



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

6685 Kennedy Rd, Mississauga Unit 1-2

Property Profile

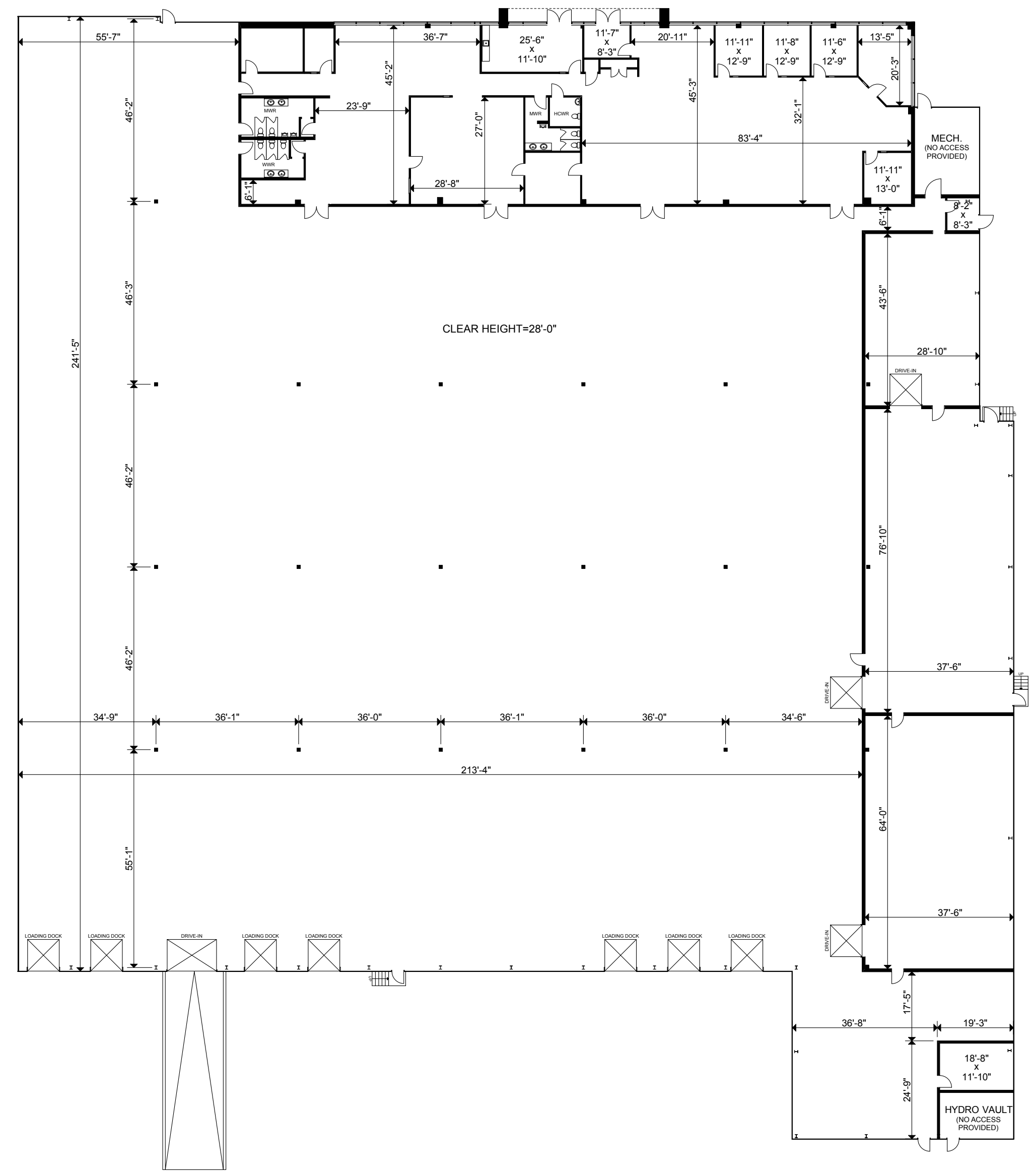


Property Details

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
Power	800 A / 600 V
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

*Potential to reduce office 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

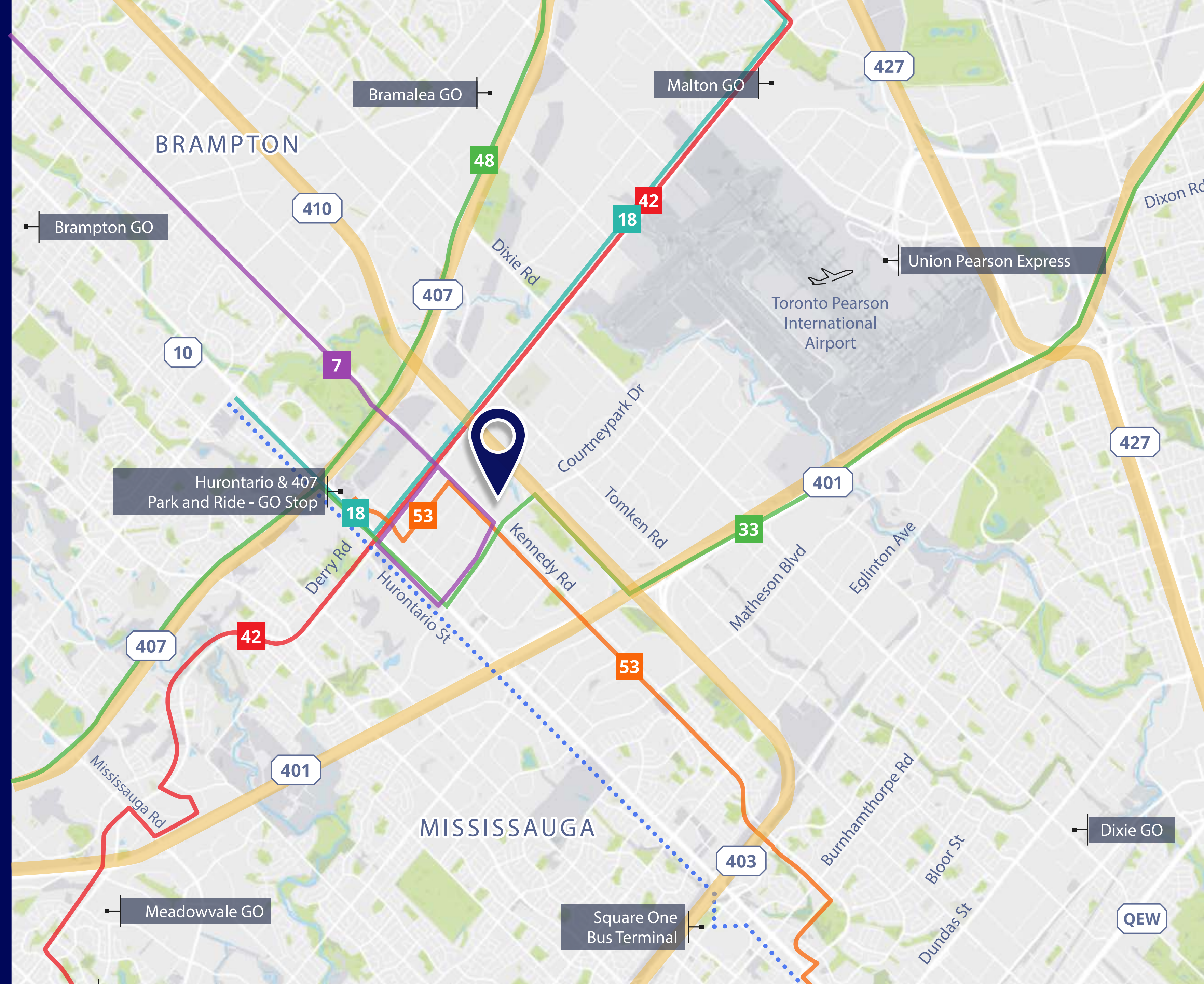
- 53 Kennedy
- 42 Derry
- 18 Derry
- 7 Kennedy
- 33 Guelph-York Mills
- Under Construction



Brampton 7 Kennedy

GO Bus 33 Guelph-York Mills

Hurontario Light Rail Under Construction





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