



Modern Industrial Facility with Excellent Curb Appeal **For Lease**

**6685 Kennedy Rd, Mississauga Unit 1-2**

# Property Profile

Colliers

## Property Details

### Unit 1-2

Total Area ± 61,885 SF

Office Area ± 7,916 SF

Warehouse Area ± 53,969 SF

Clear Height 28'

Shipping 7 TL / 1 DI

Lighting LED

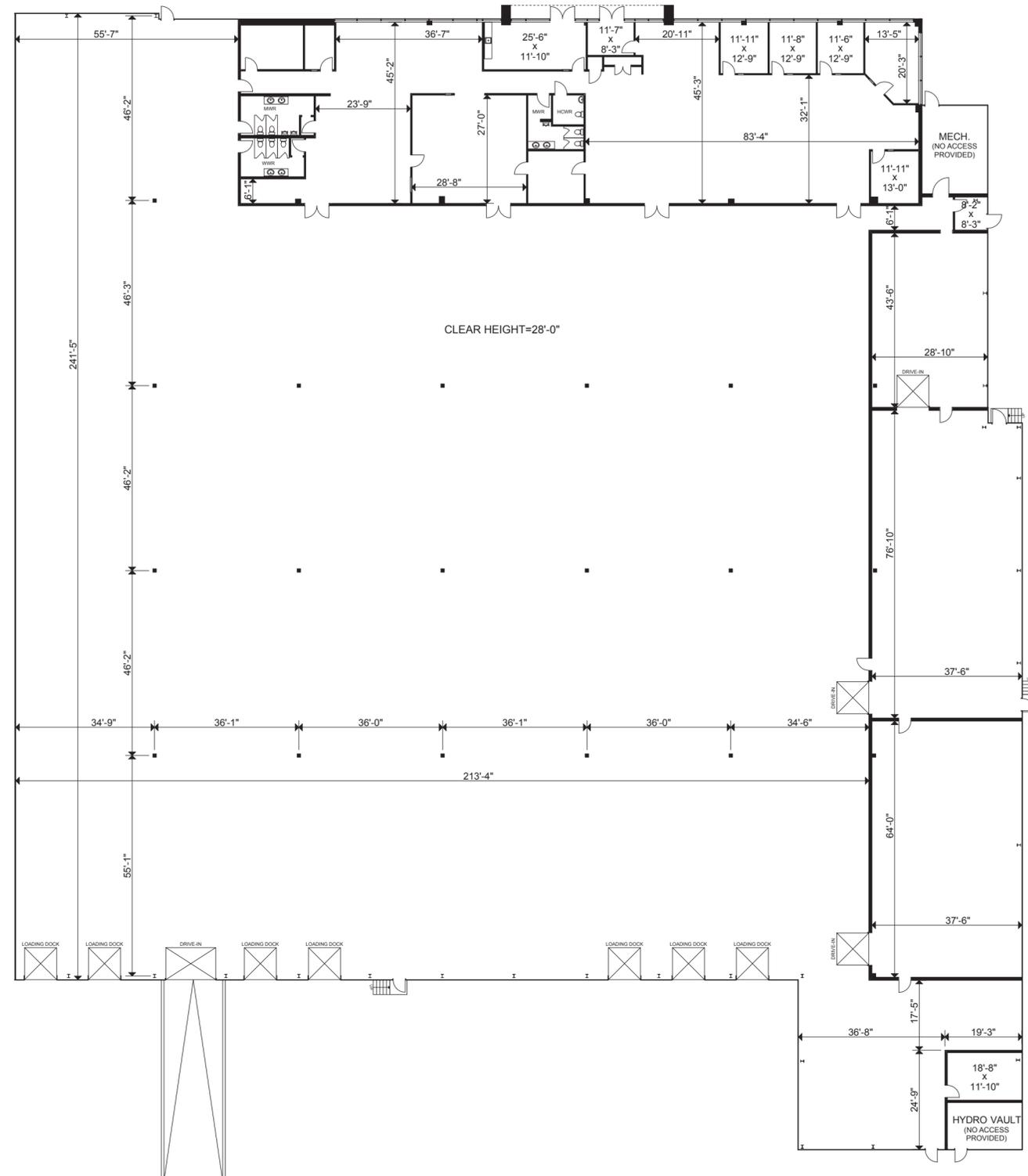
Sprinklers ESFR

Possession April 1, 2026

Asking Net Rent Please speak with LA

### 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



## Property Highlights



Prominent Kennedy Rd Exposure



High Shipping Door Ratio



Excellent Curb Appeal



Modern Clear Height



Central Mississauga Location



Bonded Warehouse Area

\*Internal measurements are for space planning purposes only.

# Photos



# 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

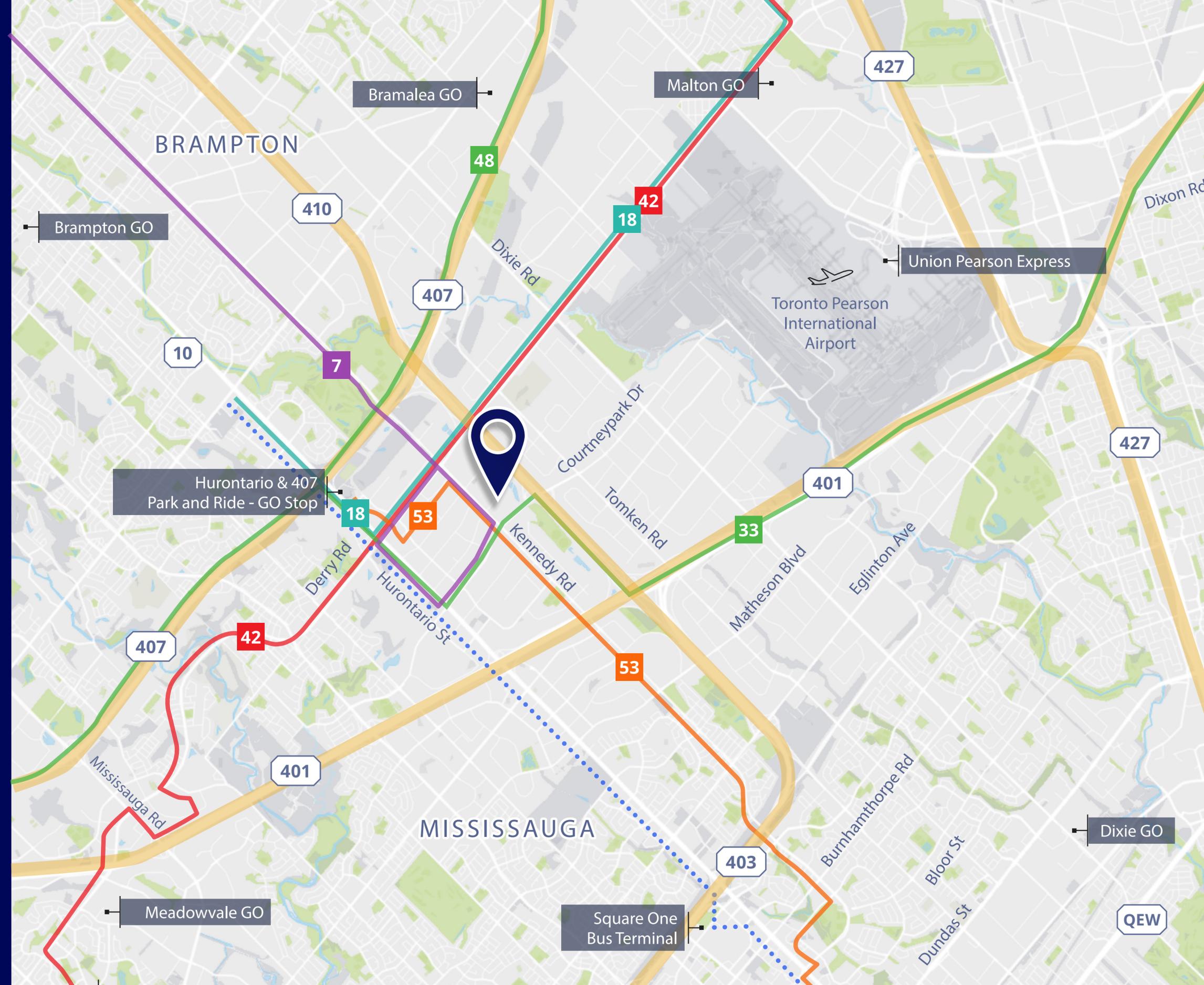
- 53 Kennedy
- 42 Derry
- 18 Derry



- Brampton 7 Kennedy

- GO Bus 33 Guelph-York Mills

- Hurontario Light Rail Under Construction





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