

6535 Millcreek Drive, Mississauga, ON

Industrial Units Available for Lease

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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

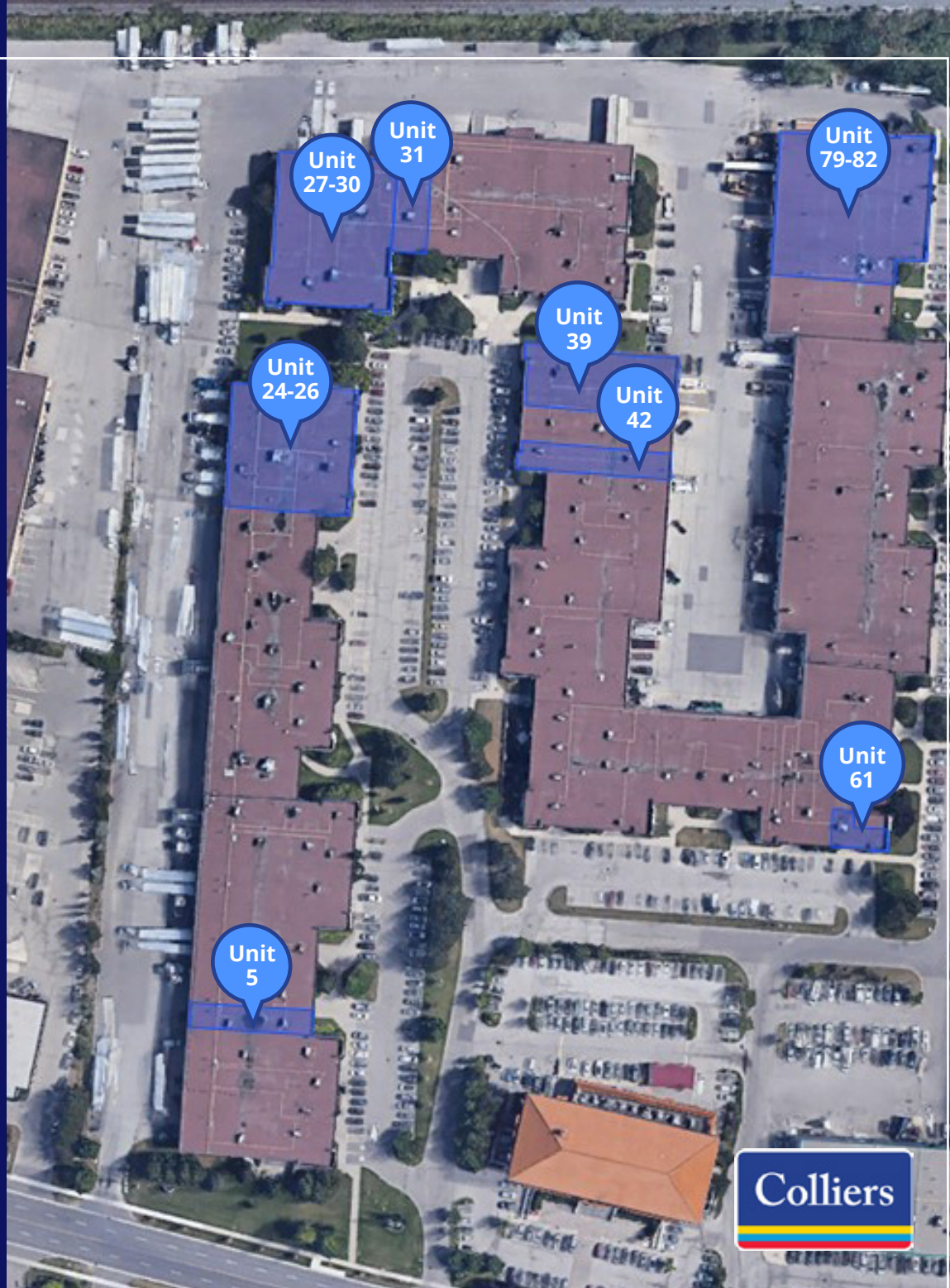
Unit 31 | 3,336 SF 6

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

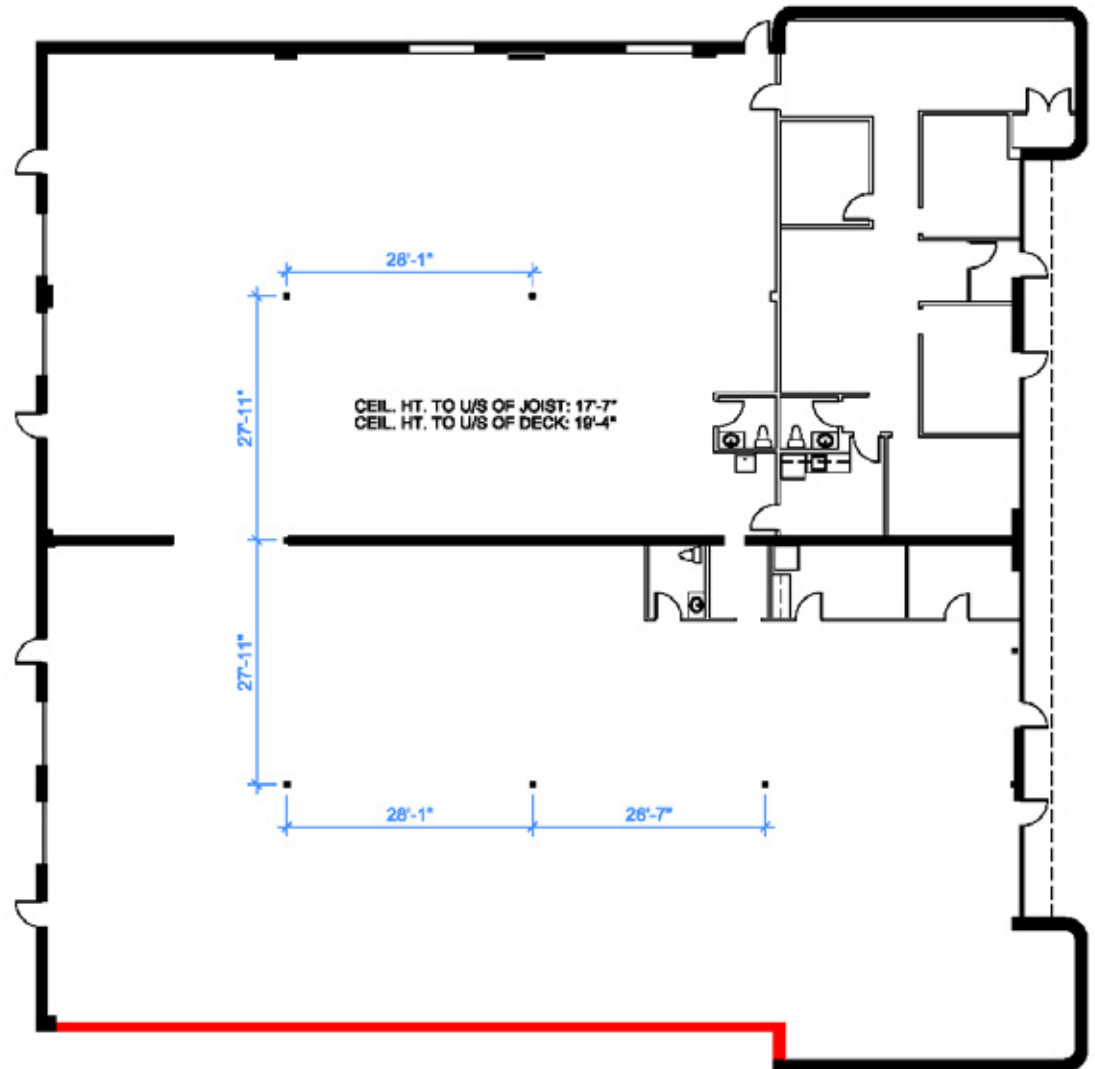


**All information to be verified by the Tenant"*

Unit 24-26 Industrial

Colliers

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



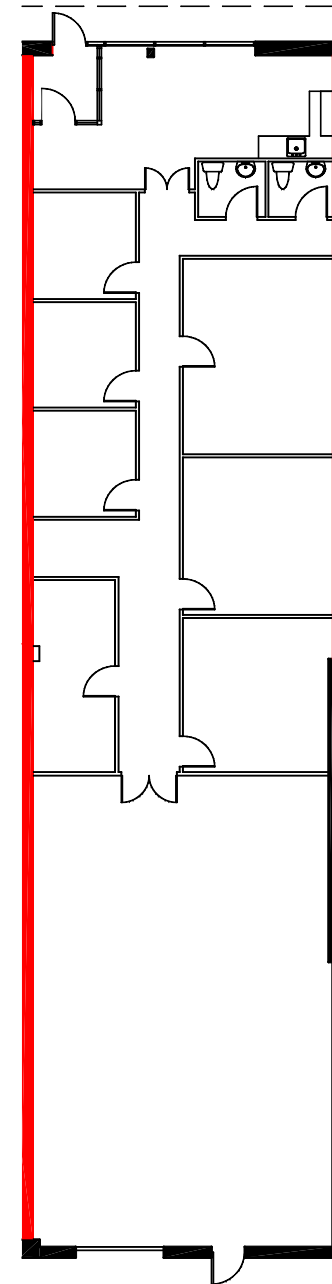
**All information to be verified by the Tenant"*

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



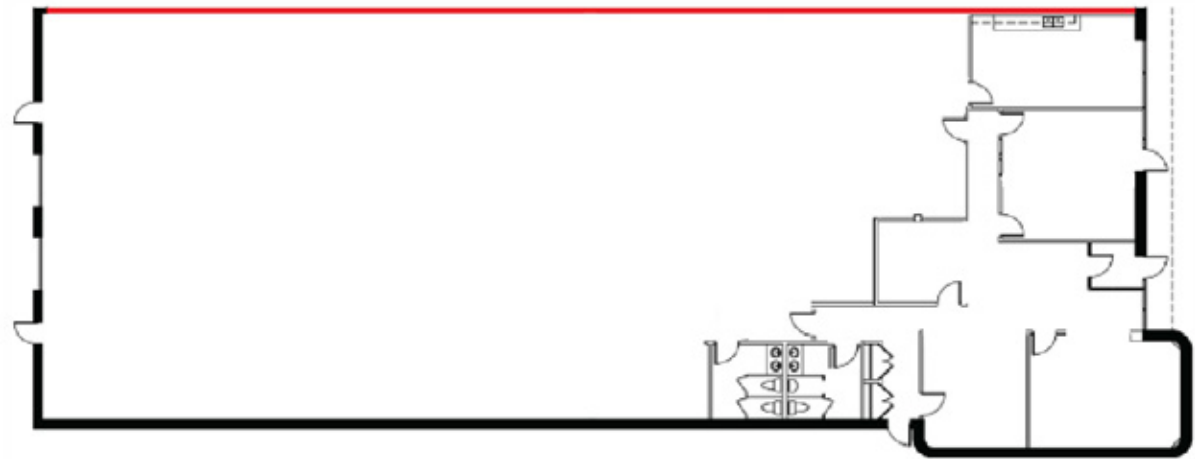
**All information to be verified by the Tenant"*

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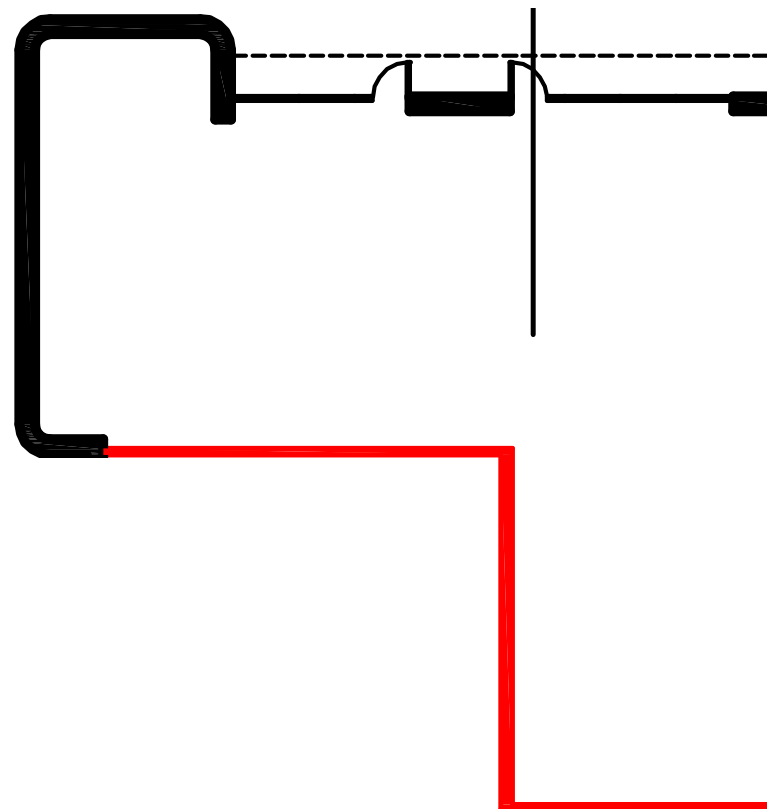
Shipping	N/A
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Zoning	E2
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Lease Rate	Speak to Listing Agent
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TMI	\$6.78 (2025)
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Possession	Immediate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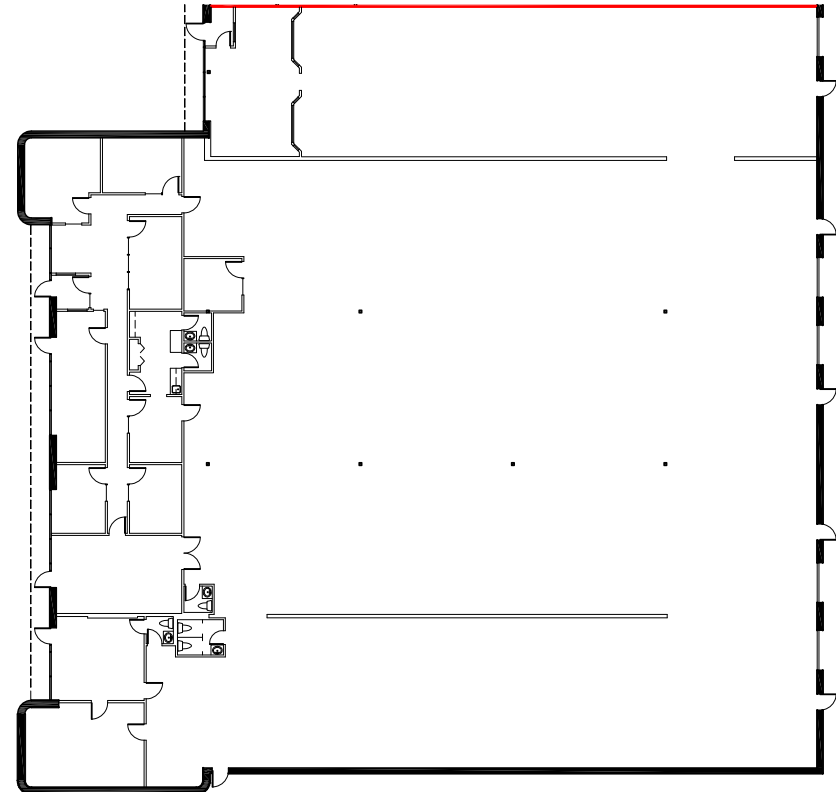


**All information to be verified by the Tenant*

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,
Mississauga



Over 40 restaurants
nearby



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



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

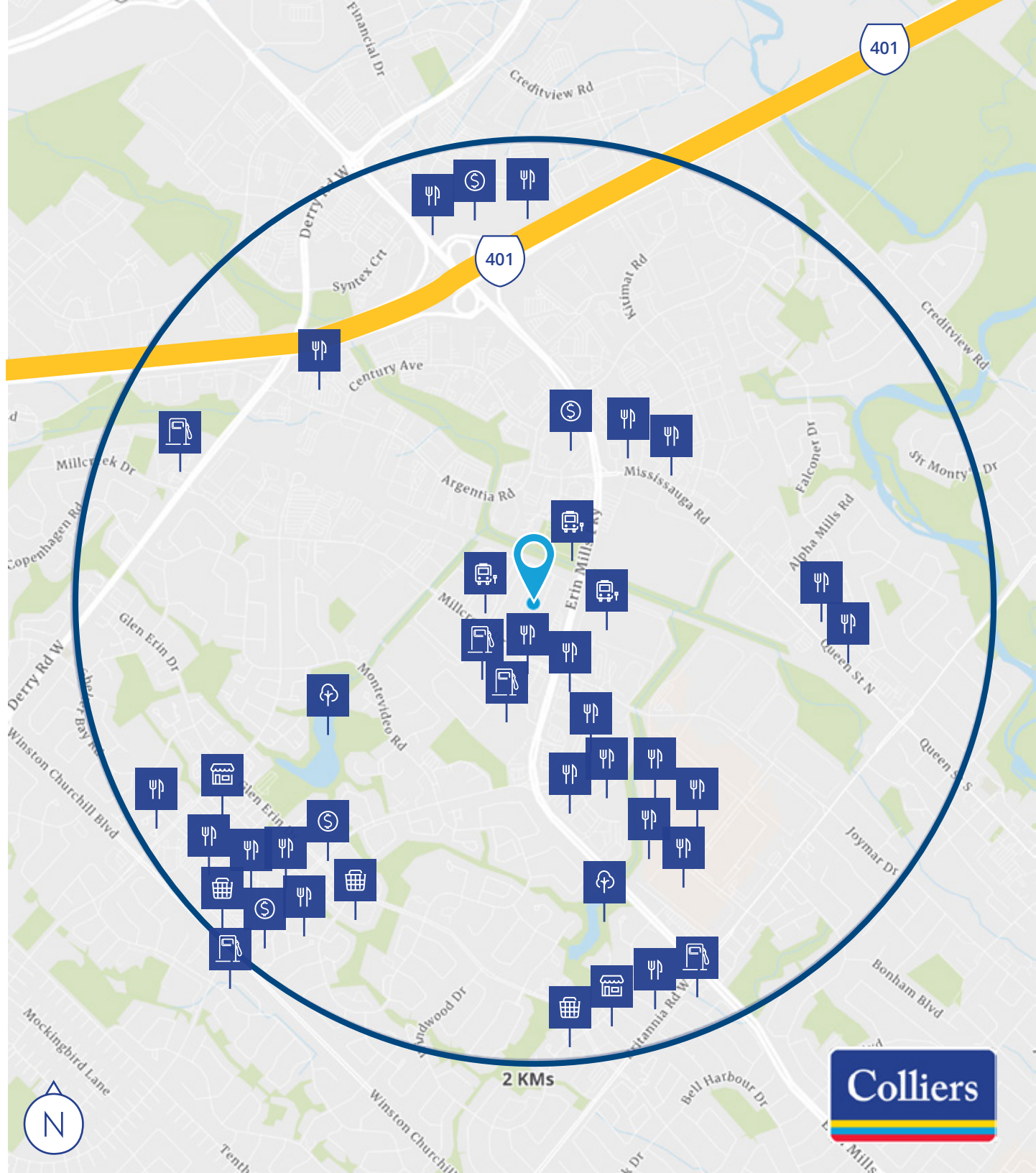


Malls, shops and
grocery stores located
with close proximity



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](#)





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