

636 Marcove Road



## GATEWAY TO PERFORMANCE

Discover a premium industrial opportunity in one of Mississauga's most established logistics areas.

636 Marcove Road delivers exceptional functionality with a 30' clear height, 35 shipping doors, dedicated trailer parking, a secured yard, ESFR fire protection, and energy-efficient LED lighting. Designed for distribution and high-volume throughput, this facility offers the infrastructure needed to support even the most demanding operations.

The property is strategically located within a deep and diverse labour pool, drawing talent from Mississauga, Brampton, and the broader GTA. Its proximity to established residential communities and major employment corridors helps employers attract and retain reliable staff.

Connectivity at 636 Marcove Road is second-to-none, with immediate access to Highways 401, 403, 410, and 427, ensuring fast and efficient regional and national distribution. This Marcove Road opportunity stands out as an exceptional option for operators seeking scale, efficiency, and visibility in the GTA.

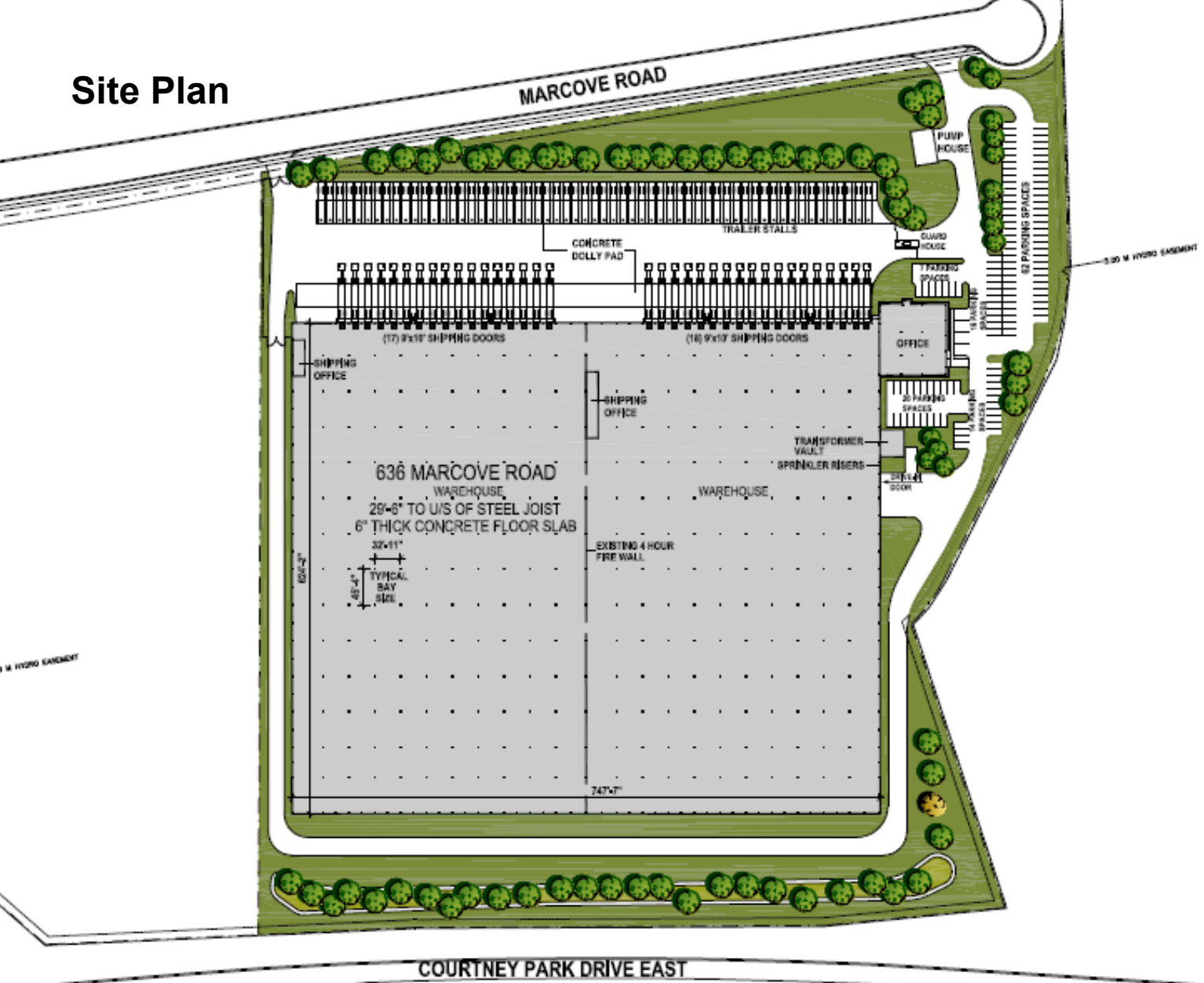
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# Site Plan



## Images



## Property Features

<b>Area:</b>	476,680 SF
<b>Office:</b>	7,749 SF
<b>Warehouse:</b>	466,585 SF
<b>Utility/Other:</b>	2,346 SF
<b>Clear Height:</b>	30'
<b>Shipping Doors:</b>	35
<b>Drive-in Doors:</b>	1
<b>Parking:</b>	120 cars 59 trailers
<b>Sprinklers:</b>	ESFR
<b>Electrical:</b>	2,000 Amps
<b>Asking Rate:</b>	\$15.95/SF/YR
<b>Additional Rent:</b>	\$3.09/SF/YR
<b>Available:</b>	March 1, 2027

- **Highway Access:** Only 1.6 KM to the Highway 410 and Courtneypark Drive East interchange
- **Transit:** Convenient commuting for staff
- **Security:** Existing guardhouse and secured yard with dedicated trailer parking

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions. (March 18, 2026)