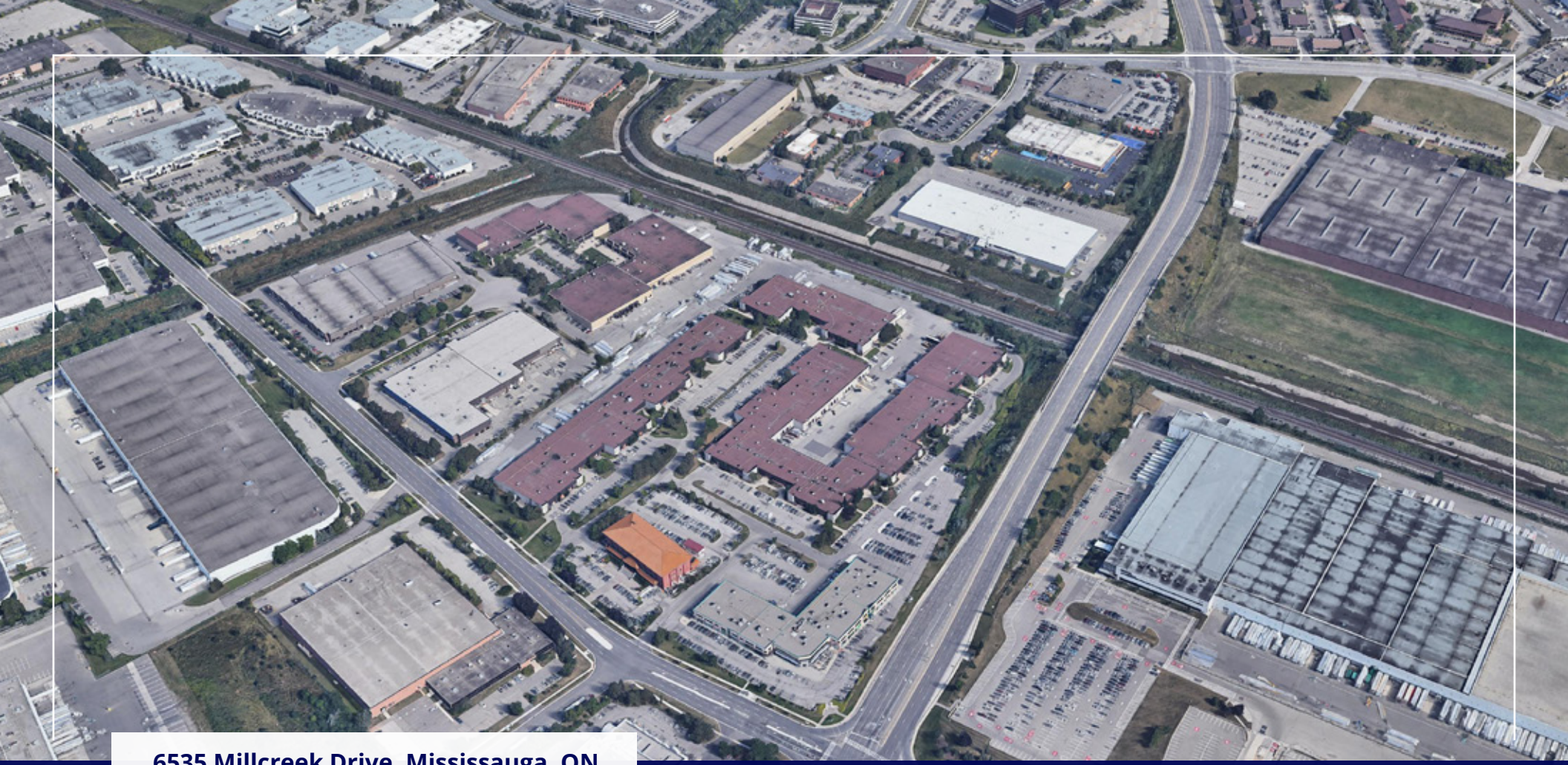


6535 Millcreek Drive, Mississauga, ON

Industrial Units Available for Lease

Antonis Drivas*

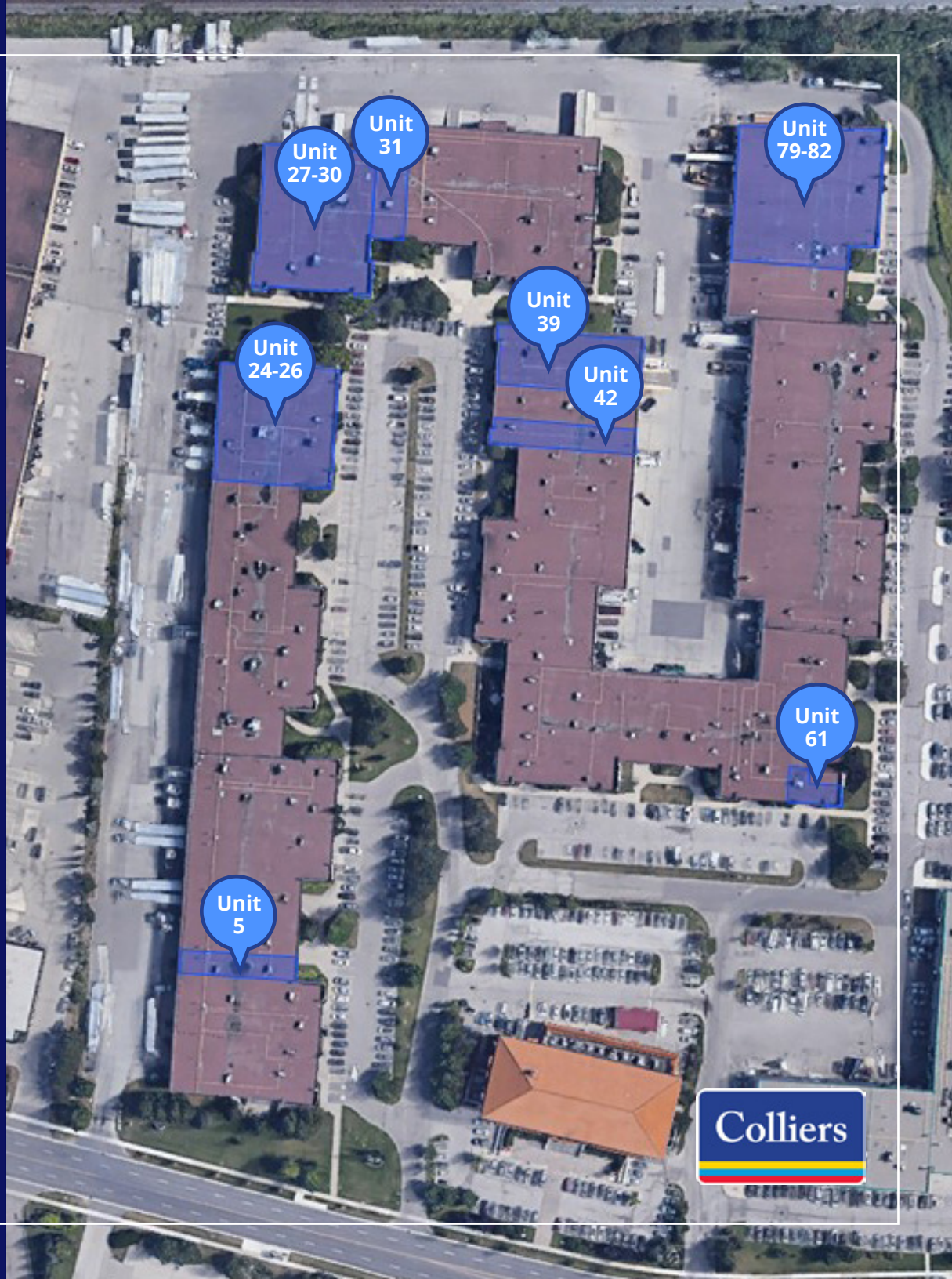
Vice President
+1 416 620 2881
antonis.drivas@colliers.com

Colliers

Accelerating success.

Available Space For Lease

Unit 5 | 3,283 SF	3
Unit 24-26 | 13,587 SF	4
Unit 27-30 | 16,631 SF	5
Unit 31 | 3,336 SF	6
Unit 39 | 8,525 SF	7
Unit 42 | 4,285 SF	8
Unit 61 | 2,646 SF	9
Unit 79-82 | 20,210 SF	10



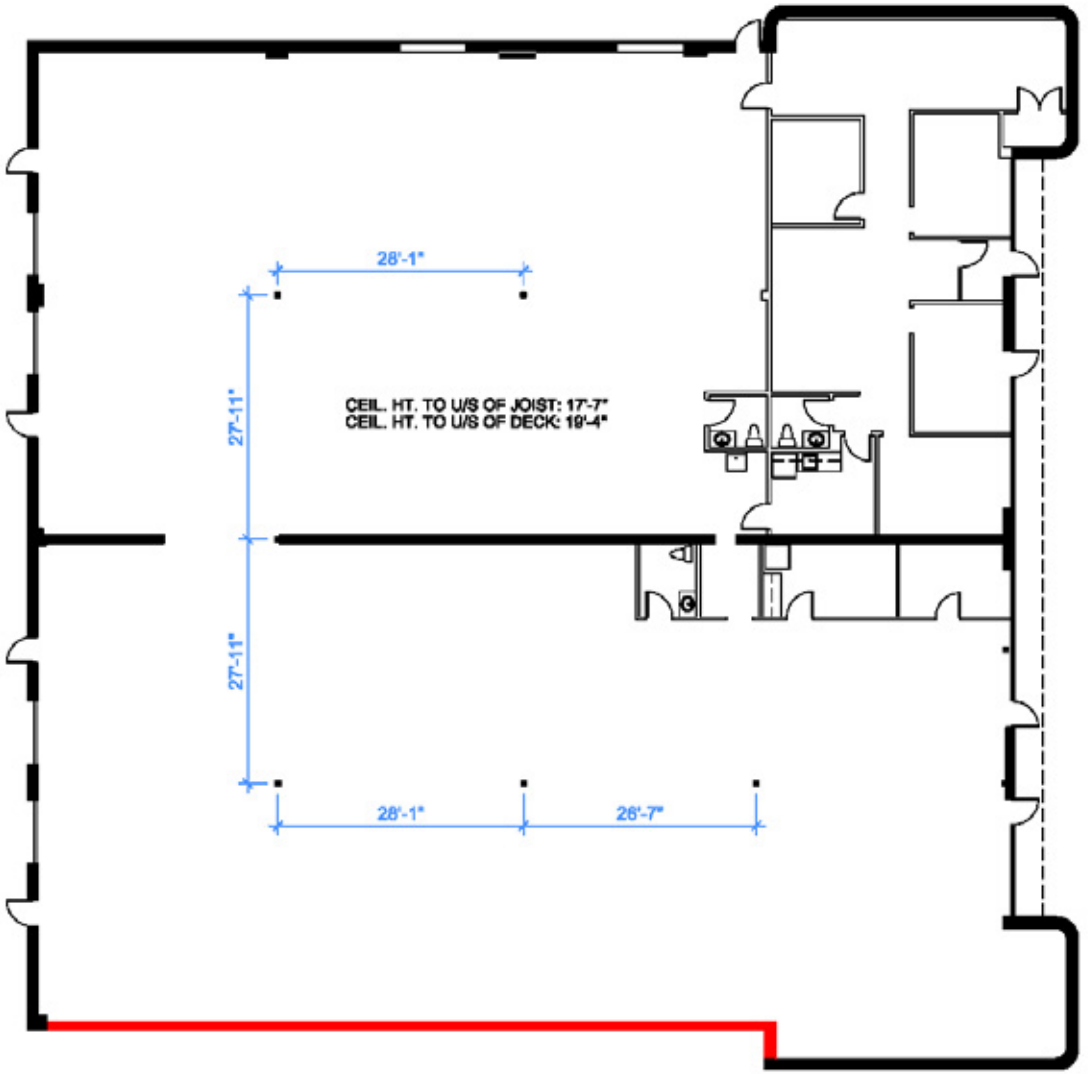
Unit 5
Industrial

Total Area	3,283 SF
Office Area	60%
Warehouse Area	40%
Clear Height	18’
Shipping	1 TL
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate

**All information to be verified by the Tenant”*

Unit 24-26 Industrial

Total Area	13,587 SF
Office Area	13%
Warehouse Area	87%
Clear Height	18’
Shipping	4 TL
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate



**All information to be verified by the Tenant”*

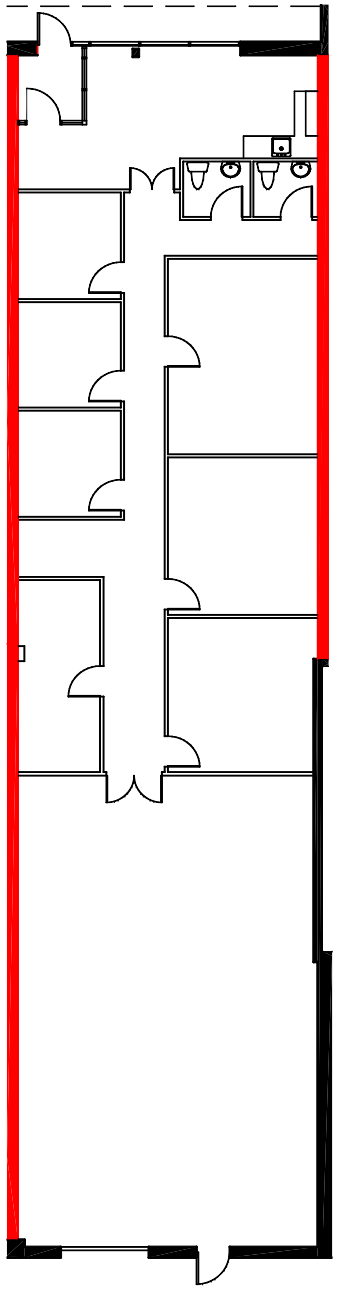
Unit 27-30 Industrial

Total Area	16,631 SF
Office Area	10%
Warehouse Area	90%
Clear Height	18’
Shipping	4 TL (potential to add additional 1 TL)
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate

**All information to be verified by the Tenant”*

Unit 31
Industrial/Office

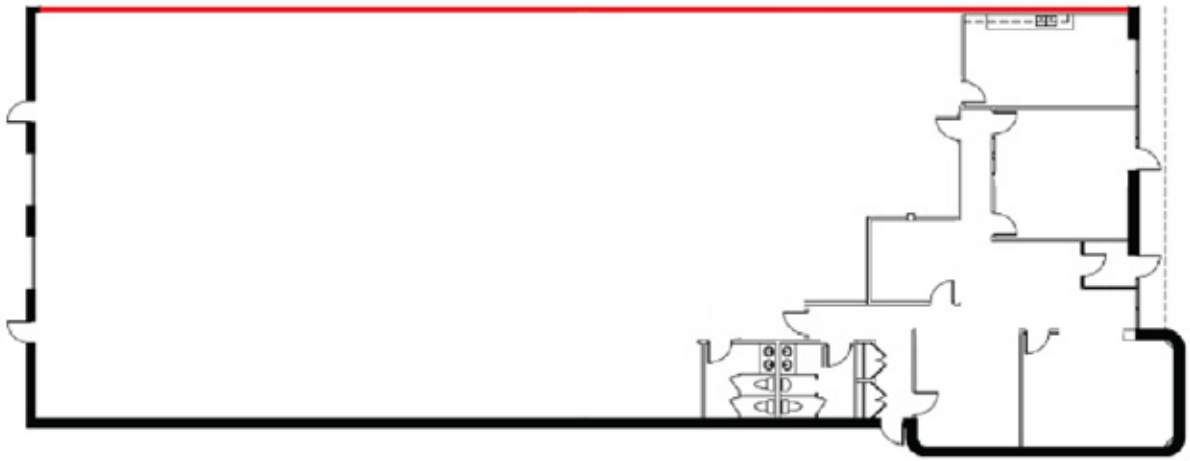
Total Area	3,336 SF
Office Area	60%
Warehouse Area	40%
Clear Height	18’
Shipping	1 TL
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate



**All information to be verified by the Tenant”*

Unit 39
Industrial

Total Area	8,525 SF
Office Area	20%
Warehouse Area	80%
Clear Height	18’
Shipping	1 Truck-Level Door 1 Oversized Drive-In
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate



**All information to be verified by the Tenant”*

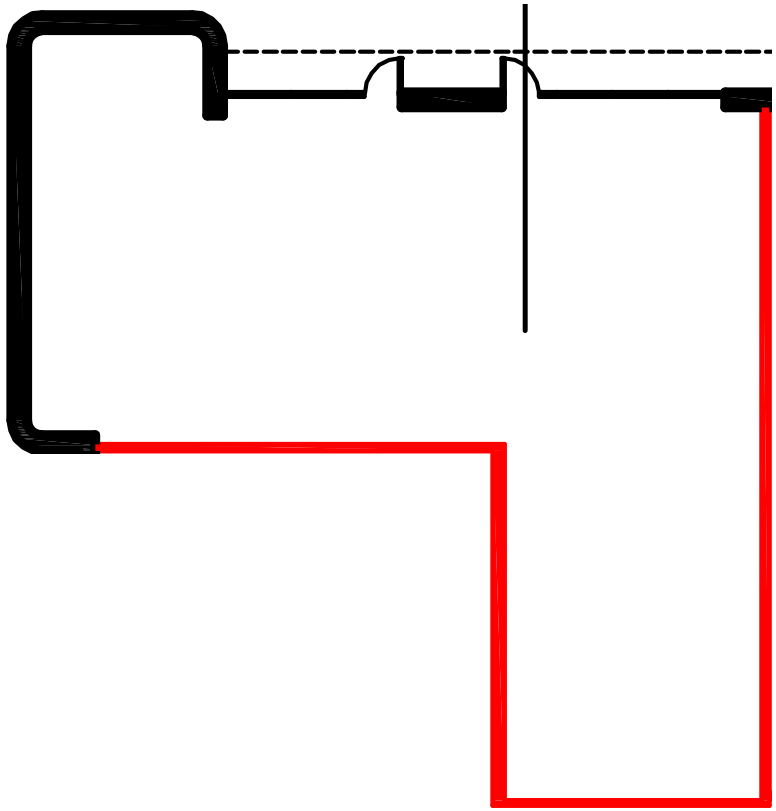
Unit 42
Industrial

Total Area	4,285 SF
Office Area	25%
Warehouse Area	75%
Clear Height	18’
Shipping	1 Truck-Level Door
Zoning	E2
Lease Rate (Net PSF)	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate

**All information to be verified by the Tenant”*

Unit 61
Office

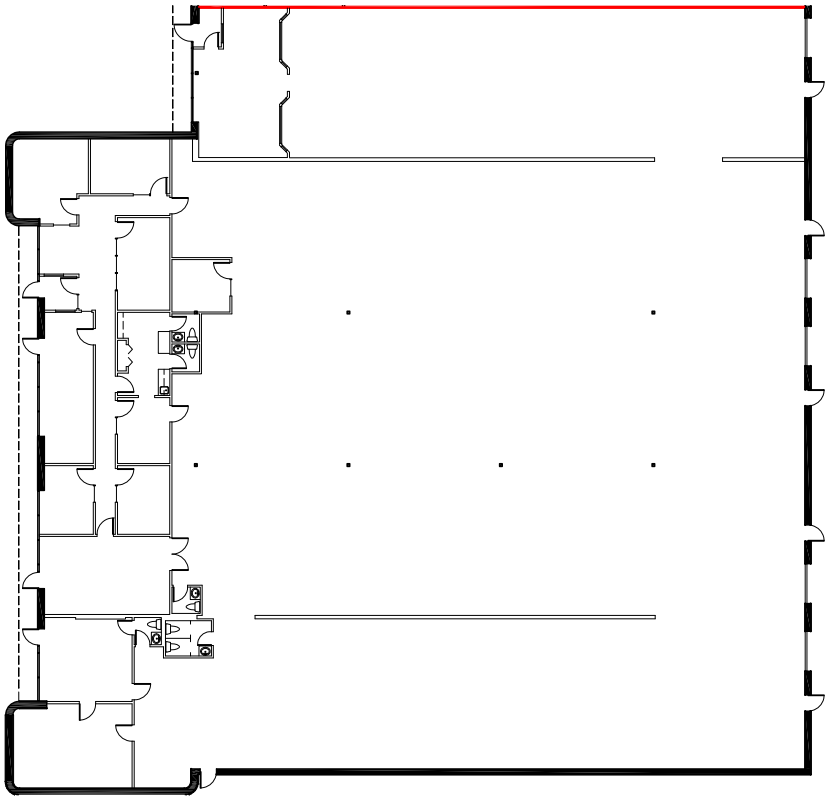
Total Area	2,646 SF
Office Area	100%
Warehouse Area	N/A
Clear Height	N/A
Shipping	N/A
Zoning	E2
Lease Rate	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate



**All information to be verified by the Tenant"*

Unit 79-82
Industrial

Total Area	20,210 SF
Office Area	20%
Warehouse Area	80%
Clear Height	18’
Shipping	4 Truck-Level Doors 1 Drive-In
Zoning	E2
Lease Rate	Speak to Listing Agent
TMI	$6.78 (2025)
Possession	Immediate



**All information to be verified by the Tenant”*

Nearby **Amenities**

6535 Millcreek Drive, Mississsauga

Over 40 restaurants nearby

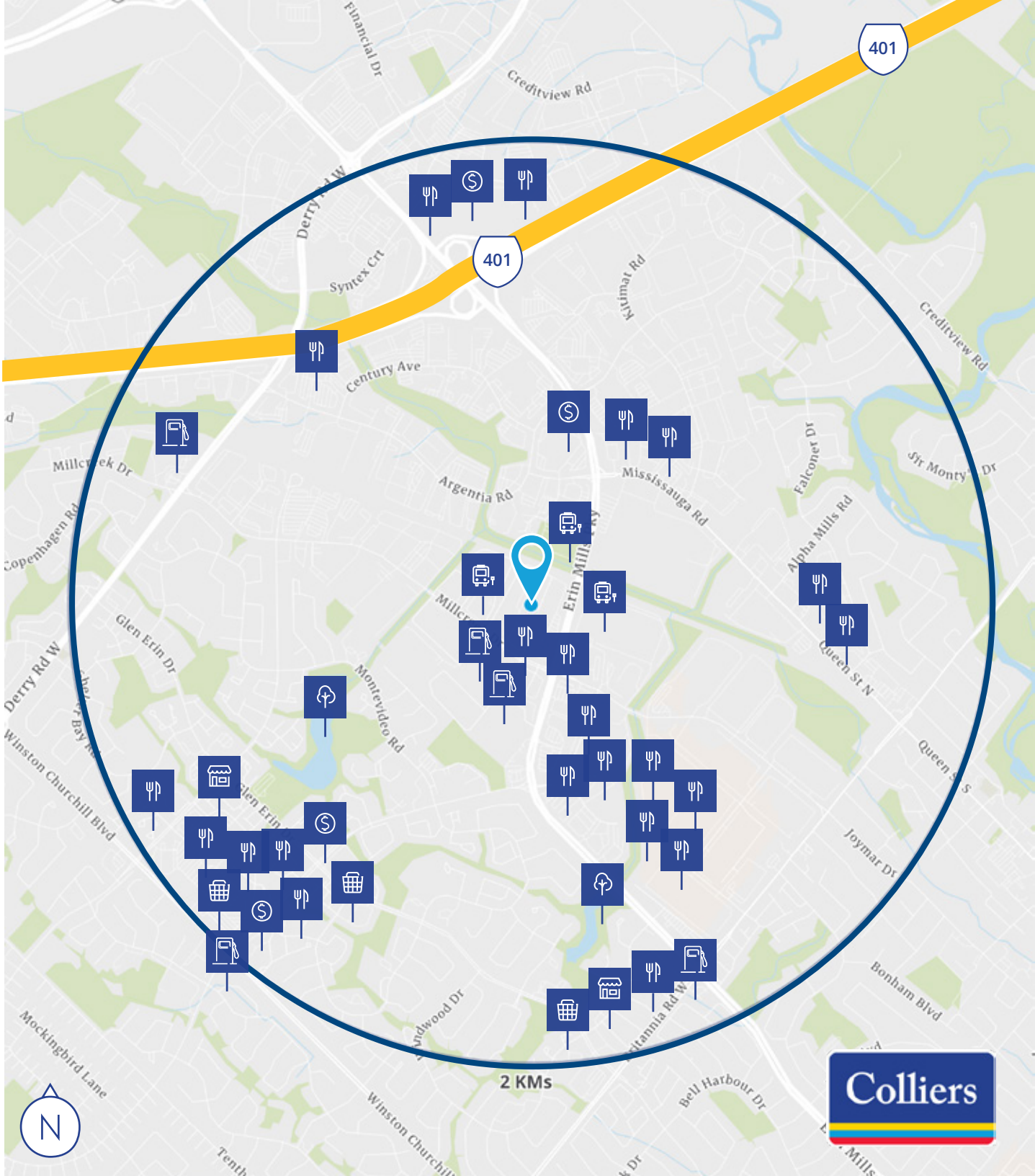
Accessible via MiWay and GO bus routes 44, 21, 27, & 48

Banks nearby include: RBC, BMO, CIBC, Scotiabank, TD Bank.

Malls, shops and grocery stores located with close proximity

A short 5 minute drive to Highway 401 East & West

All within 2kms of the subject property



Mississauga **Zoning**

Permitted Uses - E2

- Medical Office
- Office
- Broadcasting/communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Veterinary Clinic
- Warehouse/Distribution Facility
- Animal Care Establishment
- Contractor Service Shop
- Private Club
- Courier/Messenger
- Medicinal Product Manufacturing Facility
- Commercial School
- Financial Institution
- Repair Establishment
- Animal Boarding Establishment
- Active Recreational use
- Entertainment Establishment
- Recreational Establishment

View Mississauga Zoning Map ***Here***

6535 Millcreek Drive, Mississauga, ON

Antonis Drivas*

Vice President
+1 416 620 2881
antonis.drivas@colliers.com

View Online Listing

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.