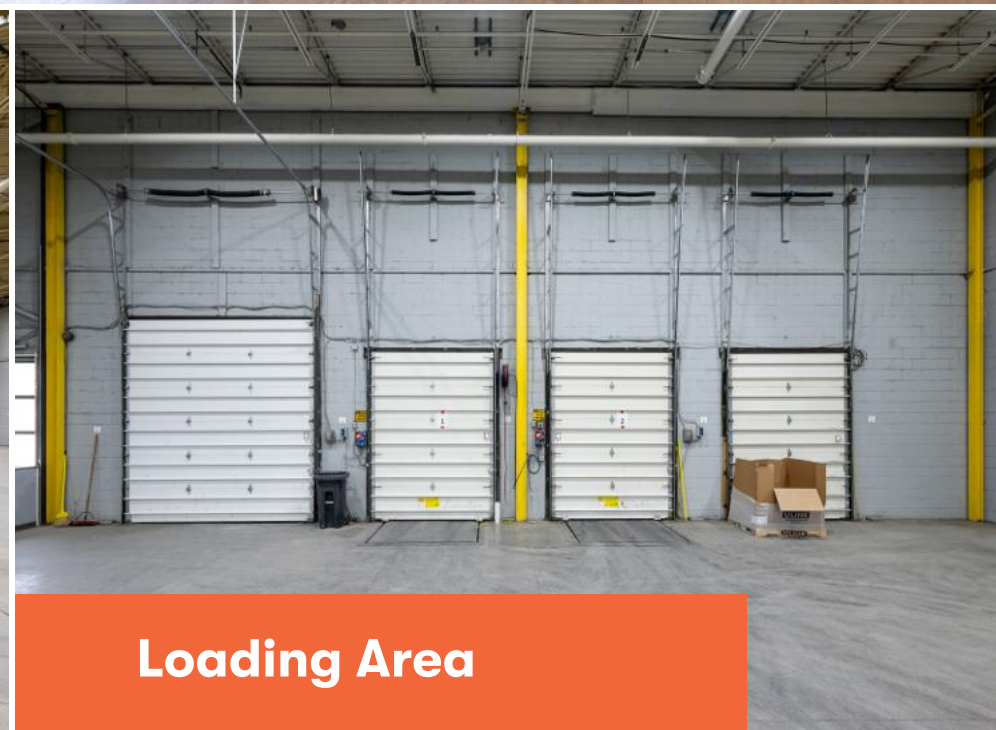
Office Space



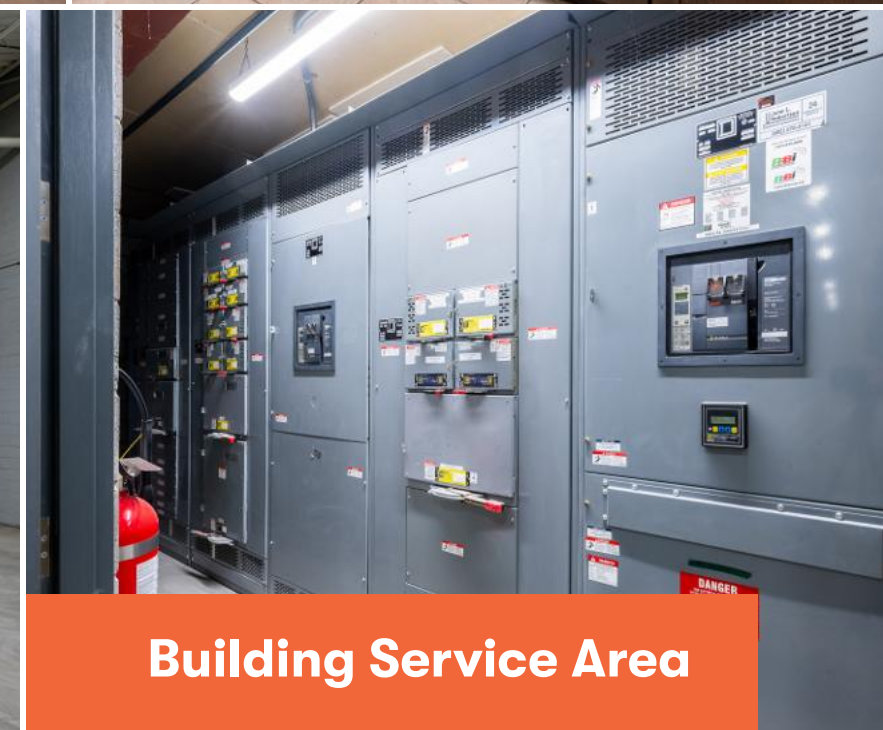
Kitchen



Warehouse Interior

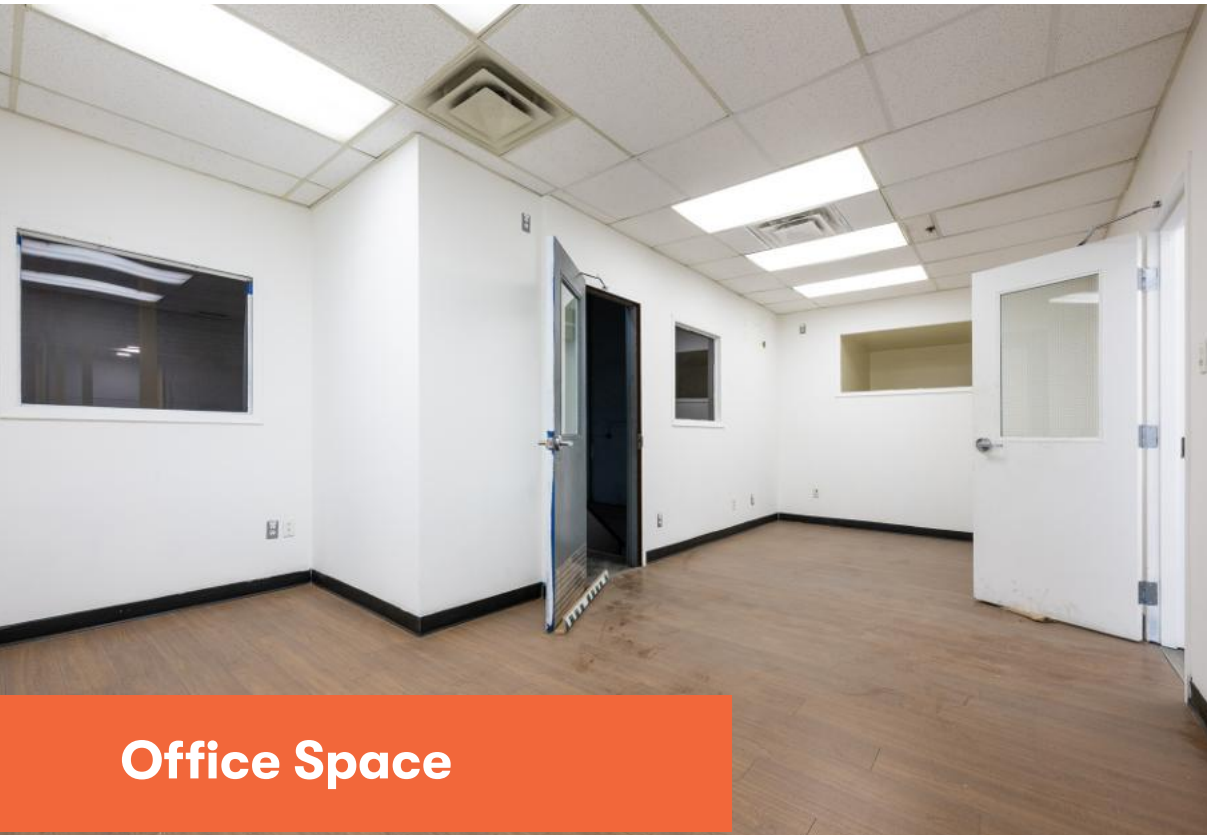


Loading Area

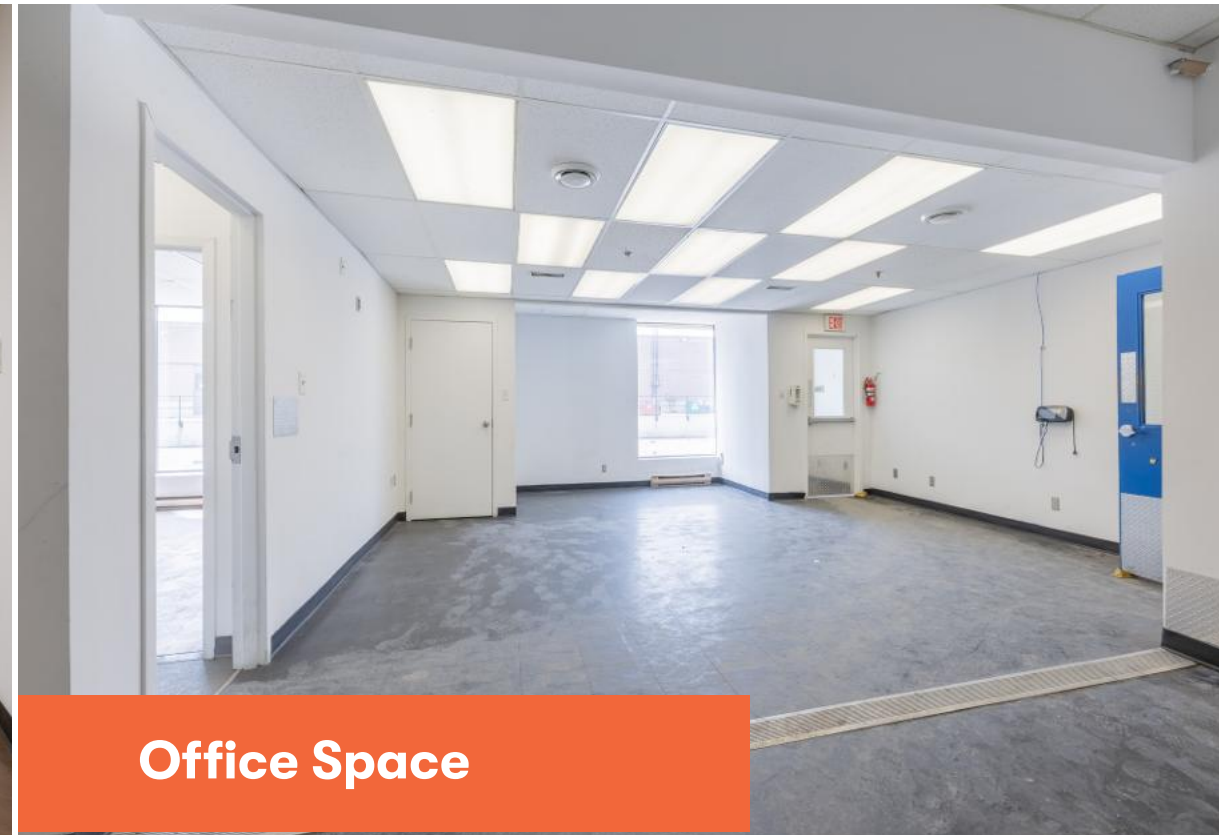


Building Service Area

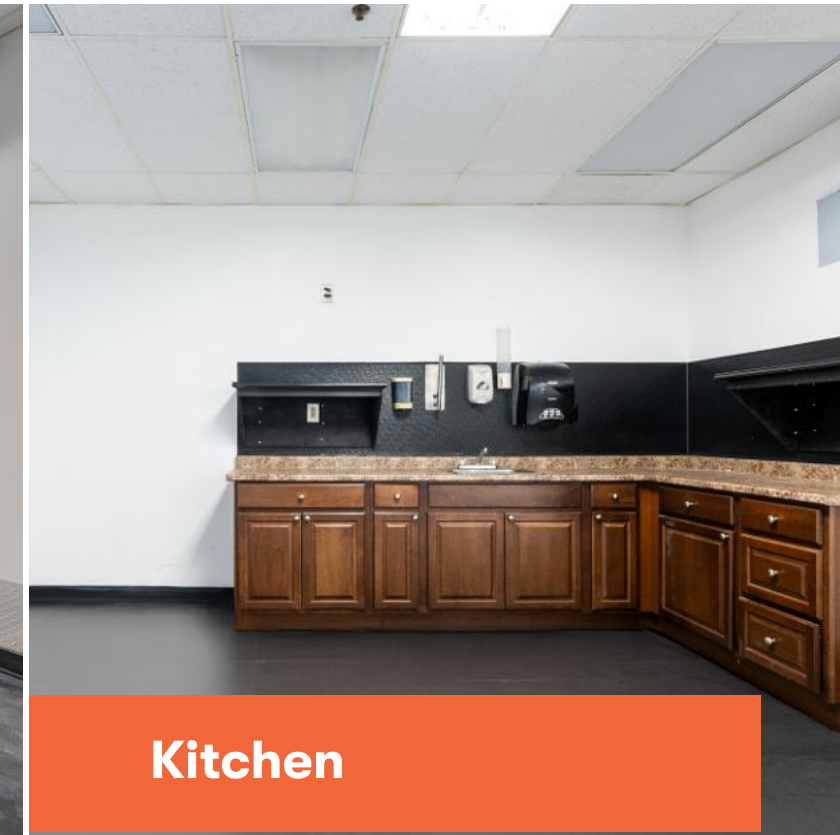
Pictures | Office 2



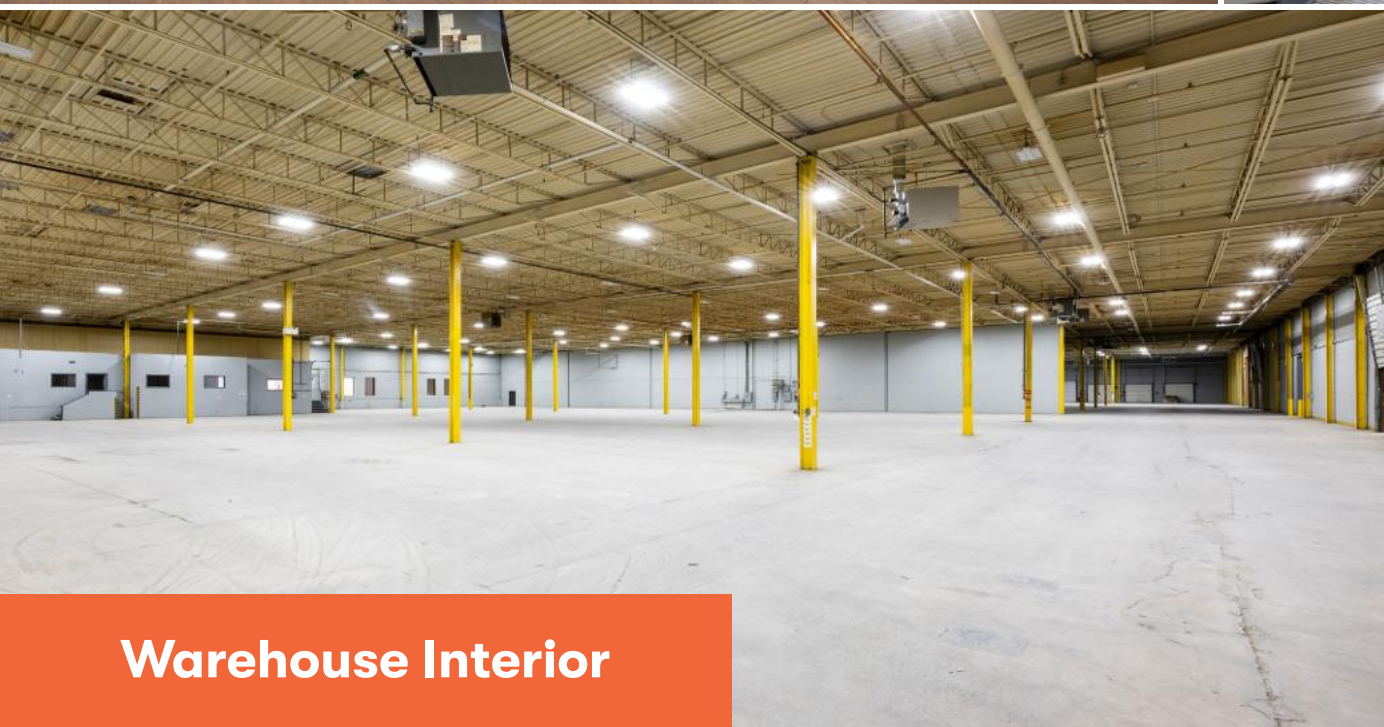
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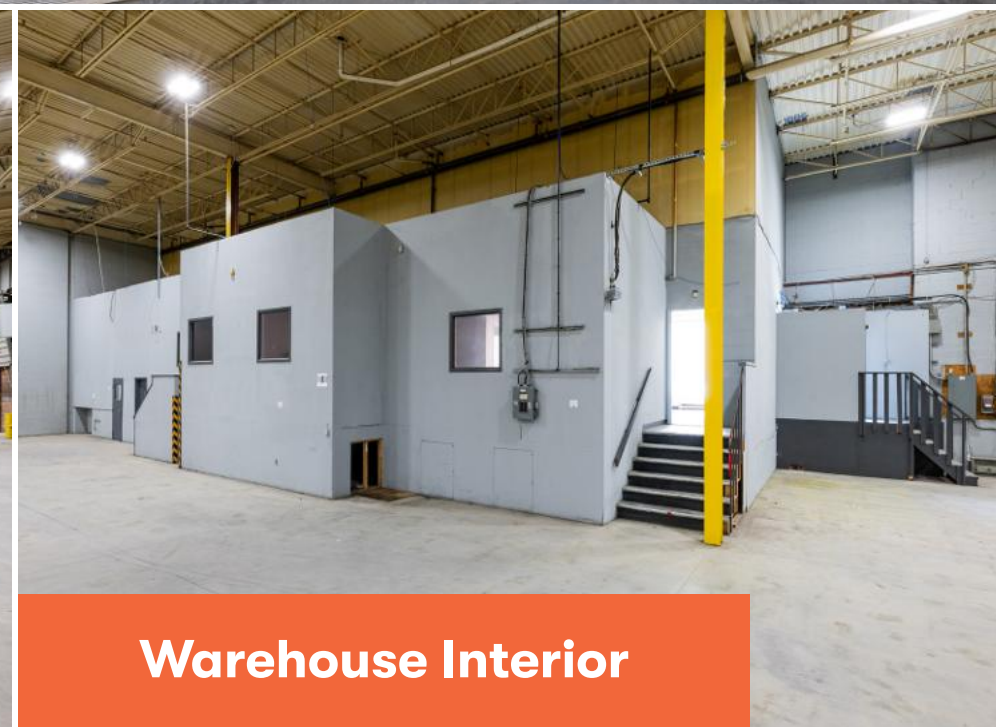
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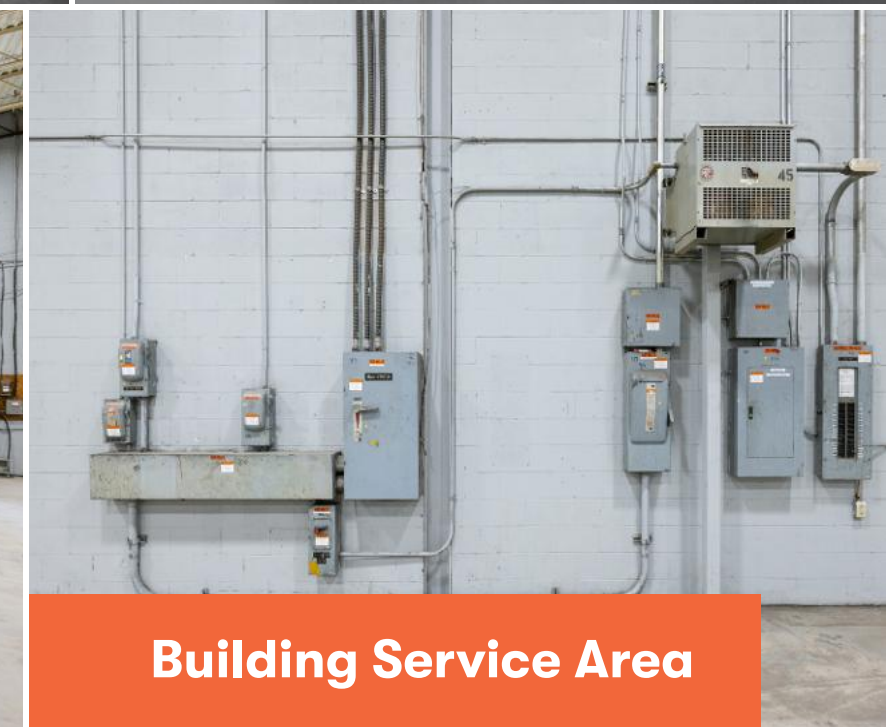
Kitchen



Warehouse Interior

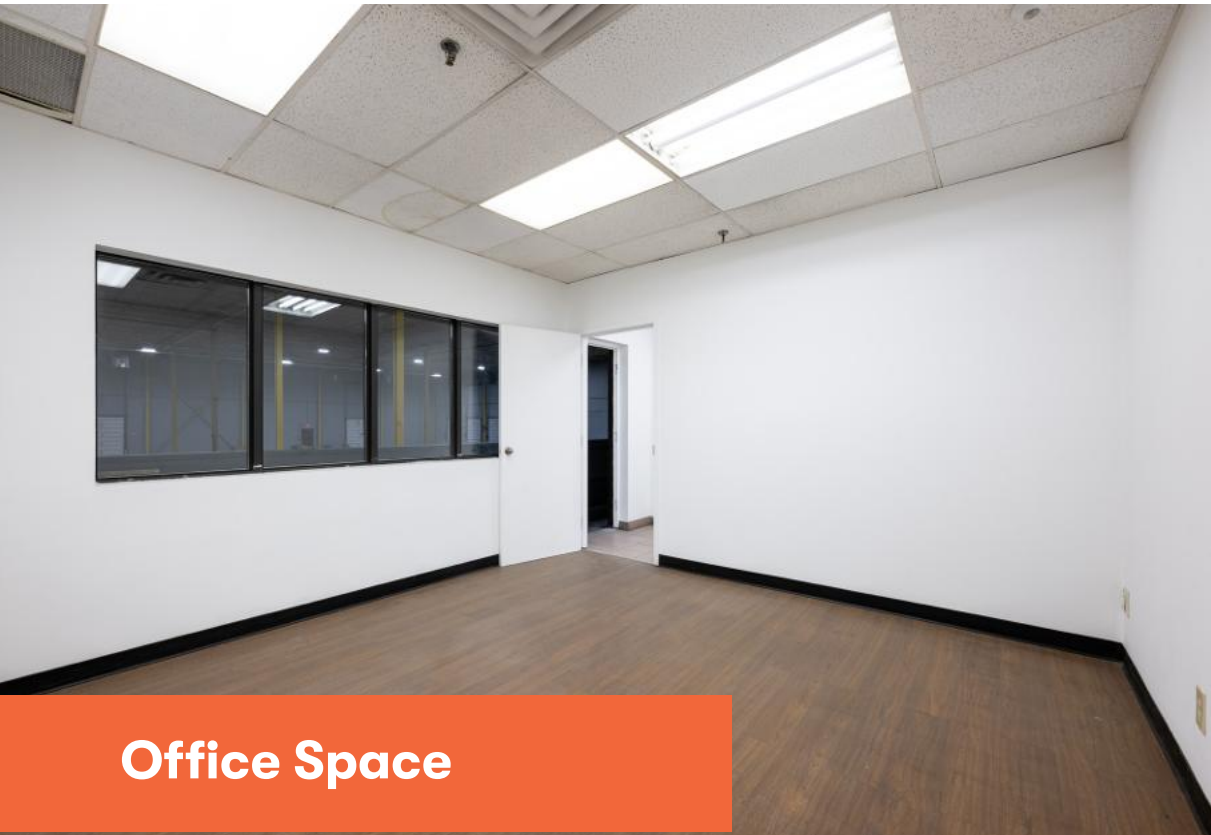


Warehouse Interior



Building Service Area

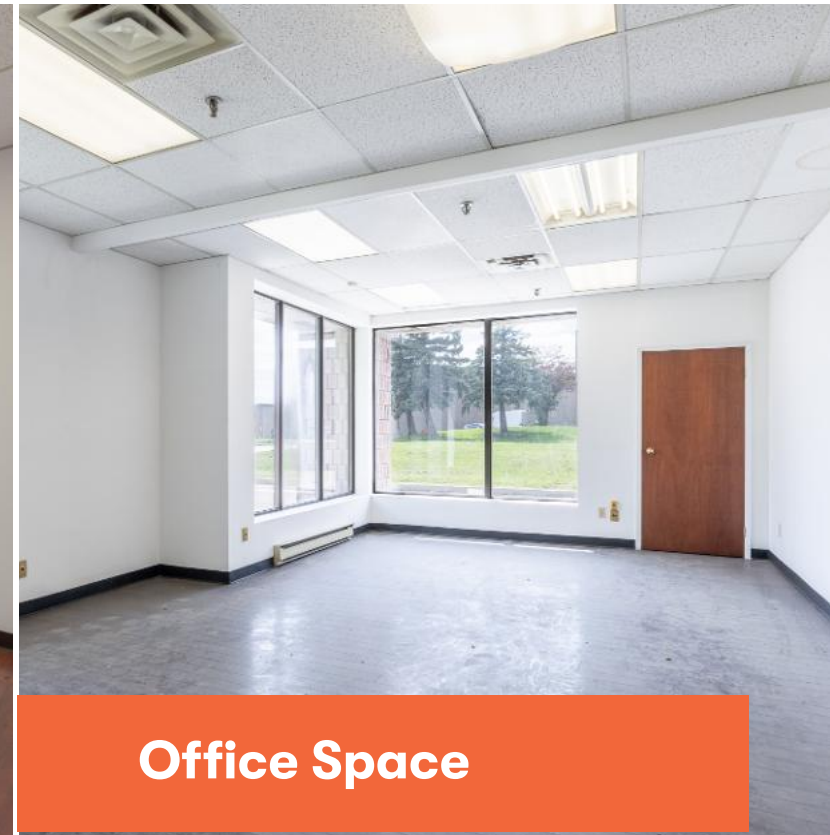
Pictures | Office 3



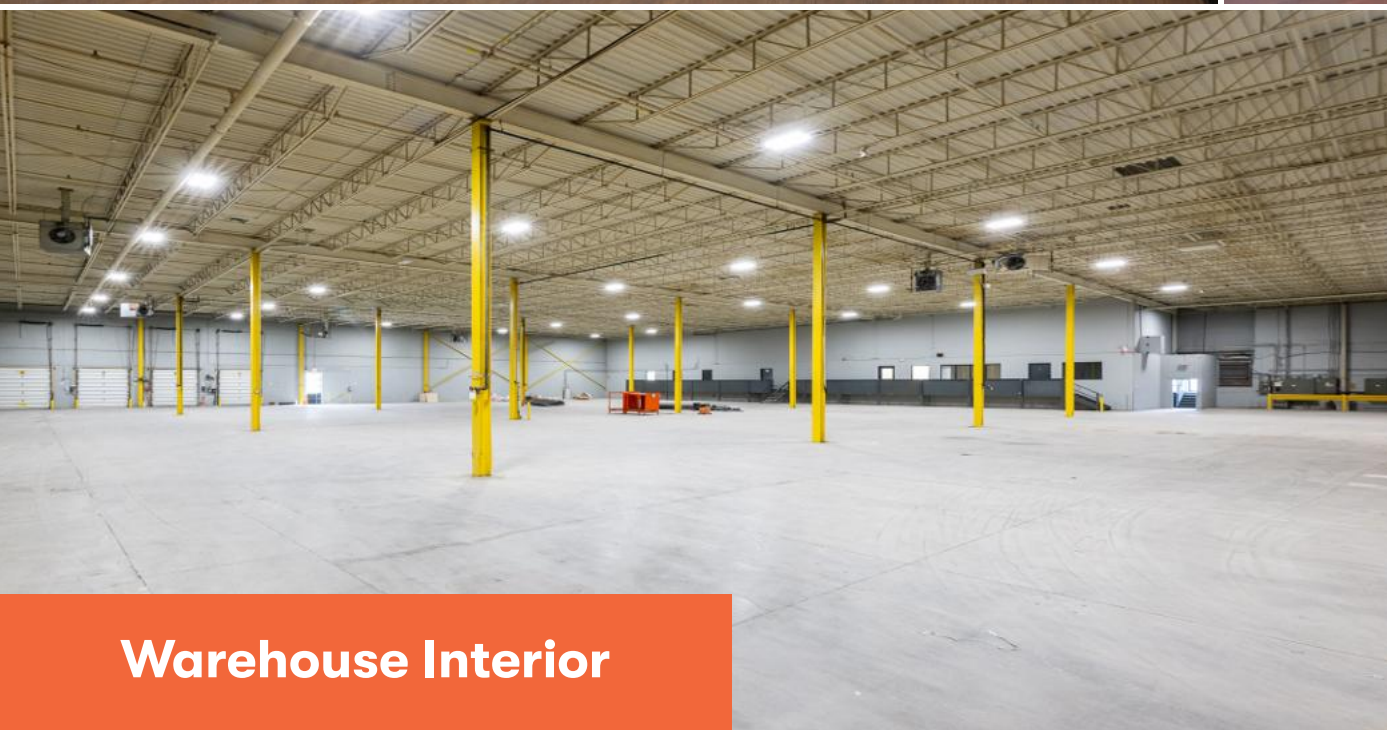
Office Space



Office Space



Office Space



Warehouse Interior



Warehouse Interior

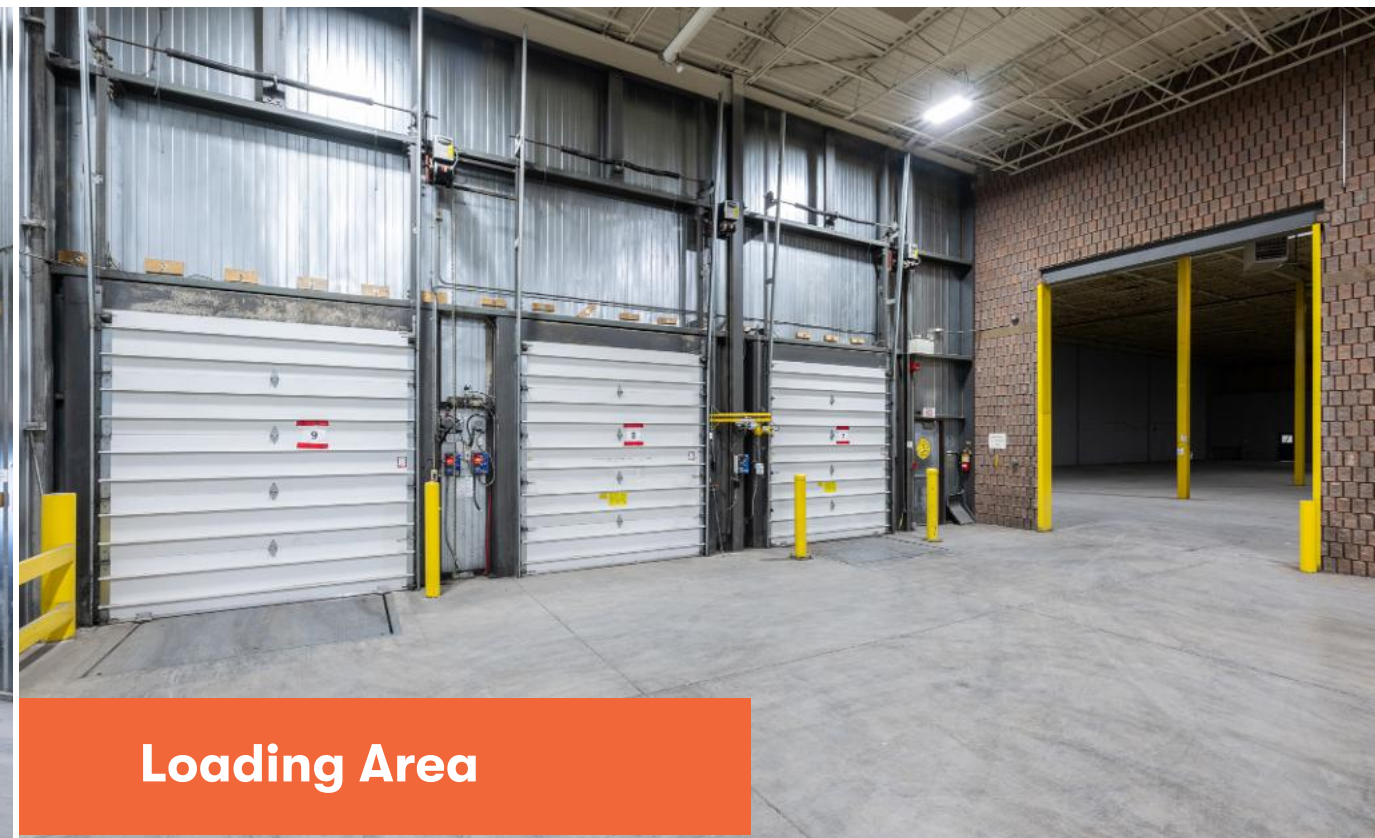


Warehouse Electricity

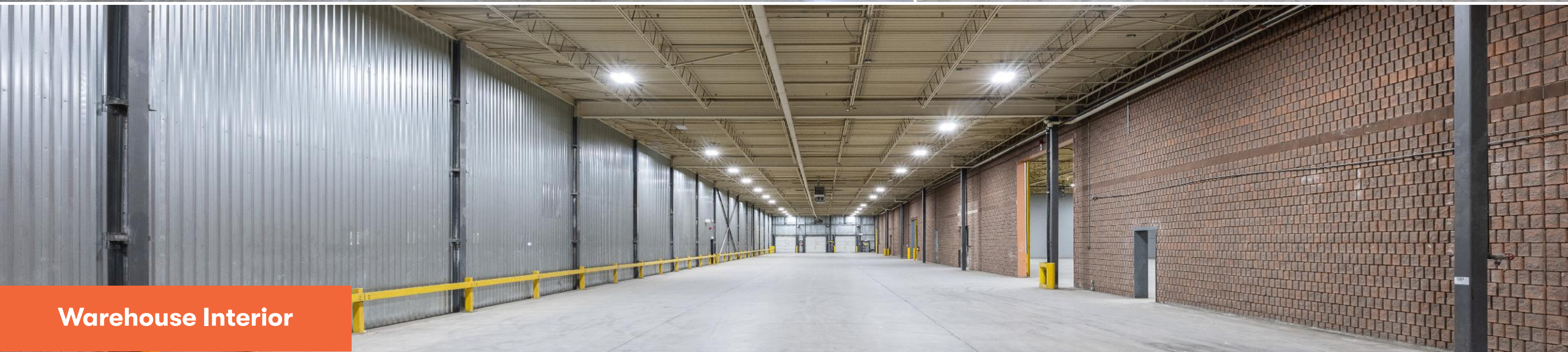
Pictures | Extension



Loading Area



Loading Area



Warehouse Interior

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

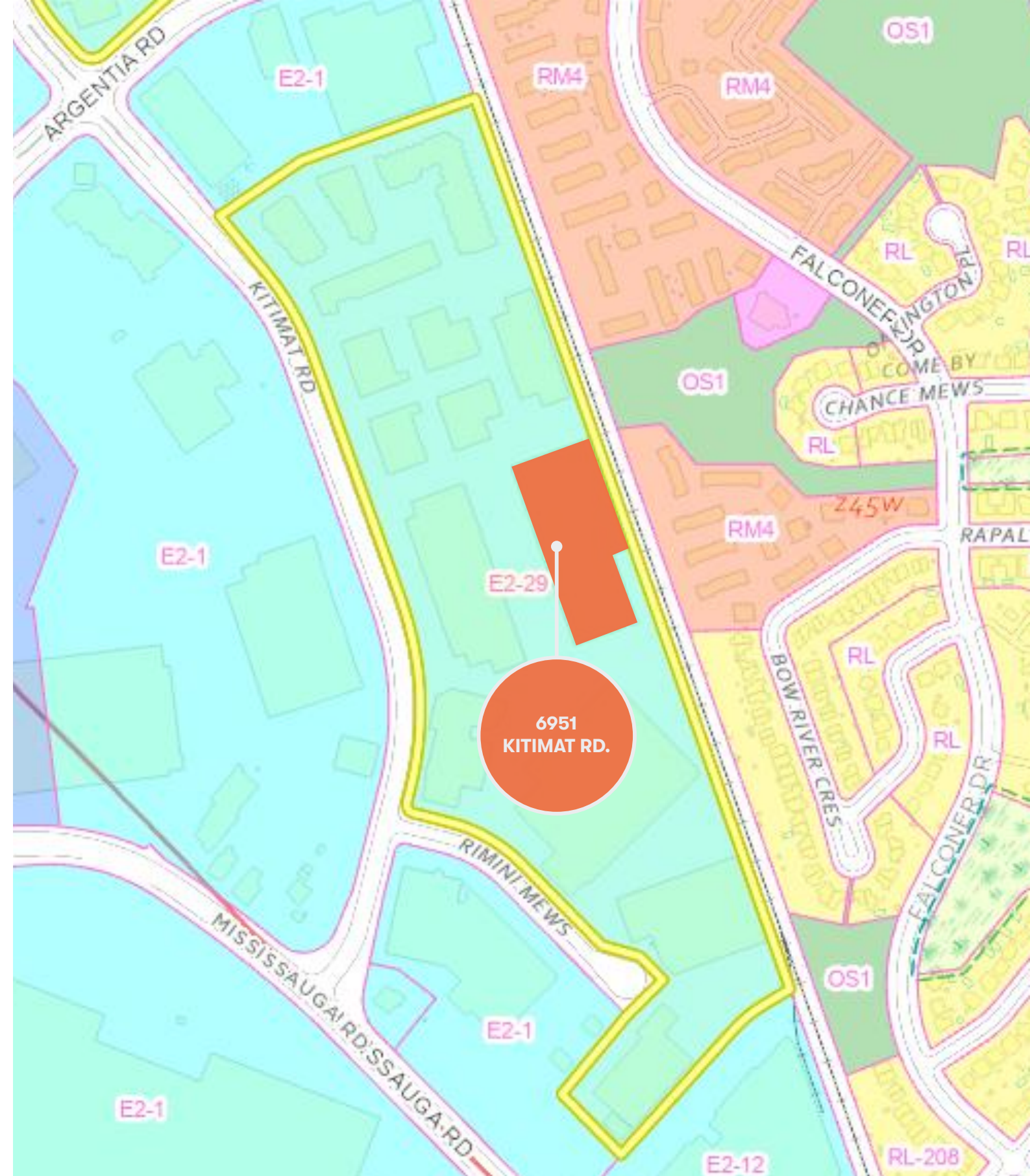
[Click here for E2 Zoning list and more](#)

- 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

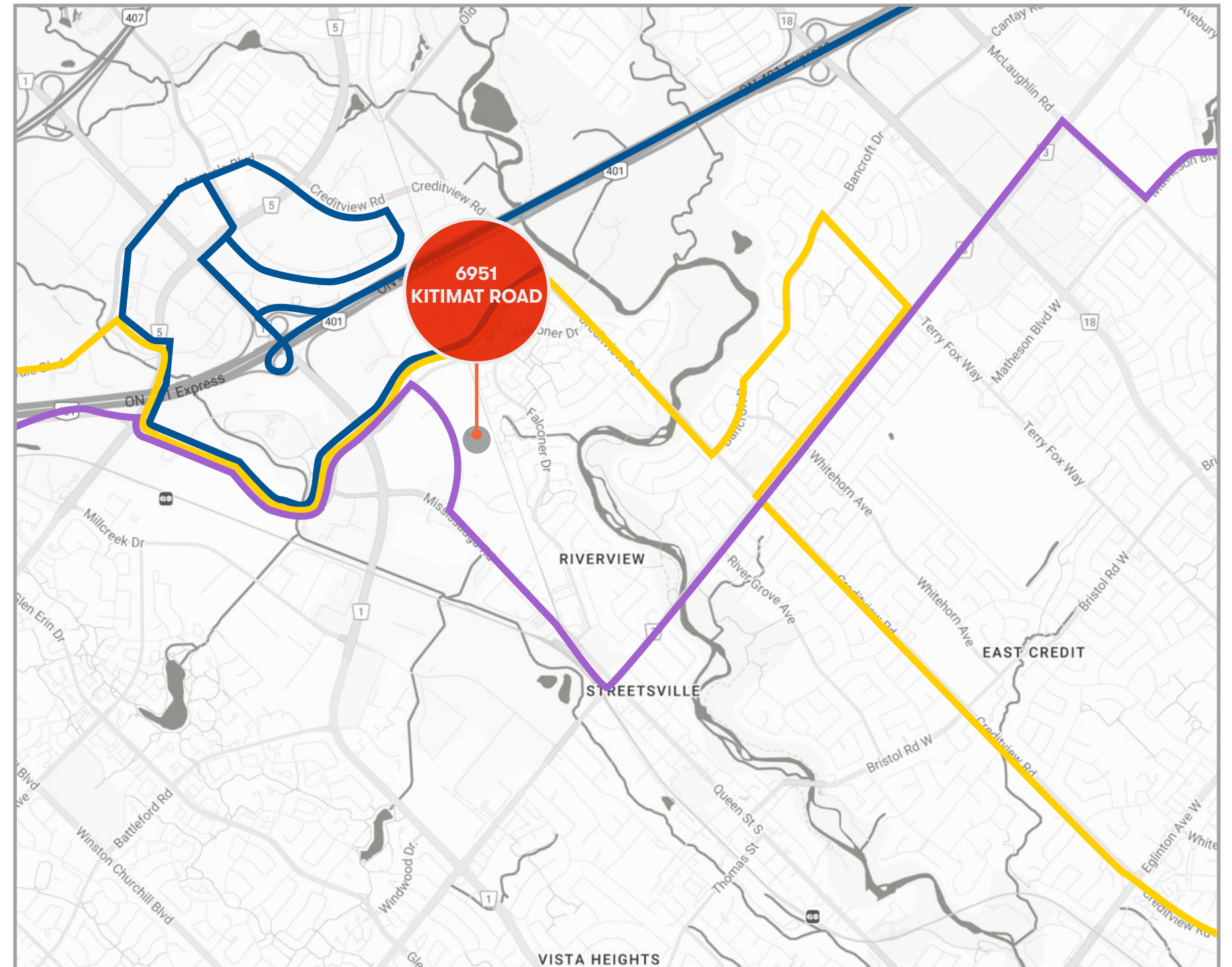
Heartland Town Centre

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
	Total Population	212,079	669,933	1,339,960
	Employment Rate	58%	56%	56.9%
	Median Age	40.3	40.2	39.9
	Average Household Income	141,906	123,362.5	126,628.5

Amenities Map

RESTAURANTS

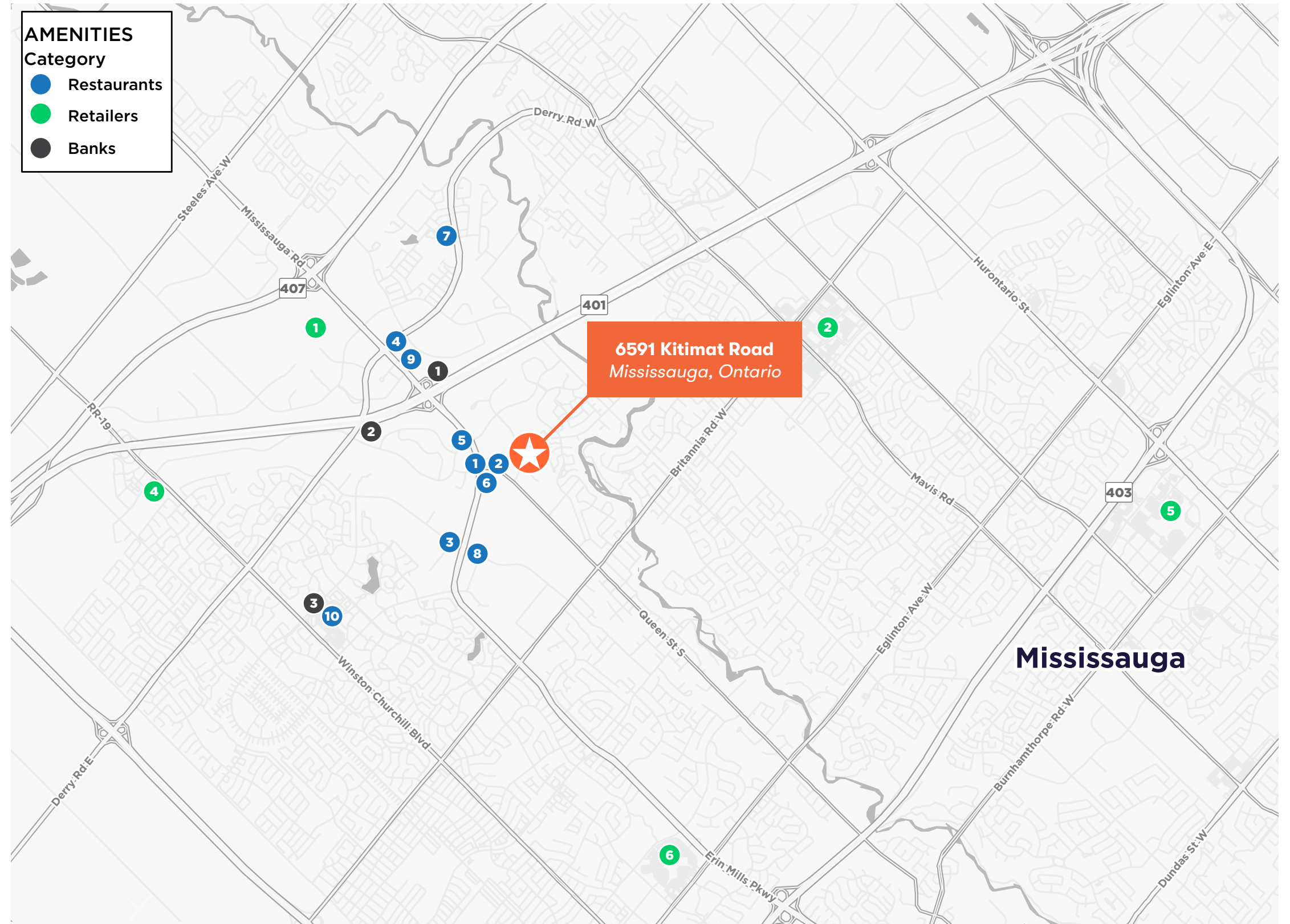
1. St. Louis Bar & Grill
2. WIND Japanese and Thai
3. Chuck's Roadhouse Bar & Grill
4. Union Social Eatery
5. Chop Steakhouse & Bar
6. Burger King
7. Pizza Nova
8. McDonald's
9. Tim Horton's
10. Swiss Chalet

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



Property Aerial Map



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. 6591 Kitimat Road is a well-located industrial facility in Meadowvale Streetsville, Mississauga. It offers dual-load shipping, LED lighting throughout, secured outside storage, and excellent transit access with immediate connectivity to Highways 401, 403, and 407. Ideal for manufacturing and distribution operations.



For Lease

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