



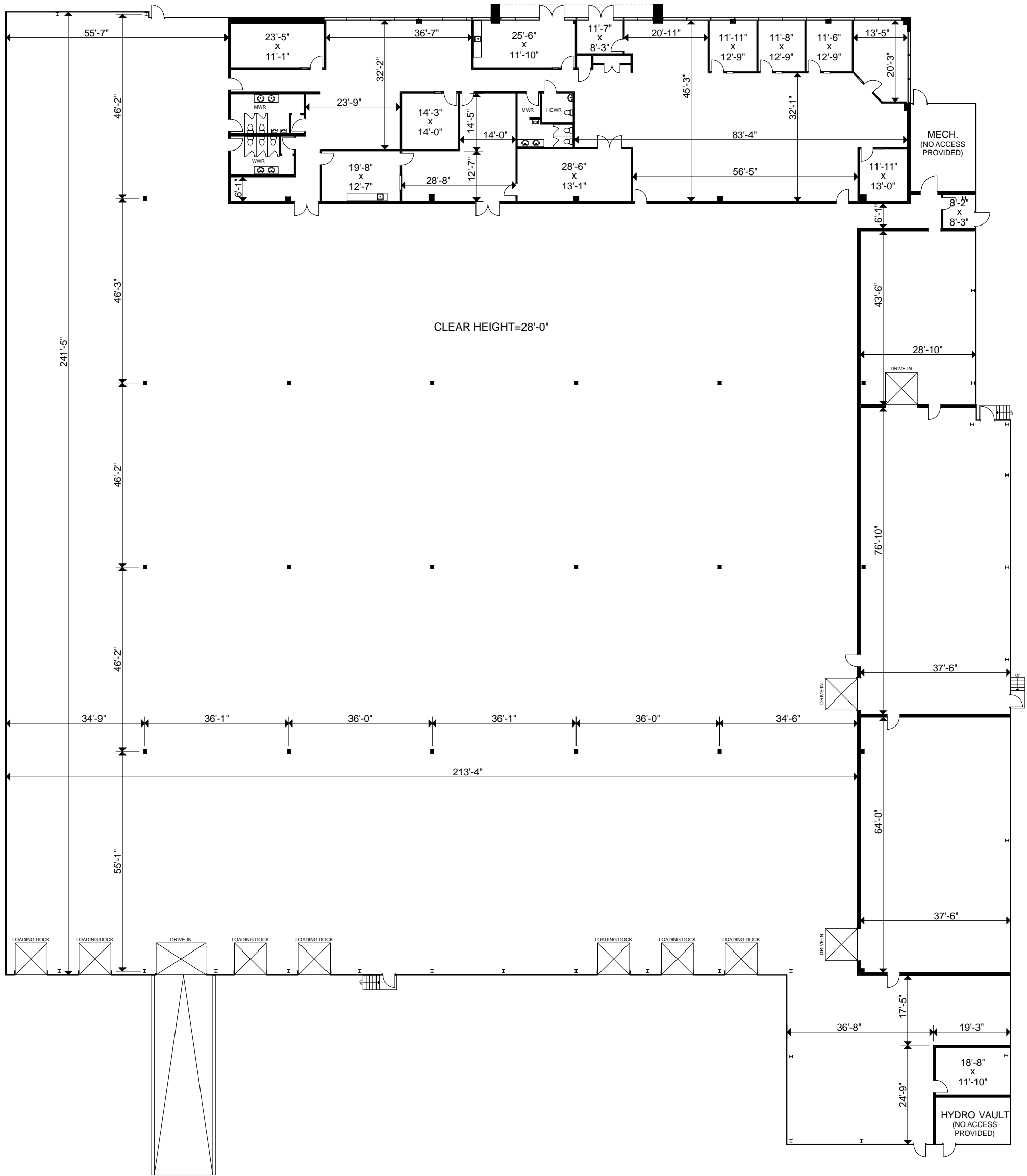
Modern Industrial Facility with Excellent Curb Appeal **For Lease**

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
Possession	April 1, 2026
Asking Net Rent	Please speak with LA
Comments	<ul style="list-style-type: none"><li>Prominent Corner Profile</li><li>Modern Construction in Highly Desirable Mississauga Gateway Location</li><li>Excellent Access to 400-series Highways, Pearson Airport, and Existing Labour Pool</li><li>Functional Distribution Layout with 55' Staging Bay</li><li>Managed by Professional Landlord</li><li>Bus Stop at Doorstep</li></ul>



## 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











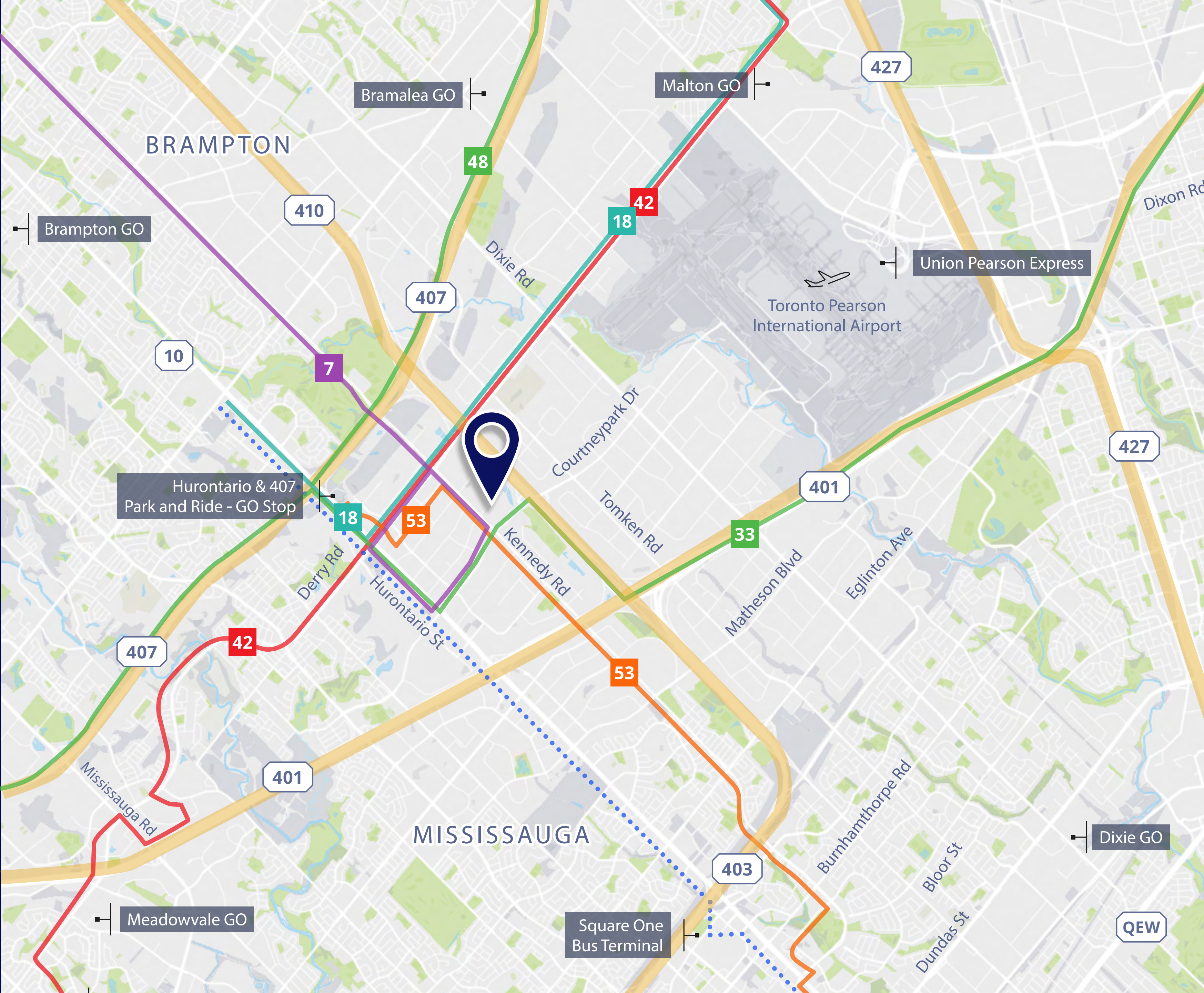


# Site Access

	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
	 7	Kennedy
	 33	Guelph-York Mills
	 Under Construction	Under Construction







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