



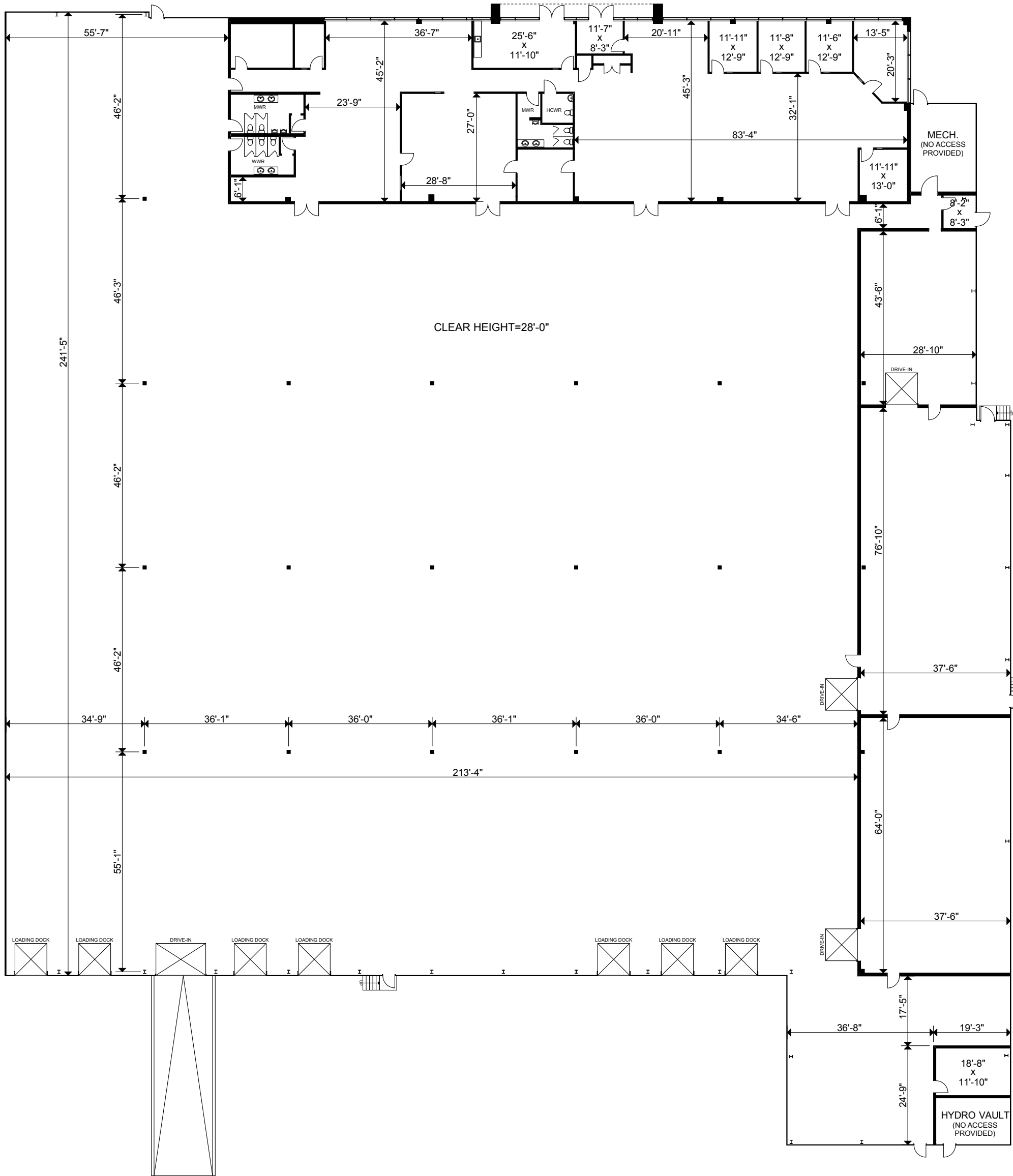
Modern Industrial Facility with
Immediate Vacant Possession **For Lease**

6685 Kennedy Road, Unit 1-2, Mississauga

Property Profile

Property Details	
Unit 1-2	
Total Area	±61,885 SF
Office Area	±7,916 SF (potential to reduce to ±4,928 SF)
Warehouse Area	±53,969 SF (potential to increase to ±56,957 SF)
Clear Height	28'
Shipping	7 TL 1 DI
Lighting	LED
Sprinklers	ESFR
Power	800A 600V
Possession	Immediate
Asking Net Rent	Please contact Listing Agents

- Comments
- Prominent corner profile
 - Modern construction in highly-desirable Mississauga Gateway location
 - Excellent access to 400-series highways, Pearson Airport, and existing labour pool
 - Functional distribution layout with 55' staging bay
 - Managed by professional landlord
 - Bus Stop at doorstep
 - Ability to reduce office area



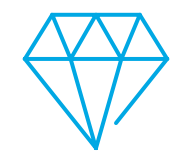
Internal measurements are for space planning purposes only.

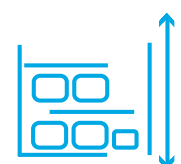


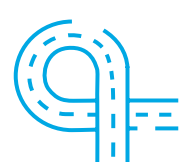
Property Highlights


Prominent Kennedy Rd Exposure


High Shipping Door Ratio


Excellent Curb Appeal


Modern Clear Height

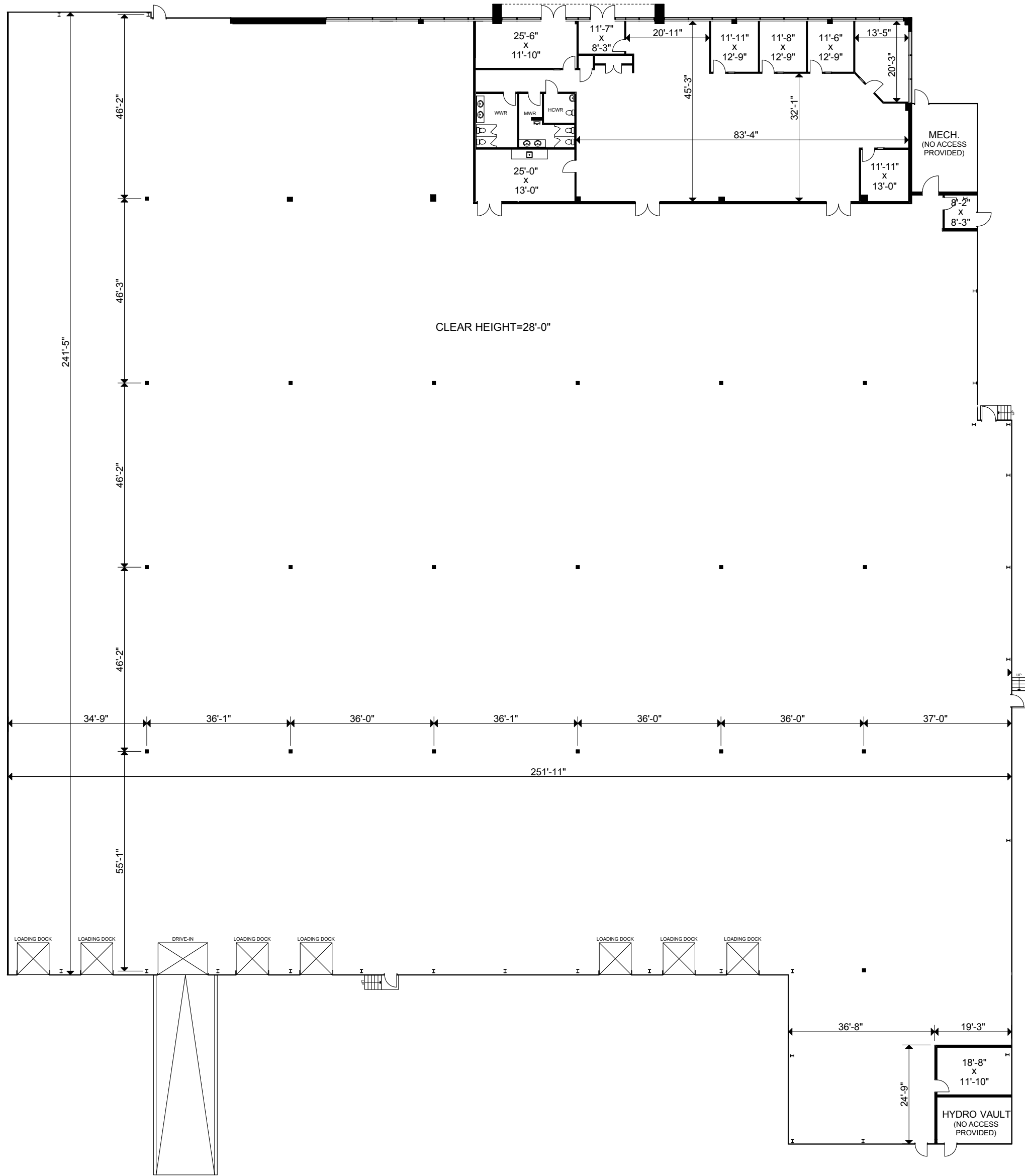

Central Mississauga Location


Bonded Warehouse Area

Alternate Floor Plan



Reduced Office Configuration (±4,928 SF)
Block Wall Removal



Internal measurements are for space planning purposes only.

Photo Gallery

Interior

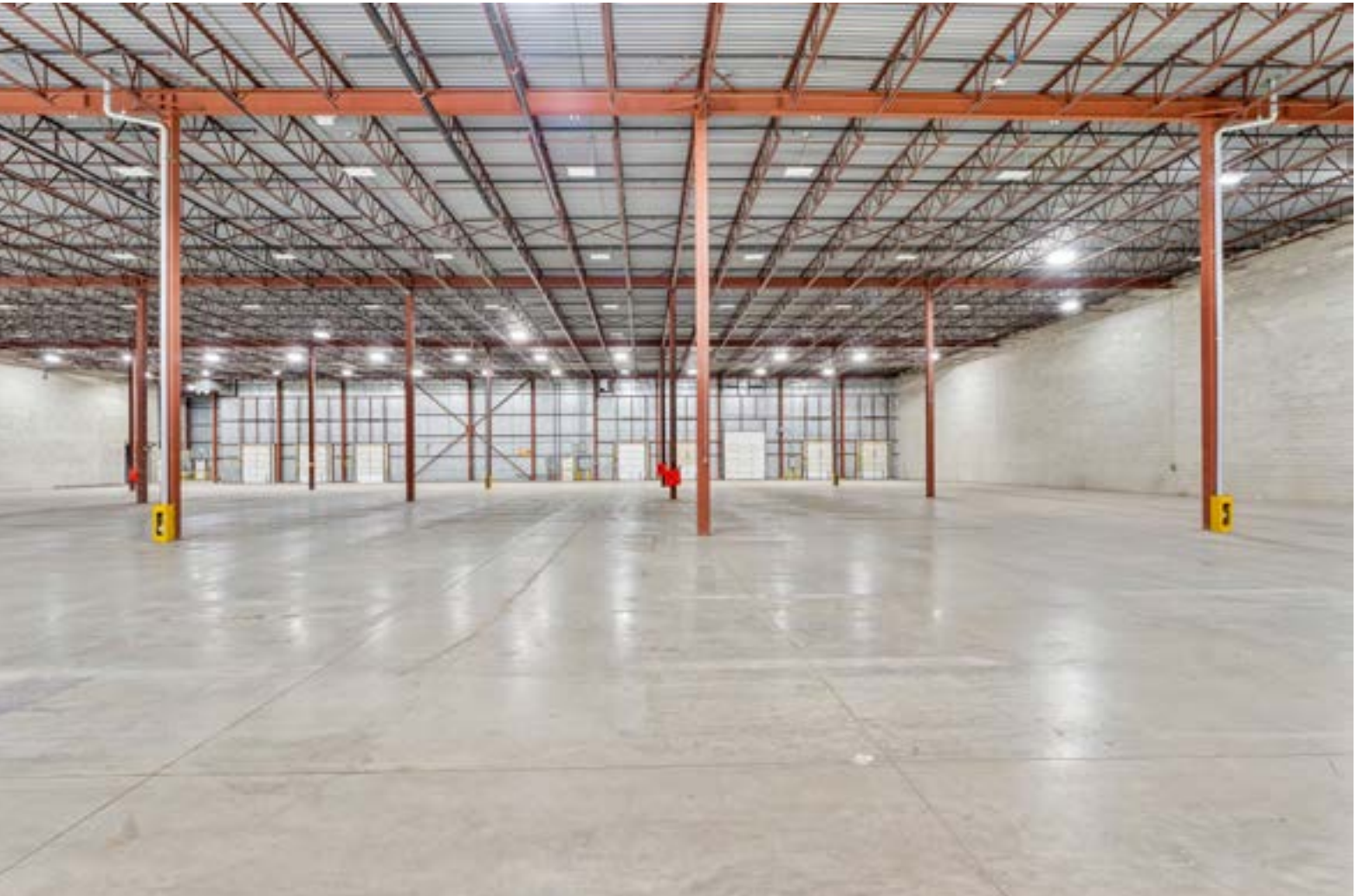
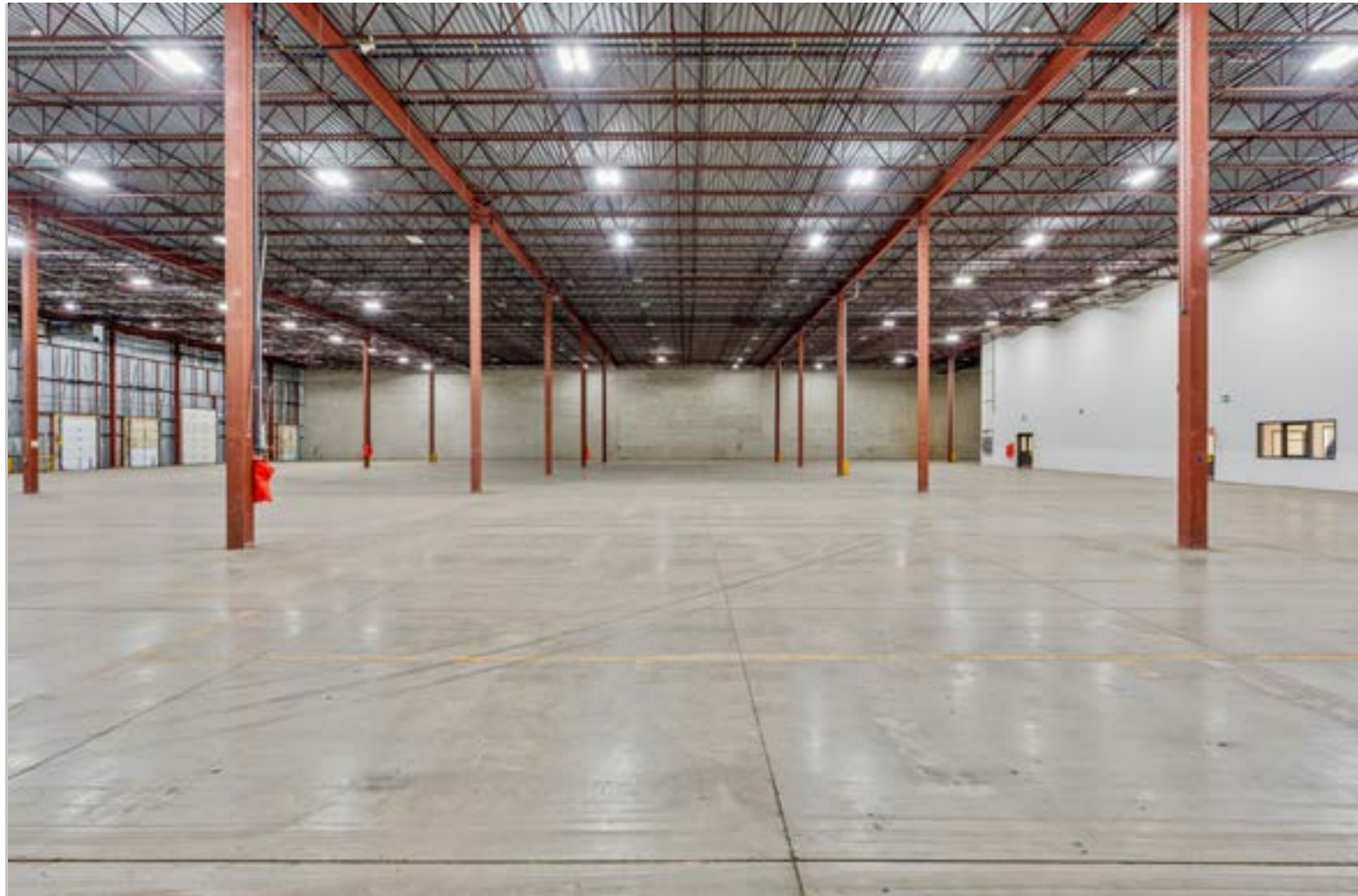


Photo Gallery

Exterior

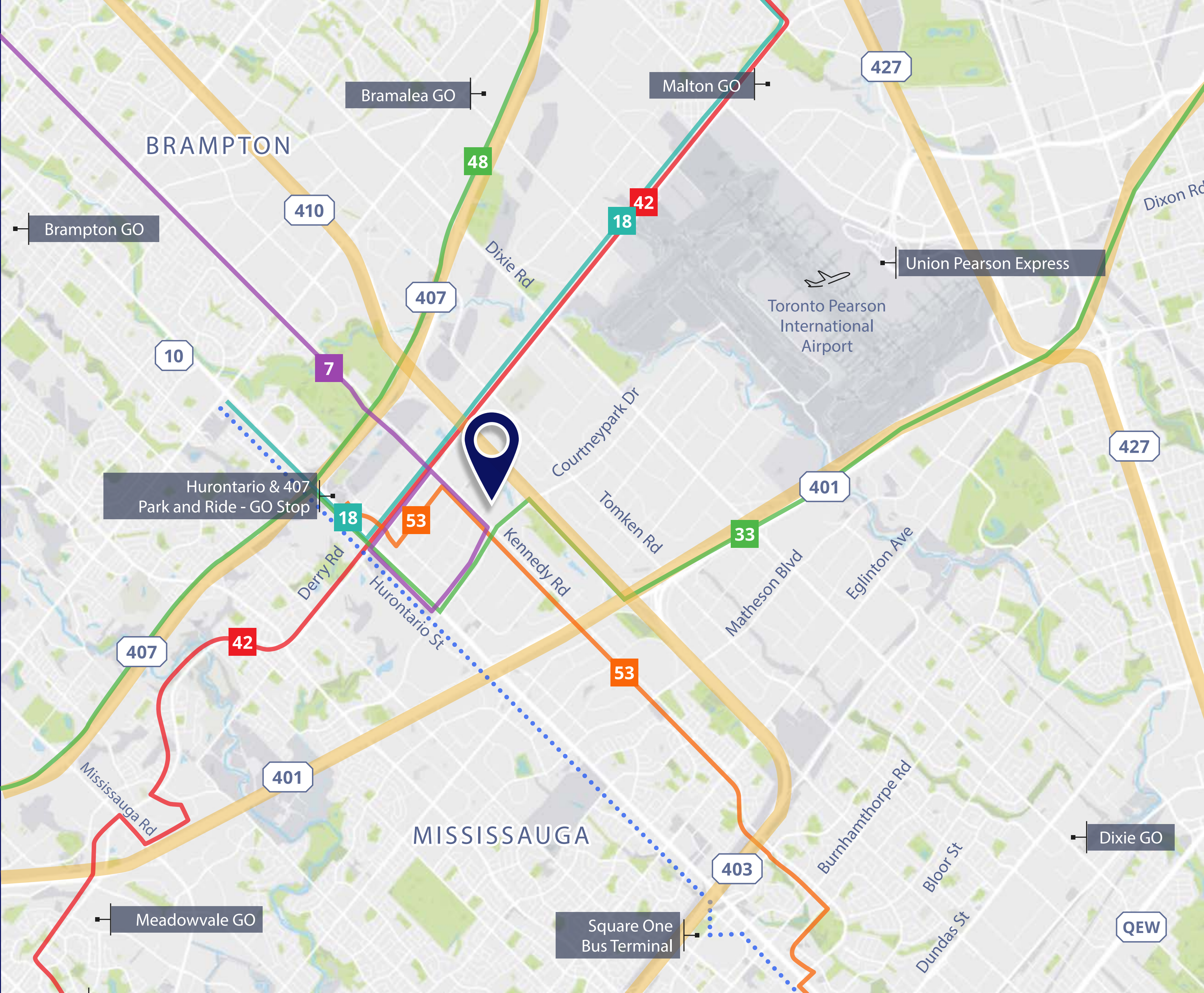


Site Access

	Highway 410	4 mins
	Highway 407	8 mins
	Highway 401	9 mins
	Mississauga Square One	12 mins
	Etobicoke	16 mins
	Downtown Toronto	26 mins
	Oakville	24 mins
	Public Transit	4 mins walk
	GO Station - Bramalea	10 mins drive
	GO Station - Malton	12 mins drive
	Toronto Pearson Int. Airport	12 mins drive
	Hamilton Int. Airport	45 mins drive

TRANSIT LINES

	Mississauga	 53 Kennedy
		 42 Derry
		 18 Derry
	Brampton	 7 Kennedy
	GO Bus	 33 Guelph-York Mills
	Hurontario Light Rail	 Under Construction



Amenities & Demographics

DEMOGRAPHICS

Population statistics within a 5KM radius



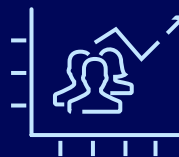
148,585

Total
Population



35

Population
Median Age



83,696

Daytime
Population



21.6%

Labour Force
in Manufacturing,
Transportation
Warehousing



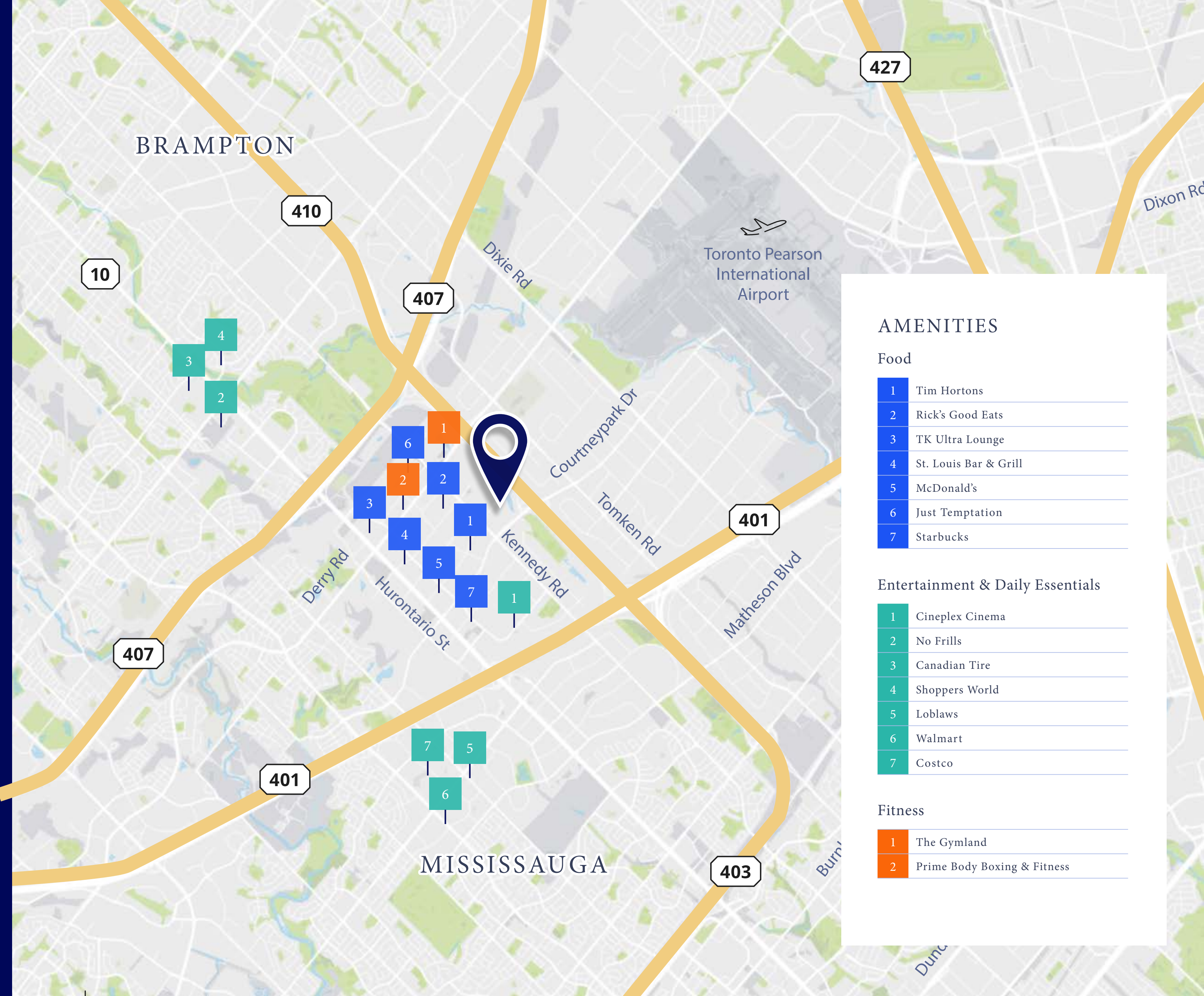
74.5%

Labour
Participation
Rate



92.4%

Labour
Employment
Rate



AMENITIES

Food

1	Tim Hortons
2	Rick's Good Eats
3	TK Ultra Lounge
4	St. Louis Bar & Grill
5	McDonald's
6	Just Temptation
7	Starbucks

Entertainment & Daily Essentials

1	Cineplex Cinema
2	No Frills
3	Canadian Tire
4	Shoppers World
5	Loblaws
6	Walmart
7	Costco

Fitness

1	The Gymland
2	Prime Body Boxing & Fitness



Ben Williams*, SIOR

Executive Vice President
+1 416 620 2874
Ben.Williams@colliers.com

Brennan Eastmure*

Senior Vice President
+1 416 620 2858
Brennan.Eastmure@colliers.com

Eric Margo*

Associate Vice President
+1 416 620 2870
Eric.Margo@colliers.com

Colliers Canada

401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

Copyright © 2026 Colliers. 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 © 2026 Colliers Macaulay Nicolls Inc. E&O.E.

*Sales Representative

collierscanada.com