



Industrial Freestand For Lease

6185 KESTREL ROAD, MISSISSAUGA

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

KYLE HANNA*

Vice Chairman
416 798 6255
kyle.hanna@cbre.com

EVAN S. WHITE*

Executive Vice President
416 798 6232
evan.white@cbre.com

EVAN T. WHITE*

Associate Vice President
905 234 0377
evan.white2@cbre.com

JACK SNELL

Sales Representative
416 798 6250
jack.snell@cbre.com

*Sales Representative

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

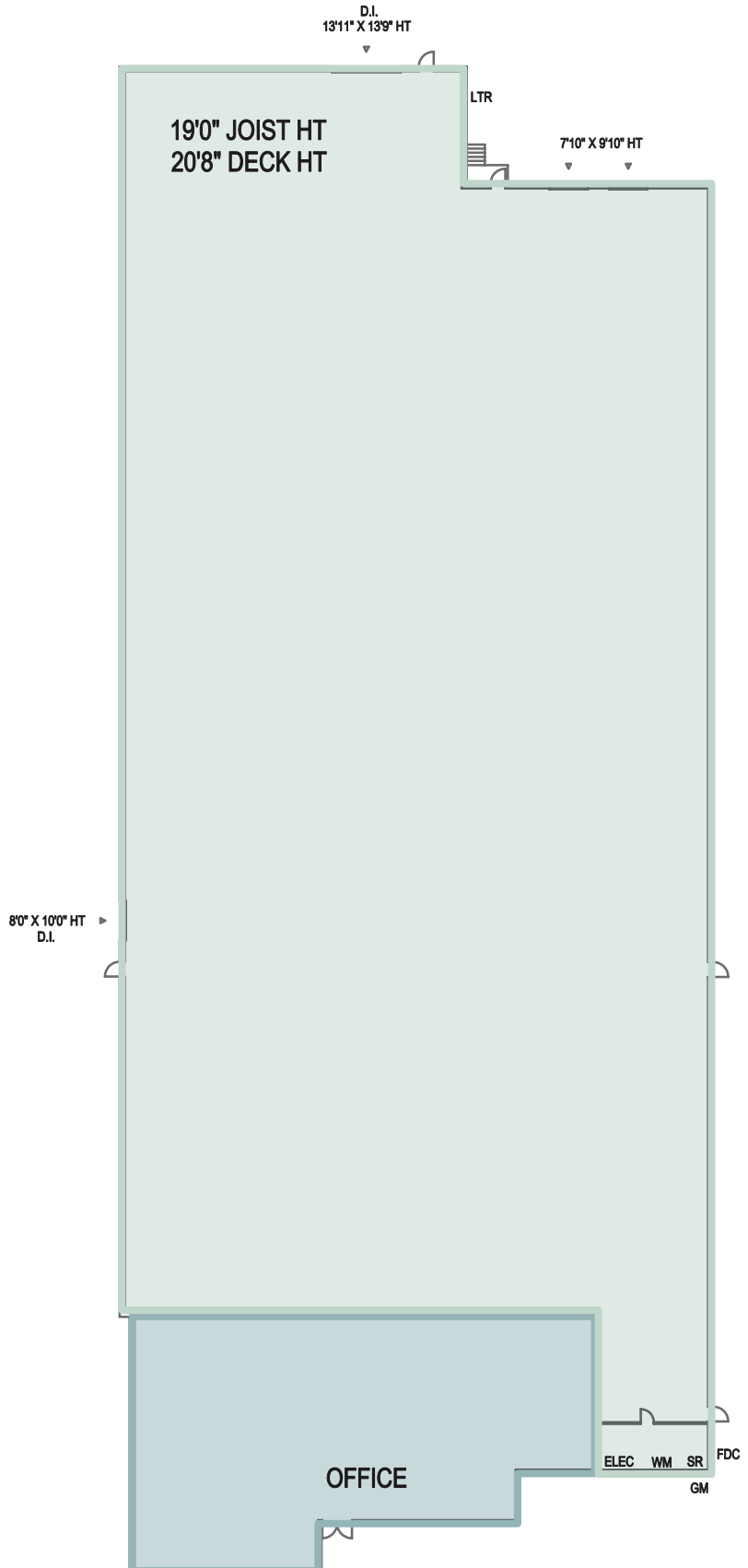
COMMENTS

- ◆ 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

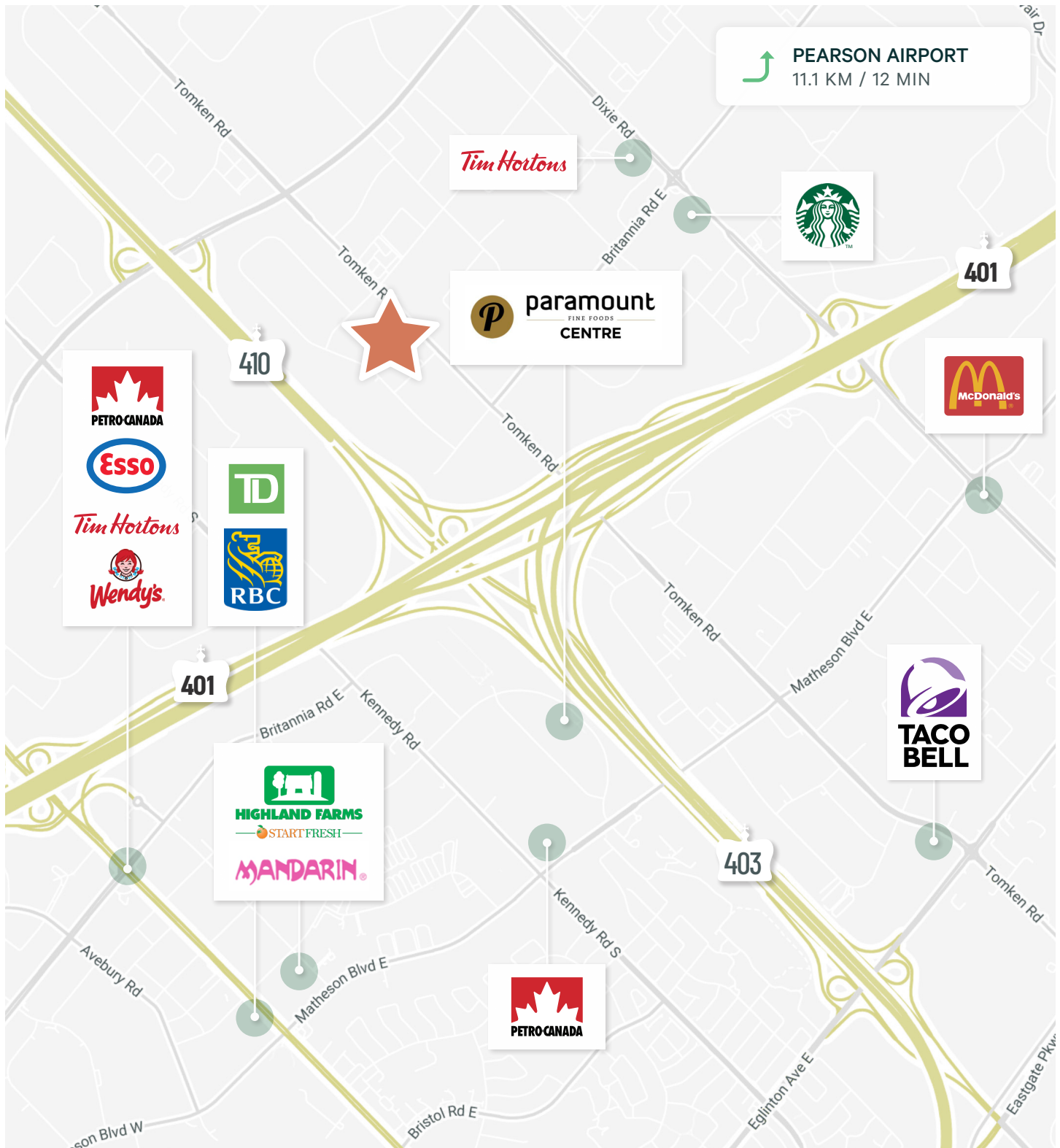
Office area	±4,261 Sq. Ft.
Warehouse area	±30,060 Sq. Ft.
Total area	±34,321 Sq. Ft.



*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

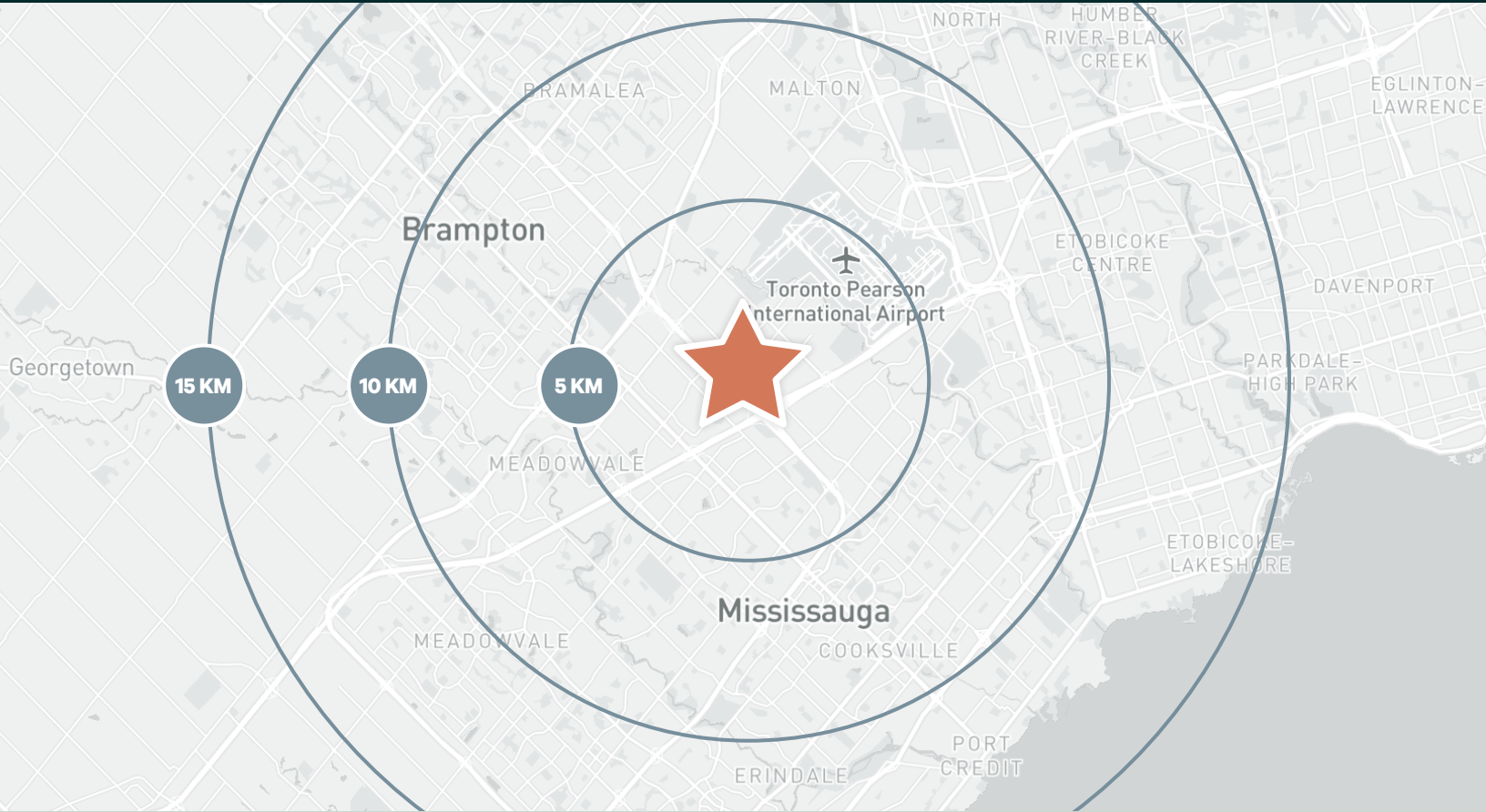
OTHER

- ◆ 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

Industrial Freestand For Lease

6185 KESTREL ROAD, MISSISSAUGA



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 INTL 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

KYLE HANNA*

Vice Chairman

416 798 6255

Kyle.Hanna@cbre.com

EVAN S. WHITE*

Executive Vice President

416 798 6232

Evan.White@cbre.com

EVAN T. WHITE*

Associate Vice President

905 234 0377

Evan.White2@cbre.com

JACK SNELL

Sales Representative

416 798 6250

Jack.Snell@cbre.com

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST

5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth