

HIGH-PROFILE LEASING OPPORTUNITY



6265 KENWAY DRIVE UNIT 2

MISSISSAUGA, ON



Denise Williams*















Associate Vice President

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38,643 SF

SALIENT DETAILS

	MAIN INTERSECTION	Highway 403 / Hurontario St.
	BUILDING AGE	23 Years (Built circa 2000)
	TOTAL AREA	38,643 SF
	TOTAL OFFICE	15%
	TOTAL WAREHOUSE	85%
	CLEAR HEIGHT	28'
	SHIPPING DOORS	3 Truck Level (all with levelers) 1 Drive-In (oversized)
	BAY SIZE	36' x 37'4"
	POWER	600 Volt / 400 Amps
	PARKING	40 Stalls
	ZONING	E2
	POSSESSION	June 1, 2023
	T.M.I. (2020)	\$4.50 PSF
	ASKING RATE	\$20.00 PSF

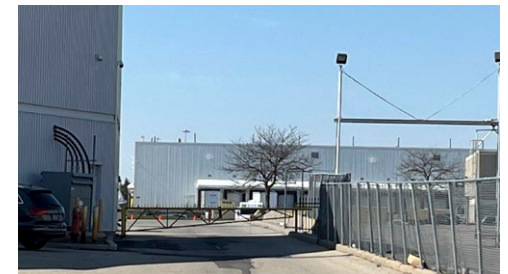
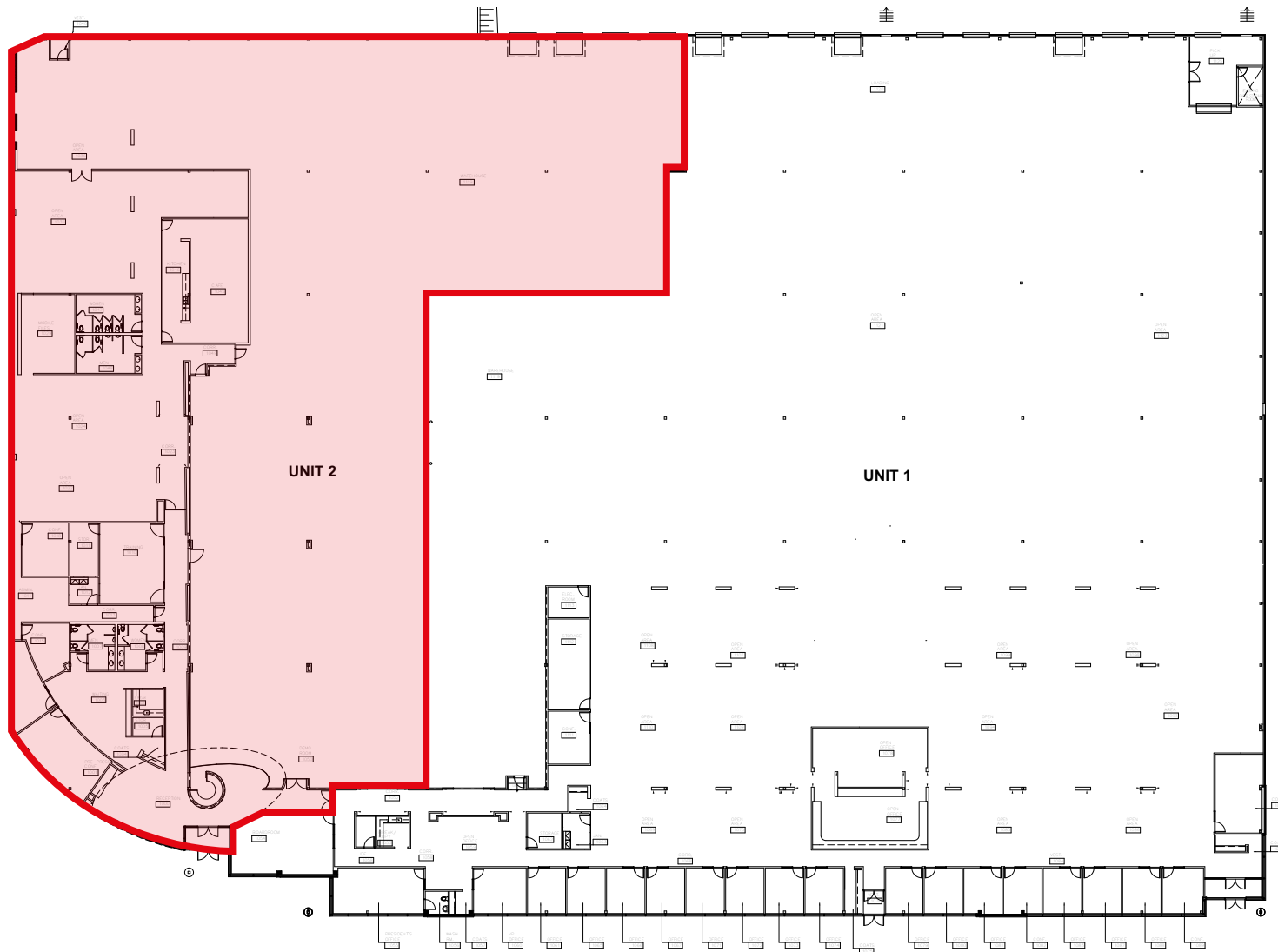
HIGHLIGHTS

- ✓ High-Profile Industrial Leasing Opportunity
- ✓ Secure Shipping Corridor
- ✓ Exceptional Accessibility & Amenity Rich Location

PROPERTY FEATURES

- ✓ Excellent curb appeal
- ✓ Roof top solar panels
- ✓ Modern precast construction
- ✓ Can accommodate 53' trailer access with secure yard
- ✓ Zoning allows for partial outdoor storage
- ✓ Fully air-conditioned
- ✓ High quality office finishes with showroom potential
- ✓ ESFR sprinklers
- ✓ Reinforced warehouse floors
- ✓ Transit service within walking distance
- ✓ Proximity to highway 401, 403, 407, Pearson Airport

FLOOR PLAN + PHOTOS



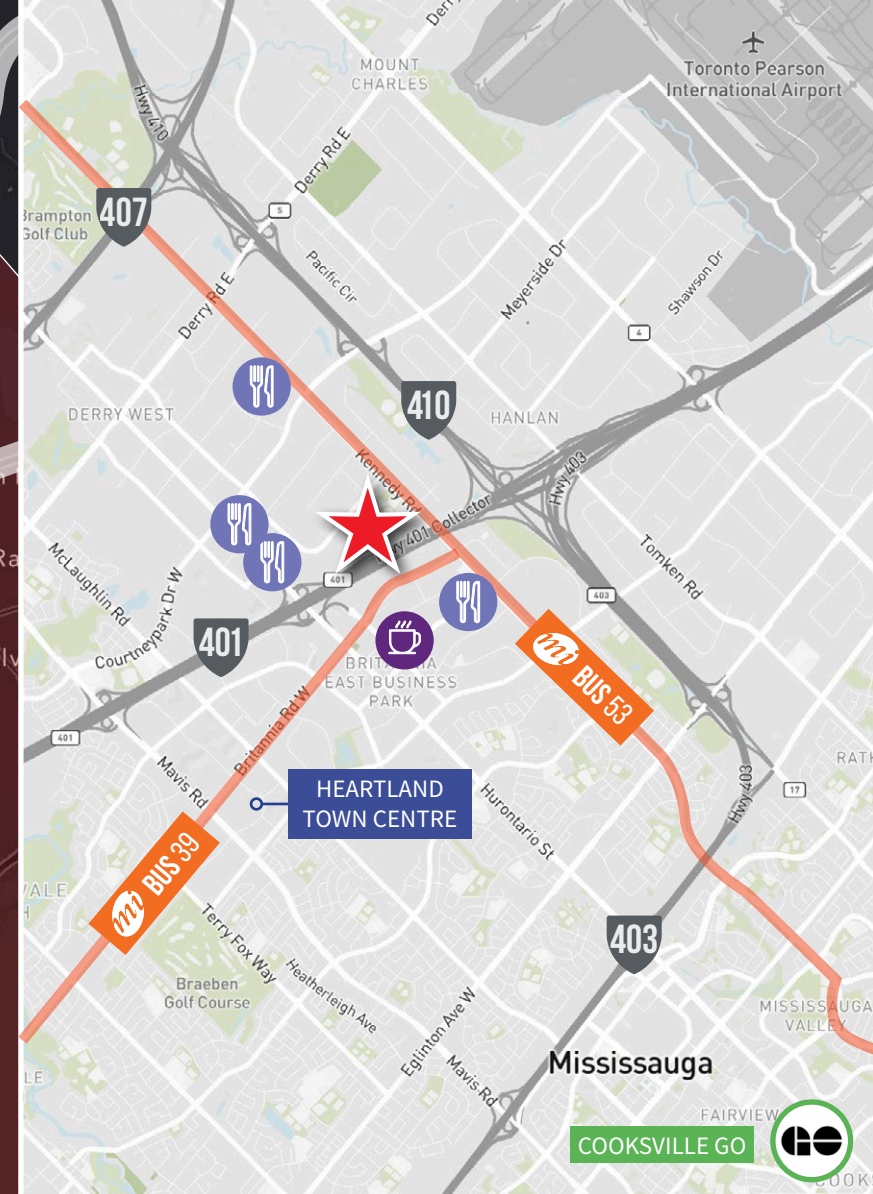
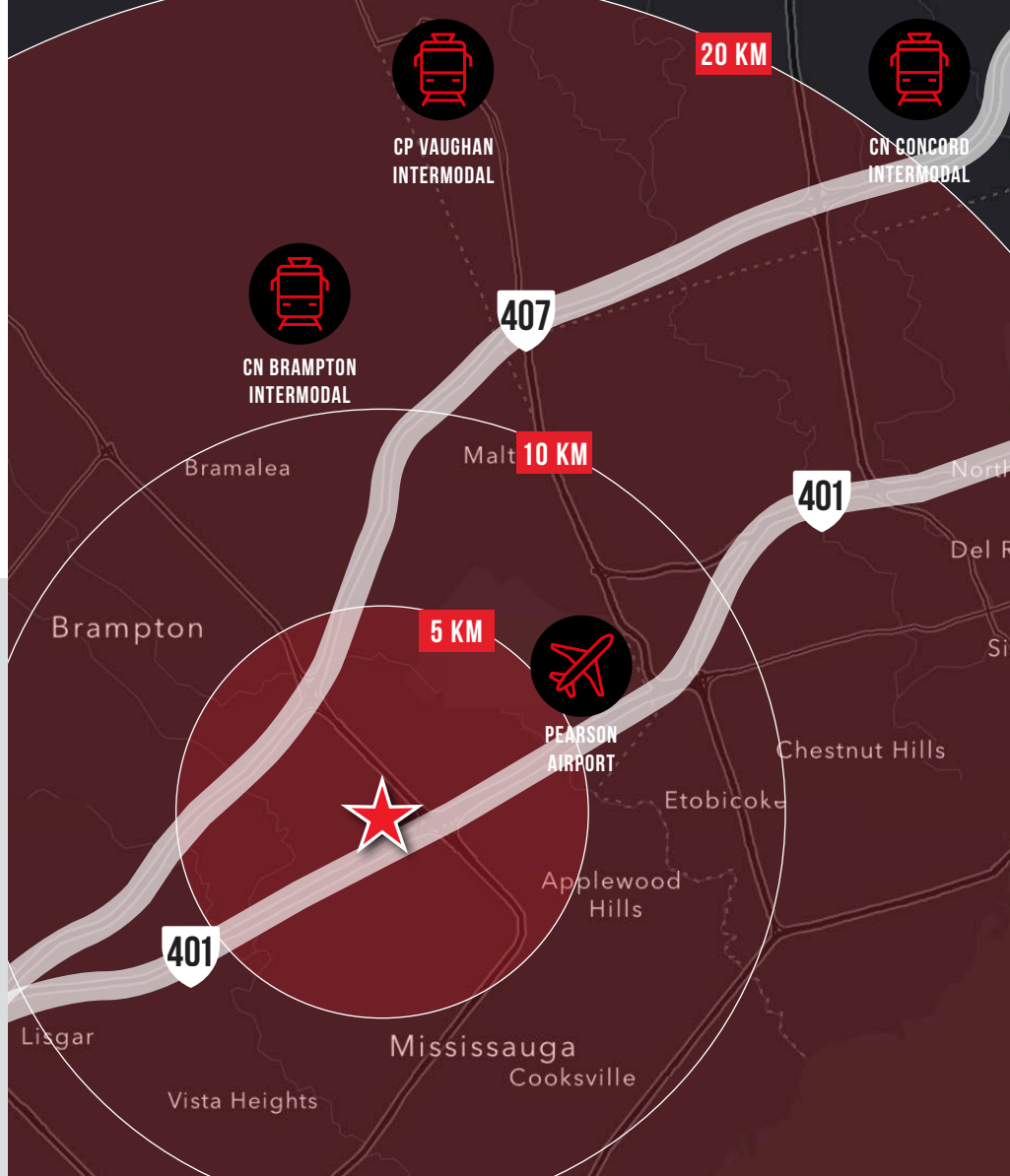
LOGISTICS HUBS

DRIVE TIMES FROM SITE

Pearson Airport
13 km | 15 mins

Toronto Downtown
15 km | 15 mins

U.S. Border
(Lewiston Bridge)
115 km | 1 hr 5 mins



AREA DEMOGRAPHICS



Local Population
1,717,948



Avg. Household Income
\$124,288



Total Labour Force
962,648



Warehouse Labour Force
189,002



Drives Car to Work
76%

FOR LEASE

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For more information, please contact:

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