



Industrial Freestand For Lease

6185 KESTREL ROAD, MISSISSAUGA

±34,321 Sq. Ft. Available • 19' Clear Height

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CBRE

Property Details

LOCATION	Tomken Road & Britannia Road E
SIZE	±34,321 Sq. Ft. (100% Warehouse)
ASKING RATE	Negotiable
ADDITIONAL RENT (EST. 2023)	\$5.29 Per Sq. Ft.
CLEAR HEIGHT	19'
SHIPPING	3 Truck Level Doors, 1 Drive-In Door
POSSESSION	30-60 Days
ZONING	E2

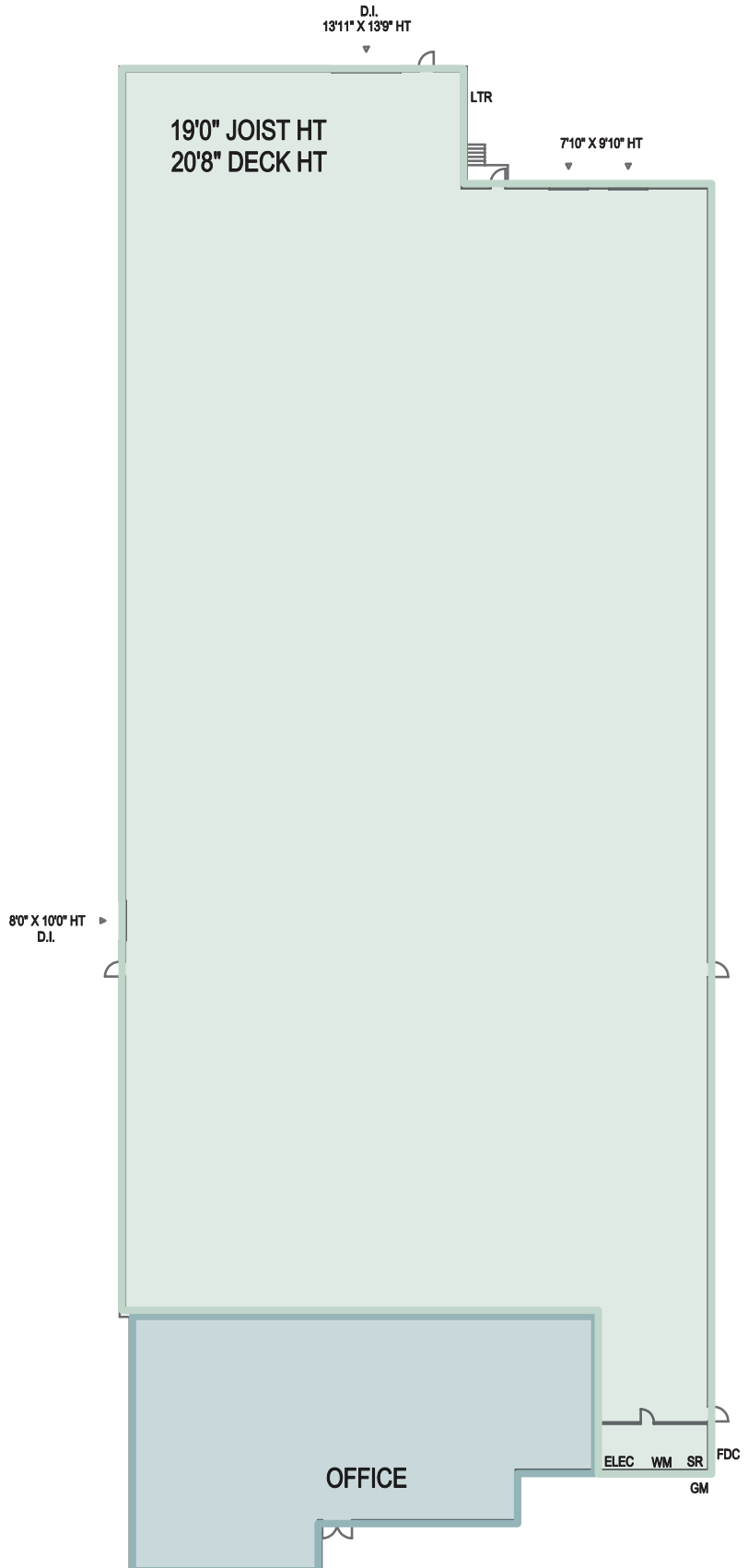
COMMENTS

- ◆ Portion of Rear Yard Enclosed with Fence.
- ◆ Professionally Owned and Managed.
- ◆ One of the Truck Level Doors is on the Side of the Building & Cannot Accommodate 53' Trailers.
- ◆ Portion of Space is Lower Clear Height.
- ◆ Great access to Highways 401, 403 and 410.
- ◆ Several Amenities Nearby with Excellent Access to Public Transit.



Floor Plan

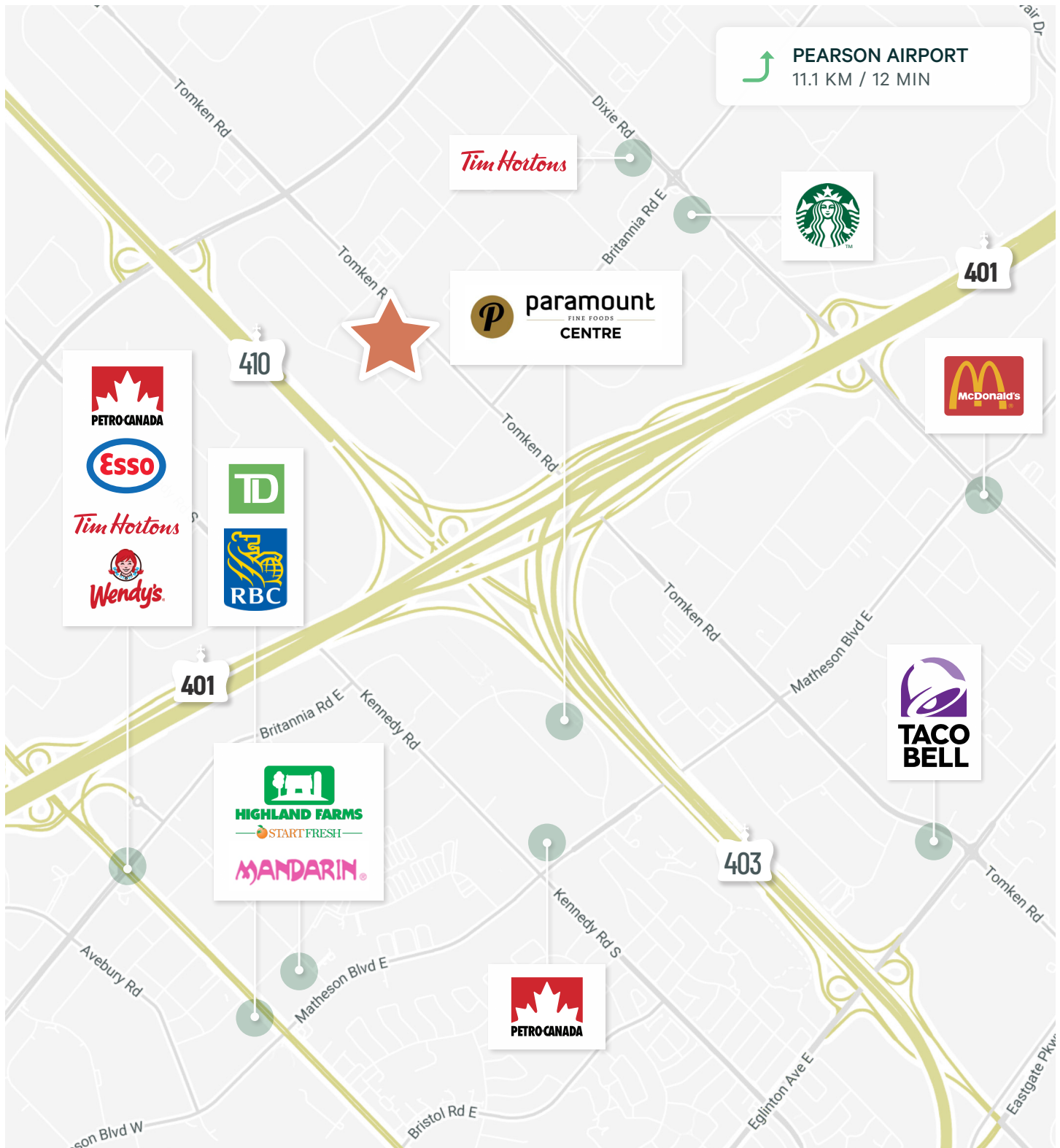
Office area	±4,261 Sq. Ft.
Warehouse area	±30,060 Sq. Ft.
Total area	±34,321 Sq. Ft.



*Space is Currently 100% Warehouse. Floor Plan Not to Date.

Location Overview

Convenient access to: highways, intermodals and Toronto Pearson International airport.
Prime network location in the heart of the GTA West.



Zoning - E2 Employment

Permitted Uses

OFFICE

- ◆ Medical Office
- ◆ Office

BUSINESS ACTIVITIES

- ◆ Broadcasting / Communications facility
- ◆ Manufacturing Facility
- ◆ Science and Technology Facility
- ◆ Truck Terminal
- ◆ Warehouse/Distribution Facility
- ◆ Wholesaling Facility
- ◆ Waste Processing Station (1)
- ◆ Waste Transfer Station (1)
- ◆ Composting Facility (1)
- ◆ Self Storage Facility
- ◆ Contractor Service Shop
- ◆ Medicinal Product
- ◆ Manufacturing Facility (0055-2015) (14)
- ◆ Medicinal Product Manufacturing Facility - Restricted (0055-2015)

COMMERCIAL

- ◆ Restaurant (1)
- ◆ Convenience Restaurant (0018-2015) (1)(13)

- ◆ Take-out Restaurant (1)
- ◆ Commercial School
- ◆ Financial Institution (0191-2009), (0018-2015)(12)
- ◆ Veterinary Clinic
- ◆ Animal Care Establishment

MOTOR VEHICLE SERVICE

- ◆ Motor Vehicle Repair Facility - Restricted
- ◆ Motor Vehicle Rental Facility
- ◆ Motor Vehicle Wash Facility - Restricted
- ◆ Gas Bar (0018-2015) (1)(2)(13)
- ◆ Motor Vehicle Service Station (0018-2015) (13)
- ◆ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)

HOSPITALITY

- ◆ Banquet Hall/Conference
- ◆ Centre/Convention Centre
- ◆ Night Club (1)(3)
- ◆ Overnight Accommodation

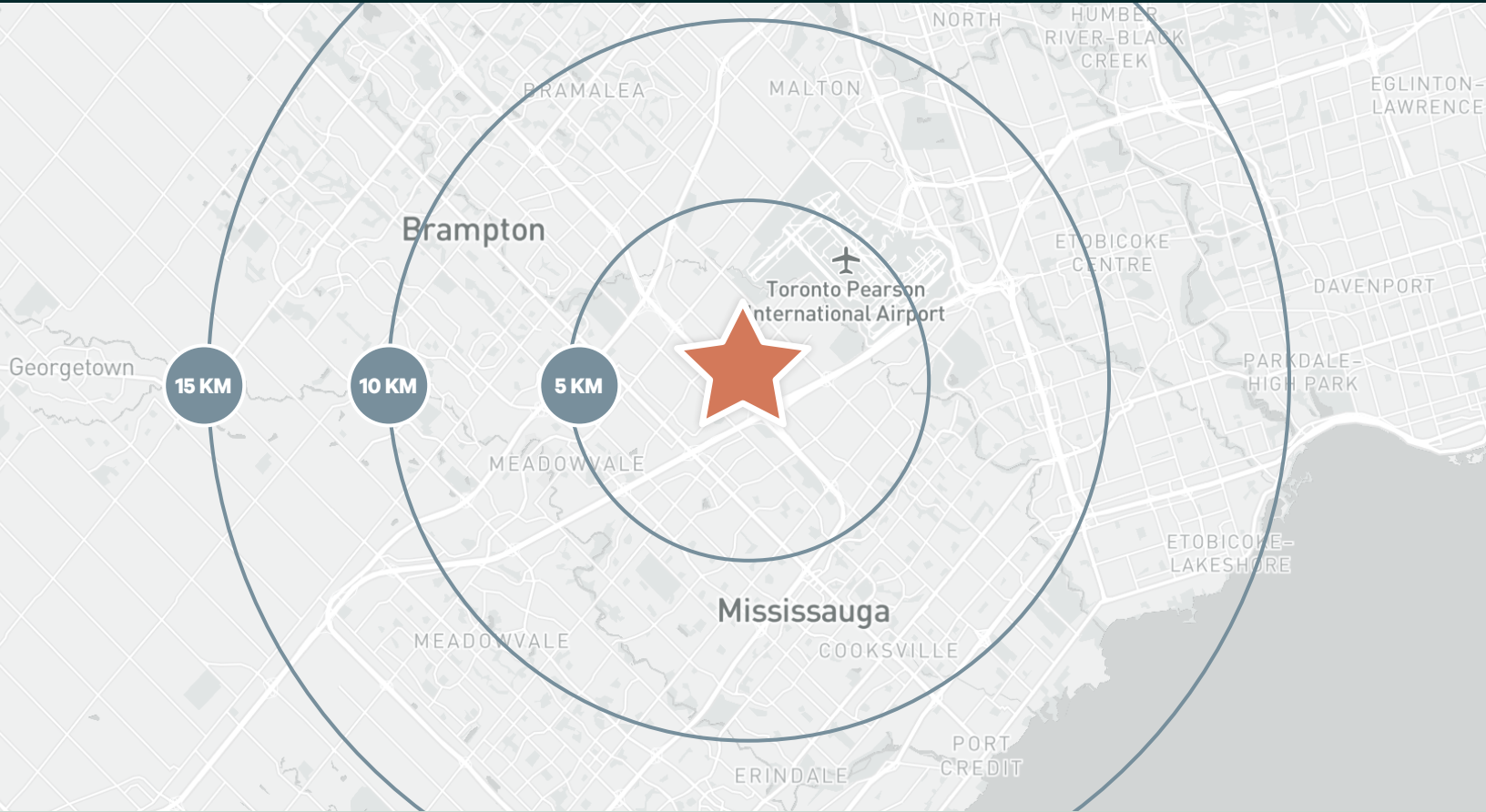
OTHER

- ◆ Adult Video Store (1)
- ◆ Adult Entertainment Establishment (1)

- ◆ Animal Boarding Establishment (1)
- ◆ Active Recreational Use
- ◆ Body-Rub Establishment (1)
- ◆ Beverage/Food Preparation Establishment
- ◆ Truck Fuel Dispensing Facility (0297-2013)
- ◆ Entertainment Establishment
- ◆ Recreational Establishment
- ◆ Funeral Establishment (4)
- ◆ Private Club
- ◆ Repair Establishment
- ◆ Parking Lot
- ◆ University/College
- ◆ Courier/Messenger Service

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TRAVEL TIMES

HIGHWAY 403

6 MIN / 4.6 KM

HIGHWAY 410

4 MIN / 2.2 KM

HIGHWAY 401

5 MIN / 3.2 KM

HIGHWAY 407

6 MIN / 5.1 KM

PEARSON INT'L AIRPORT

12 MIN / 12 KM

CN INTERMODAL BRAMPTON

15 MIN / 12.2 KM

CP INTERMODAL VAUGHAN

27 MIN / 27.4 KM

DOWNTOWN TORONTO

35 MIN / 31.6 KM

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