collierscanada.com

Asking Rate:

$6.50 PSF

T.M.I.:

$3.25 PSF

FOR LEASE | 6270 KESTREL ROAD | MISSISSAUGA, ON

Premier Mississauga Property with Highway 410 Exposure

Colliers International through Ben Williams and Colin Alves is pleased to offer 6270 Kestrel Road, Mississauga for lease. High quality freestand with Highway 410 exposure and head office presence. Recently renovated office with many upgrades. Warehouse walls and roof painted white. Conveniently accessible from Highways 410, 407, 403 and 401, as well as public transportation.

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Colliers INTERNATIONAL

Specifications

Total Area	38,082 SF
Office Area	5,898 SF
Industrial Area	32,184 SF
Lot Area	1.94 Acres
Year Built	1986
Clear Height	18.75'
Heat	Gas Forced Air & Radiant
Lighting	Metal Halide
Shipping Doors	2 Truck Level equipped with electric levellers/ 3 Oversized Drive In Doors
Zoning	E2-24
Property Taxes	$76,406.89
Possession	November 1, 2018

FEATURES

- High profile building with head office presence
- Recently renovated office with many upgrades
- Two points of site access
- Office and warehouse roof recently replaced
- Warehouse walls and roof deck painted white
- Highway 410 exposure

PROPERTY HIGHLIGHTS

DESIRED MISSISSAUGA LOCATION

RENOVATED OFFICE AREA

EXCELLENT CURB APPEAL

CLOSE PROXIMITY TO HIGHWAYS

HIGHWAY 410 EXPOSURE

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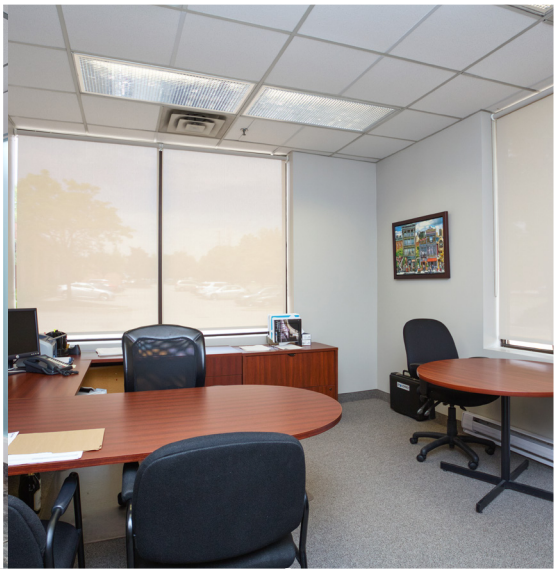

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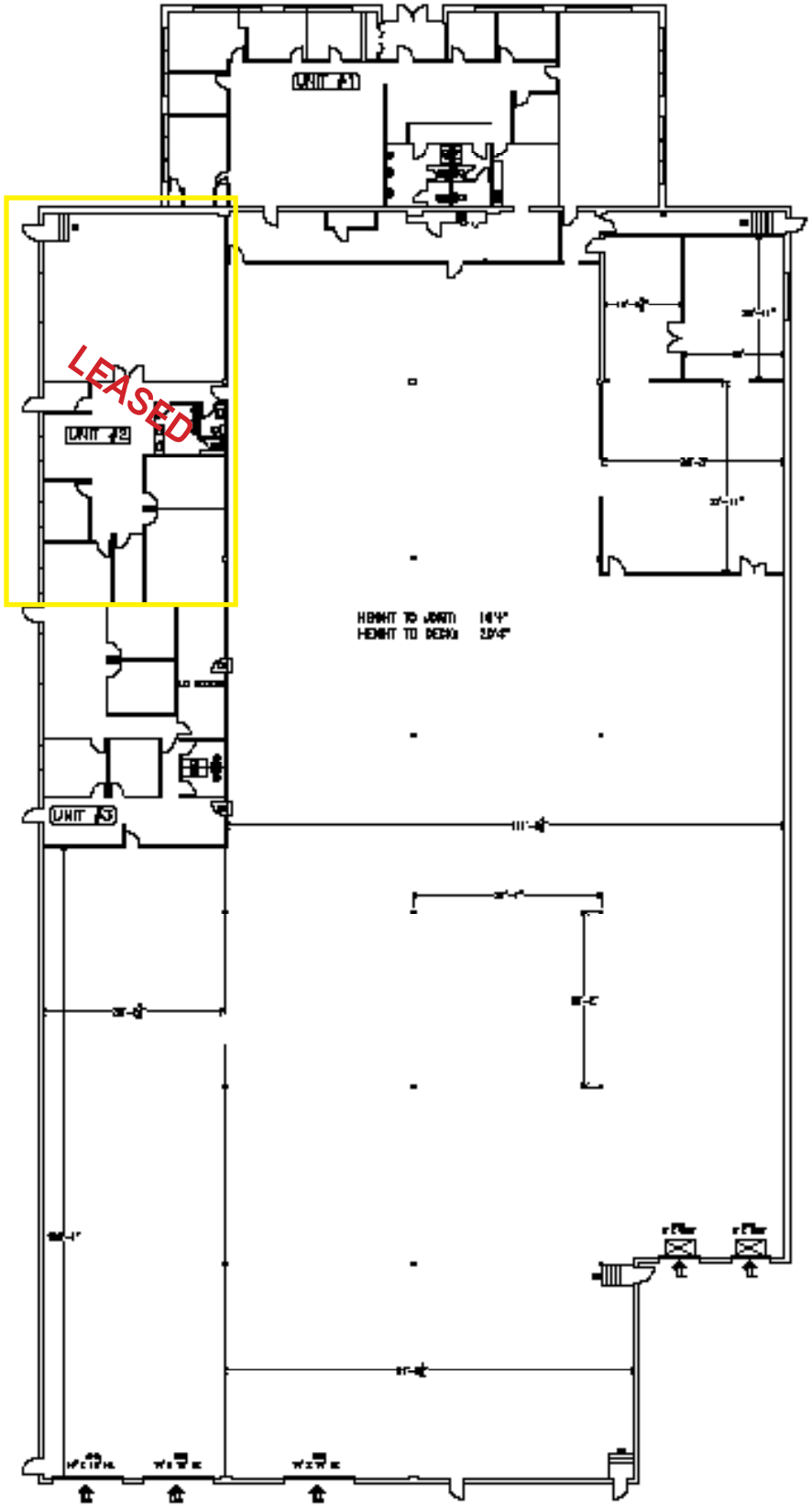
FLOOR PLAN



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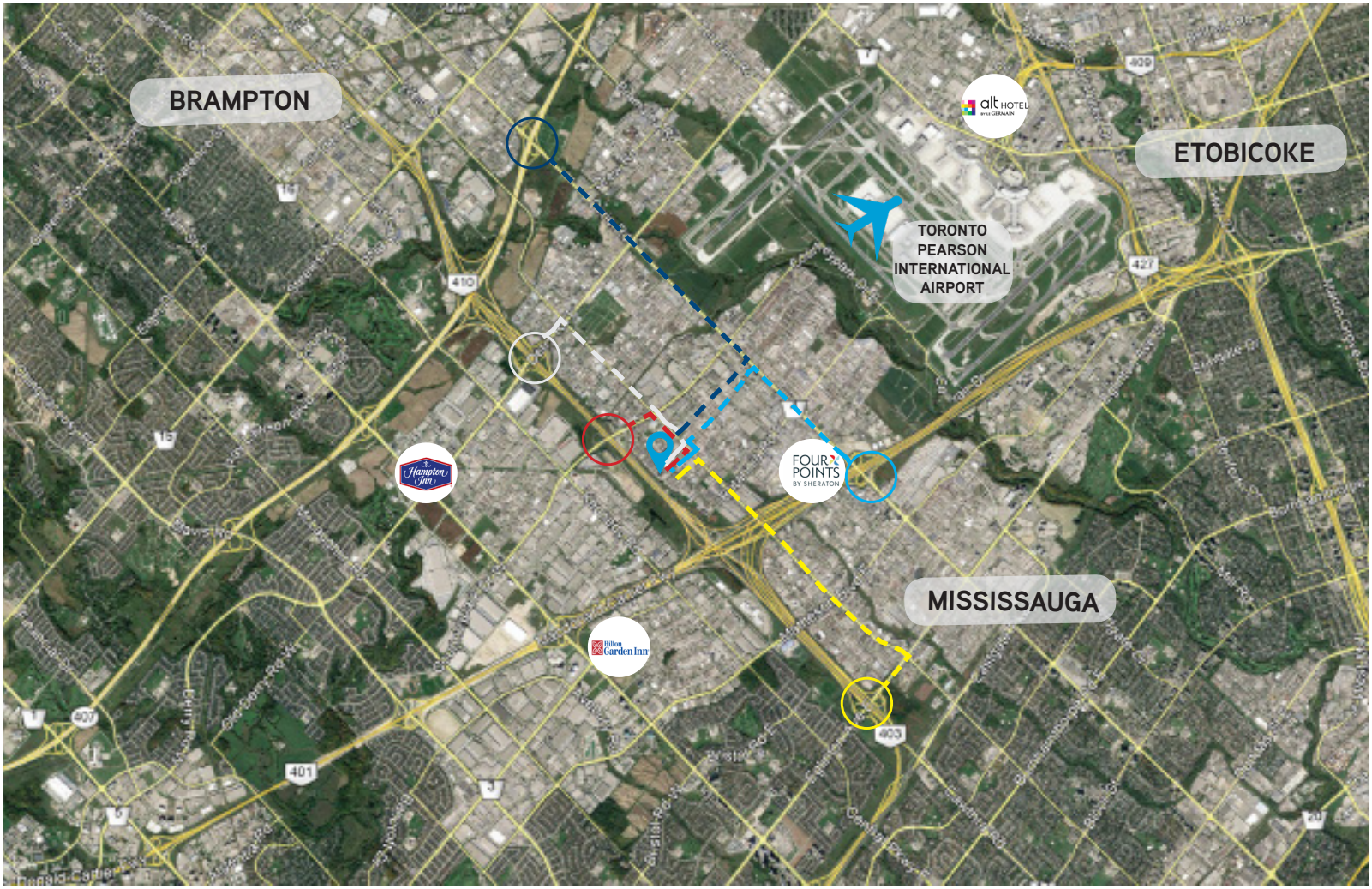
AMENITIES MAP



6270 KESTREL ROAD

HWY410/ COURTNEYPARK INTECHANGE

1.65 KM DISTANCE

HWY 401/DIXIE ROAD INTERCHANGE

3.74 KM DISTANCE

HWY 403/ EGLINTON AVE INTECHANGE

5.07 KM DISTANCE

HWY 410/ DERRY RD. INTECHANGE

3.21 KM DISTANCE

HWY 407/ DIXIE RD. INTECHANGE

6.10 KM DISTANCE

6.21 KM DISTANCE TO TORONTO PEARSON INTERNATIONAL AIRPORT

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ZONING MAP

PERMITTED USES INCLUDE:

- Manufacturing facility
- Warehouse/distrubution facility
- Contractor Service Shop
- Vehicle Pound Facility
- Transportation Facility
- Wholesaling Facility
- Self Storage Facility
- Motor Vehicle Rental Facility
- Truck Terminal
- Repair Establishment

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