

INDUSTRIAL | FOR LEASE



KENDERRY BUSINESS PARK

CBRE

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Epic
Investment
Services

ABOUT **KENDERRY** BUSINESS PARK

Located in the heart of Mississauga's industrial corridor, this professionally managed business park offers tenants a clean, modern complex with exceptional functionality and convenience. The property features excellent shipping capabilities, including accommodation for 53' trailers, and provides seamless access to Highways 401, 410, and 407, as well as public transit. Its close proximity to Pearson International Airport enhances logistical efficiency for businesses with national or international operations.



7 Minute drive to the 401



Close proximity to major shopping & amenities

E2

E2 Zoning allows for variety of uses



14 Minute drive to Toronto Pearson Airport



Close proximity to transit options

KENDERRY BUSINESS PARK

375 ADMIRAL BOULEVARD | UNIT 3

UNIT 3

TOTAL AREA	7,558 Sq. Ft.
OFFICE	1,278 Sq. Ft.
POSSESSION	October 1st
RATE	Negotiable
TMI PER SQ. FT. (2025)	\$6.19
ZONING	E2
SHIPPING	2 Truck Level / 1 Drive-In
CLEAR HEIGHT	17'8" feet
HEATING	Radiant
POWER	600 Volts / 100 Amps



Can accommodate 53'
trailers



Cost Effective
radiant heating

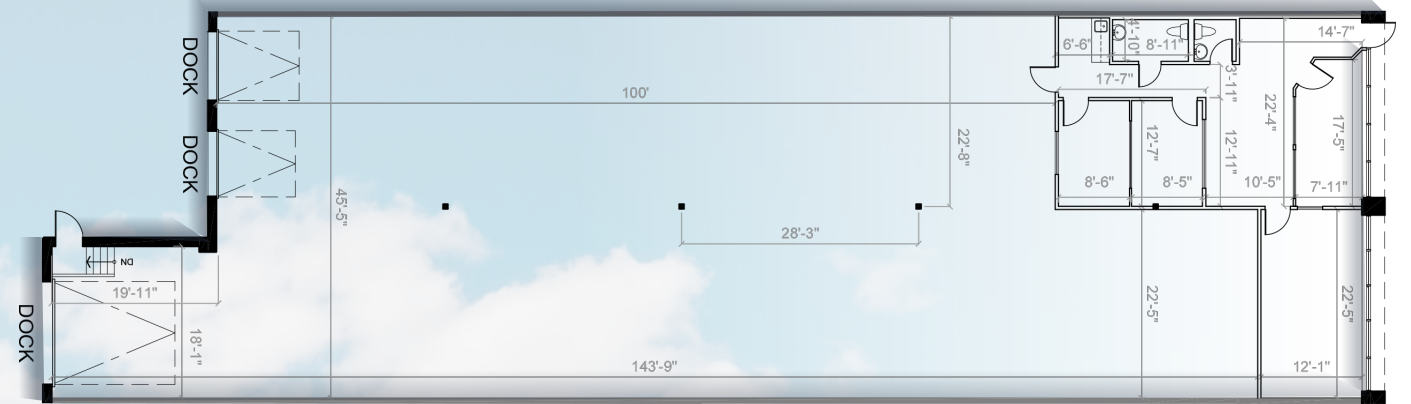


Close proximity to
major highways

*Tenant is responsible for verifying all information

KENDERRY BUSINESS PARK

375 ADMIRAL BOULEVARD | UNIT 3



FLOORPLAN



SHIPPING

KENDERRY BUSINESS PARK



AMENITIES

- 1 Tim Hortons
- 2 McDonalds
Montanas
Subway
Dairy Queen
Boston Pizza
- 3 Shoppers Drug Mart
Dollarama
Tim Hortons
Popeyes
Nofrills
Food Basics
RBC
LCBO
- 4 Pet Smart
Party City
Winners
Milestones
LCBO
The Keg
Beer Store
Harvey's
East Side Marios
McDonalds
RBC
Costco
- 5 Mr. Lube
Longos
Scotibank
Subway
McDonalds
Dollarama
- 6 Leon's
- 7 Wendy's
- 8 Burger King

DEMOGRAPHICS



Population (within 10 KM)

810,343



Population Change (2019-2024)

8.4%



Workforce (within 10 KM)

413,461



Transit Score

56

- Route 17 - Hurontario
- Route 53 - Kennedy
- Route 18 - McLaughlin
- Route 57 - Courtneyark
- Route 42 - Derry
- Route 107 - Hurontario Express

KENDERRY BUSINESS PARK

FOR MORE INFORMATION, CONTACT:



Colin Matthews*
Vice President
416 798 6207
colin.matthews@cbre.com



Josh Doupe*
Sales Support Coordinator
416 798 6235
josh.doupe@cbre.com

*Sales Representative



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CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 AIRPORT ROAD, SUITE 700 | MISSISSAUGA, ON L4V 1W5

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