



5650 Keaton Crescent, Unit 2, Mississauga, ON

Prime Industrial Space in Mississauga's Gateway Area For Sub-Lease

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Property Overview

Civic Address	5650 Keaton Crescent, Mississauga
Unit	2
Zoning	E2
Year Built	1994
Total Available Area	100,365 SF
Office Area	4,014 SF
Shipping	9 TL / 1 DI
Clear Height	28'
Sprinklers	ESFR
Lighting	LED with motion sensors
Occupancy	January 1, 2025
Sub-Lease Expiry	August 31, 2026
Net Rent	\$12.95 PSF
TMI	\$3.22 PSF

Property Highlights

- Located within Heartland Business Park
- Fully demised with block wall
- Racking is available, please speak to listing agent
- Secured shipping apron (fence/electronic gate)
- Built-out functional office area with mix of private office, work stations, meeting rooms
- Abundance of employee parking
- Located in Mississauga's Gateway area with proximity to amenities and a strong labour pool
- Speak to agents regarding a longer term lease



Proximity to Hwy's
401, 410, 407 & 403



Various transit
options nearby



Proximity to
amenities



Located next to
strong labour pool



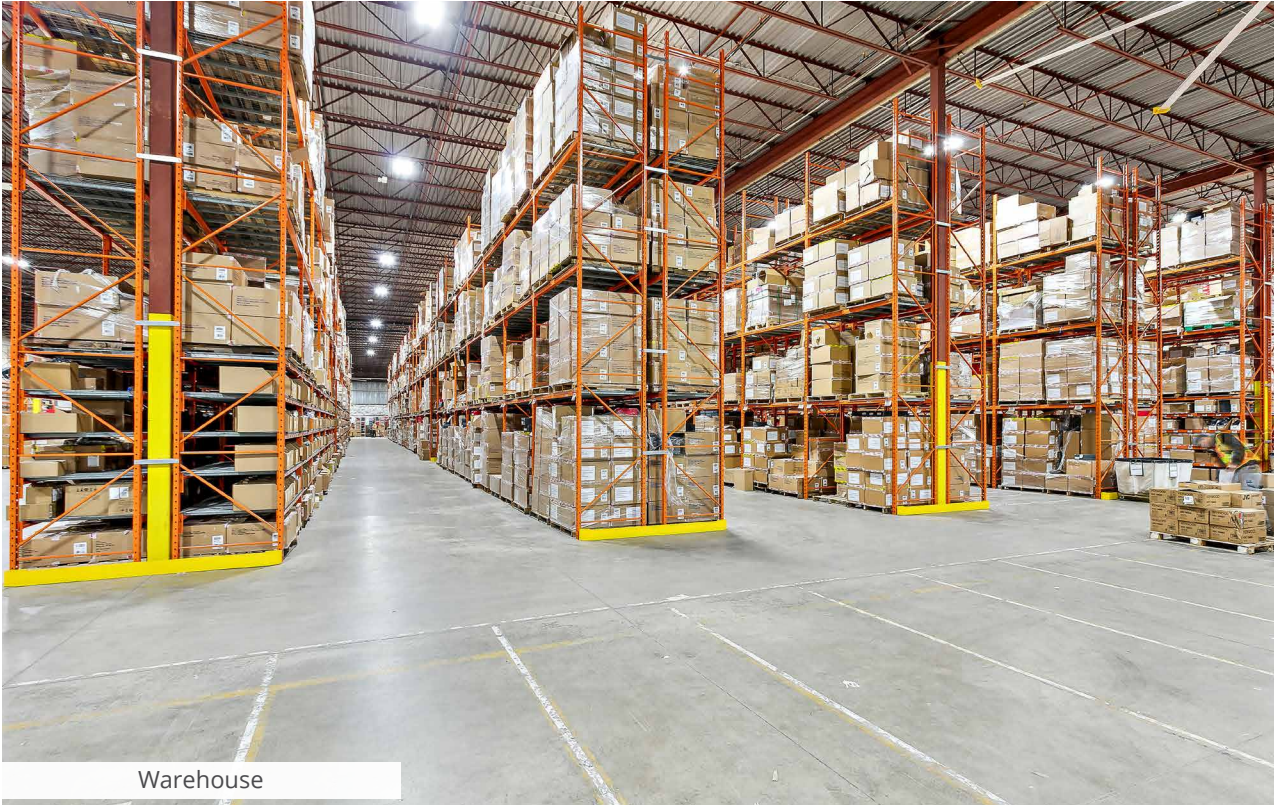
Shipping:
9 TL / 1 DI



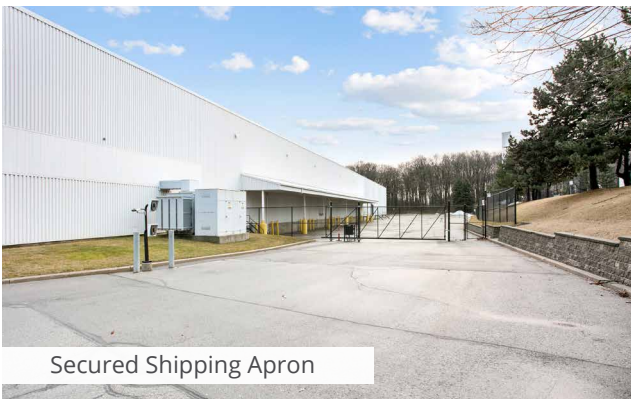
28' Clear height

Property Photos

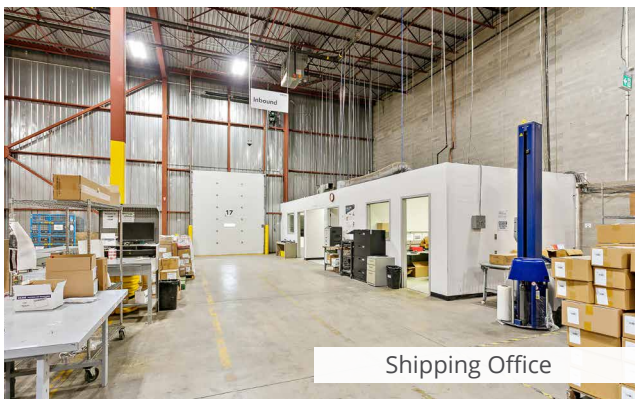
5650 Keaton Crescent



Warehouse



Secured Shipping Apron



Shipping Office

Property Photos

5650 Keaton Crescent



Office Entrance



Kitchen / Lunch Room



Washroom Facilities



Drive Times



Toronto Pearson Airport
15 minutes



Highway 401
5 minutes



Highway 410
7 minutes



Highway 403
8 minutes



Highway 407
11 minutes



Highway 427
12 minutes

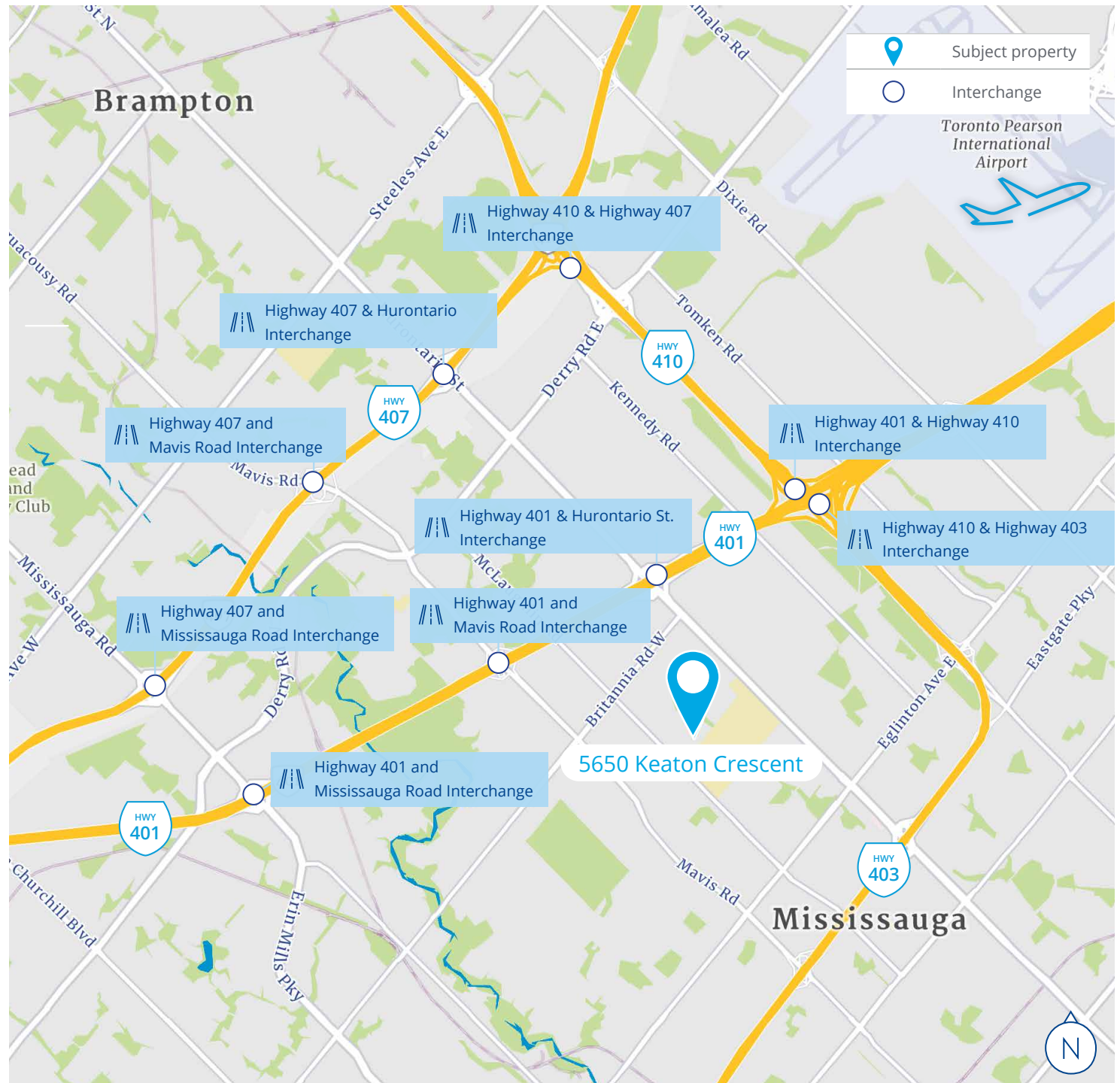


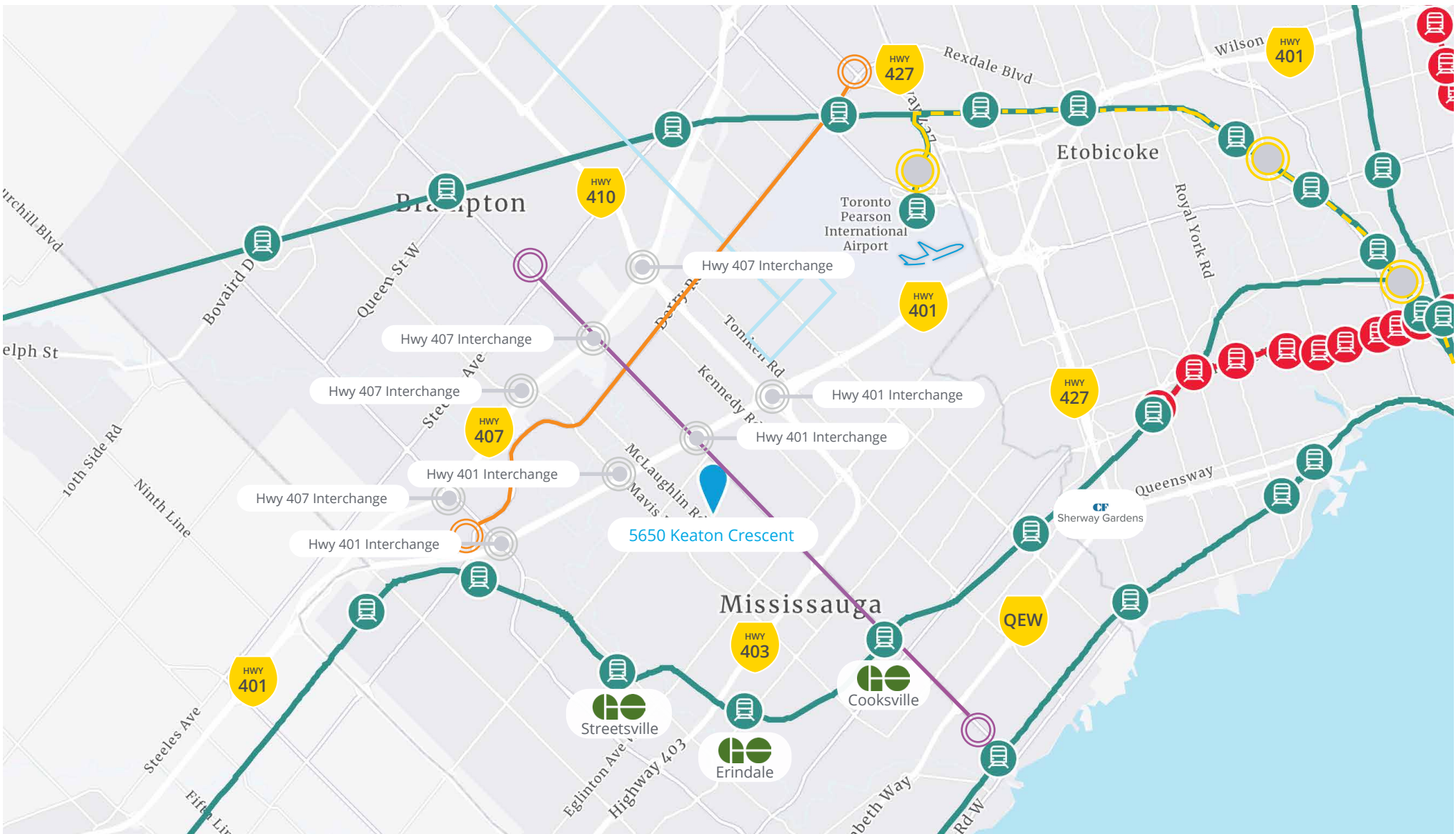
QEW
16 minutes

Erindale GO Station
13 minutes

CN Brampton Yard
15 minutes

Downtown Toronto
25 minutes






Transit & Accessibility

Bus Routes

— MiWay Transit

— Hurontario LRT Line

18 Dixie

 TTC Subway Line

 GO Line



 UP Express



Nearby Amenities

- 1 Heartland Town Centre
- 2 Costco Wholesale
- 3 Loblaws
- 4 Swiss Chalet
- 5 Mandarin

- 6 TD Canada Trust
- 7 Watan Kabob - Matheson
- 8 Highland Farms
- 9 Tim Hortons / Wendy's
- 10 Subway

-  Subject property
-  Restaurant



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