

INDUSTRIAL SPACE  
FOR LEASE

# 7496-7550

## BATH ROAD

Mississauga, Ontario

**7508 - Unit 4**  
**2,385 sq.ft**



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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

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### LEASE DETAILS

**Basic Rental Rate:** \$22.00/per sq.ft.

**Taxes & Operating:** \$7.06/per sq.ft.

Operating costs, tax estimates and rental ranges are based on 2024 figures and are subject to change.



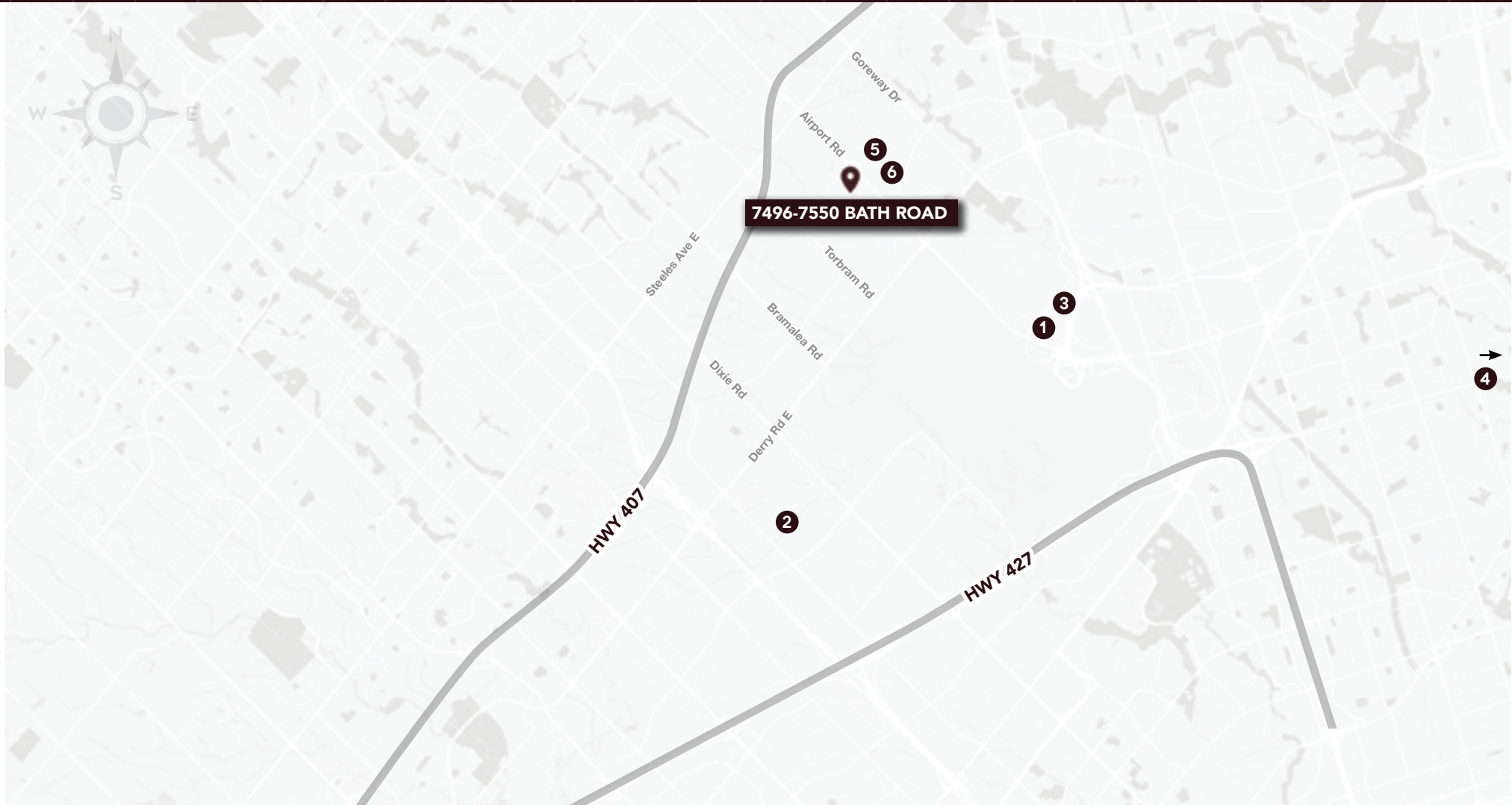
### OPPORTUNITY

**7508 - Unit 4 - 2,385 sq.ft.**

### HIGHLIGHTS

- ✓ One minute walk to MiWay bus service - route 45
- ✓ 15 minute drive to:
  - UP Express
  - Toronto Airport Express
  - Pearson International
- ✓ 35 minute drive to Billy Bishop Toronto City (Accessible to Mississauga via UP Express train)
- ✓ Minutes from HWY 427 and 407
- ✓ On site parking available -
- ✓ Many nearby restaurants and amenities including Tim Hortons, Quiznos, gas station and more
- ✓ Plenty of natural light
- ✓ Excellent street exposure

# AREA MAP



**7496-7550**  
**BATH ROAD**  
Mississauga, Ontario

- 1 UP Express
- 2 Toronto Airport Express
- 3 Pearson International Airport
- 4 Billy Bishop Toronto City Airport
- 5 Tim Hortons
- 6 Elmvale Acres Shopping Centre

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