

# For Lease: 6515 Kitimat Road, Mississauga



**159,990 SF of Climate-Controlled Warehouse Space (Potential to Demise)**

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# Property Details | 6515 Kitimat Road, Mississauga

<b>Total Area</b>	159,990 SF
Potential to demise, speak to listing team	
<b>Office Area</b>	± 76,796 (48%)
Lab / office area can be modified to suit	
<b>Warehouse Area</b>	± 83,194 SF (52%)
<b>Clear Height</b>	27' - 30'
Lab / office area clear height varies	
<b>Shipping</b>	6 TL / 2 DI
<b>Zoning</b>	E2-1
<b>Power</b>	1600A / 600V
<b>Parking</b>	EST. 112 Parking Stalls
<b>Occupancy</b>	January 1, 2027
<b>T&amp;I</b>	\$1.52 PSF Net (2026 est.)
<b>Asking Rent</b>	Please speak to listing team



Licensed pharmaceutical laboratory space, in a prime Mississauga location featuring clean rooms, and existing process infrastructure.

 4 Min Drive to Hwy 401 Interchange

 Walking Distance to Major Amenities

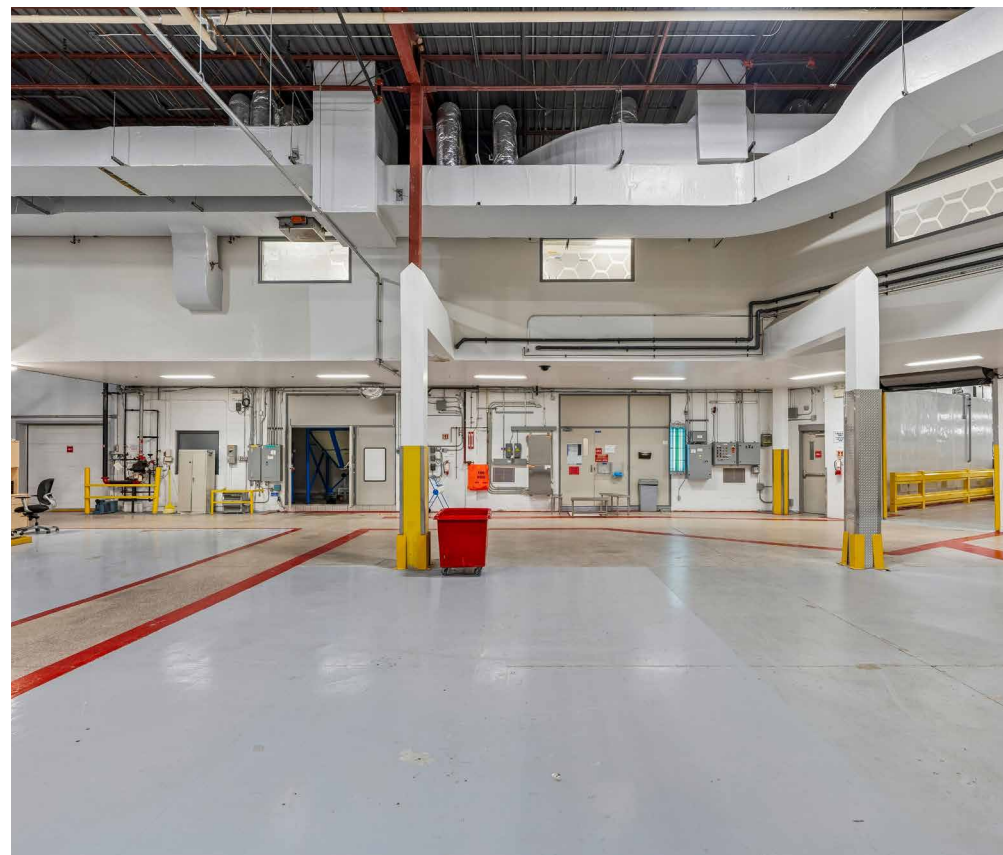
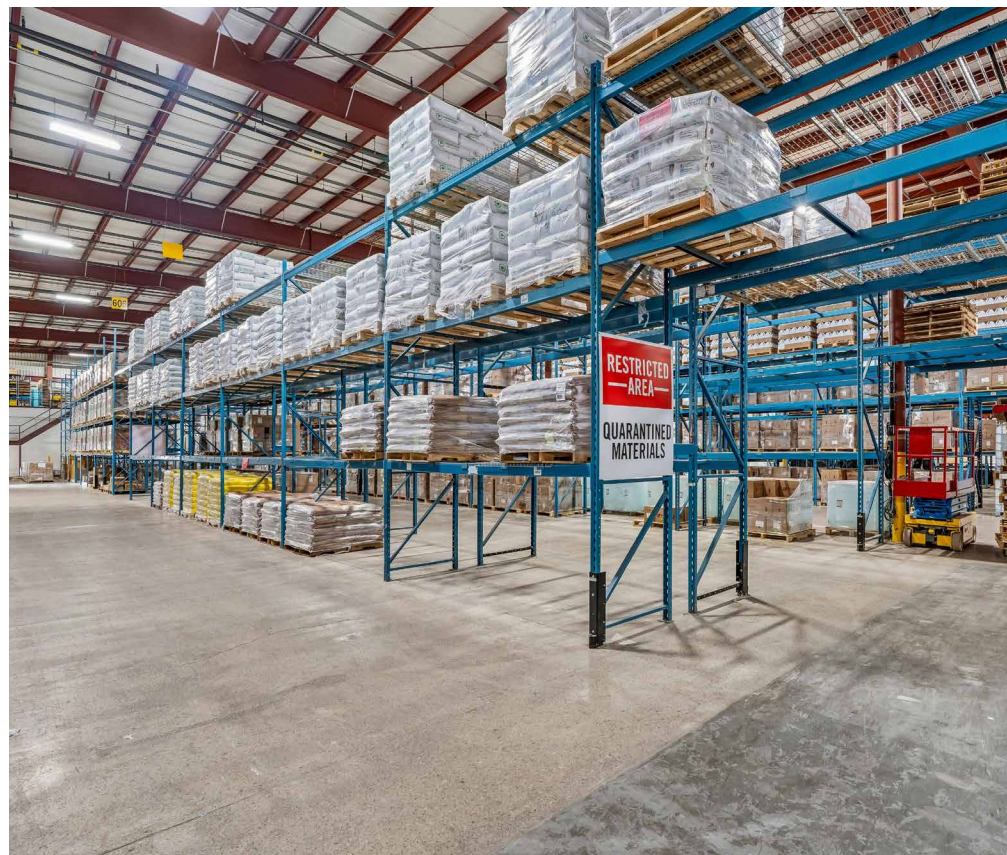
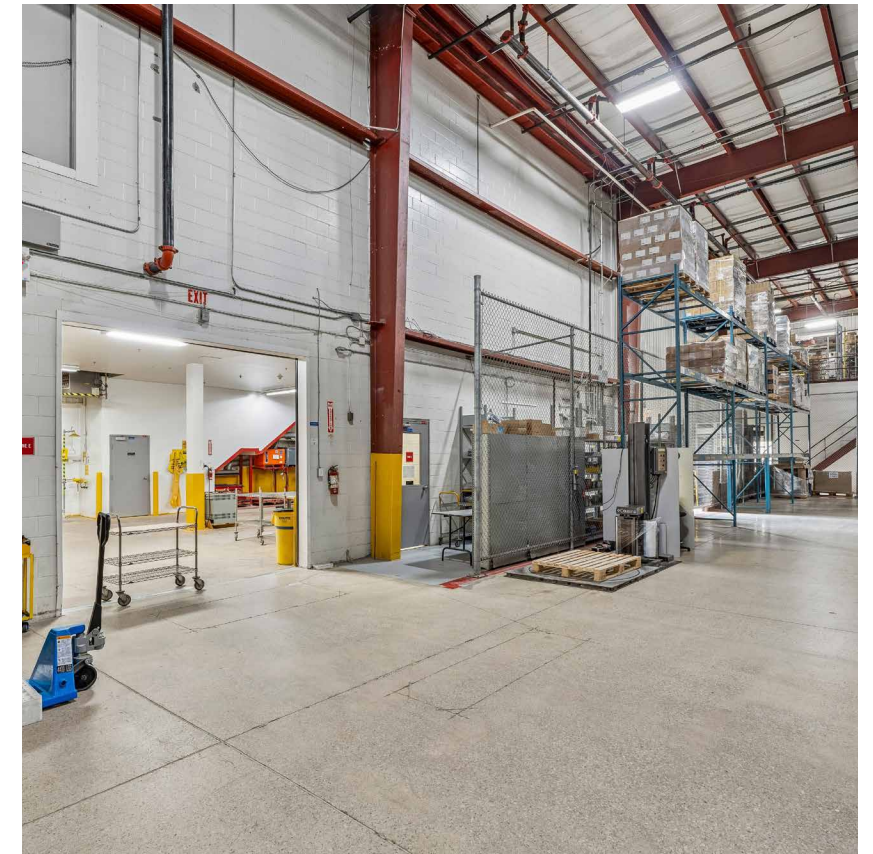
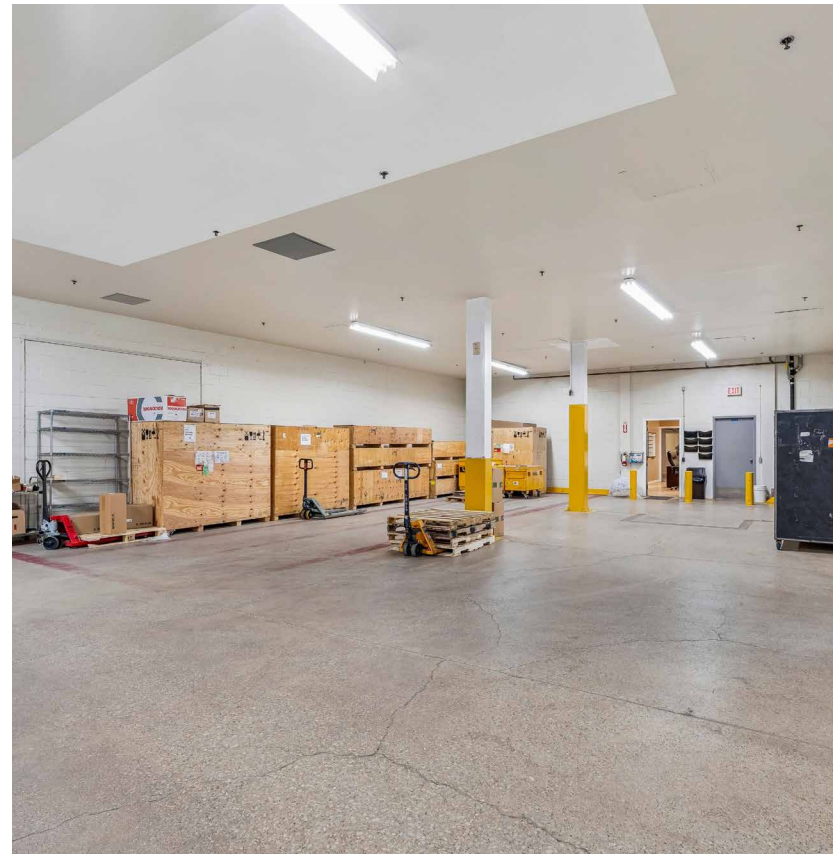
 Climate-controlled Warehouse

 1 Minute Walk to Mississauga Transit Stop

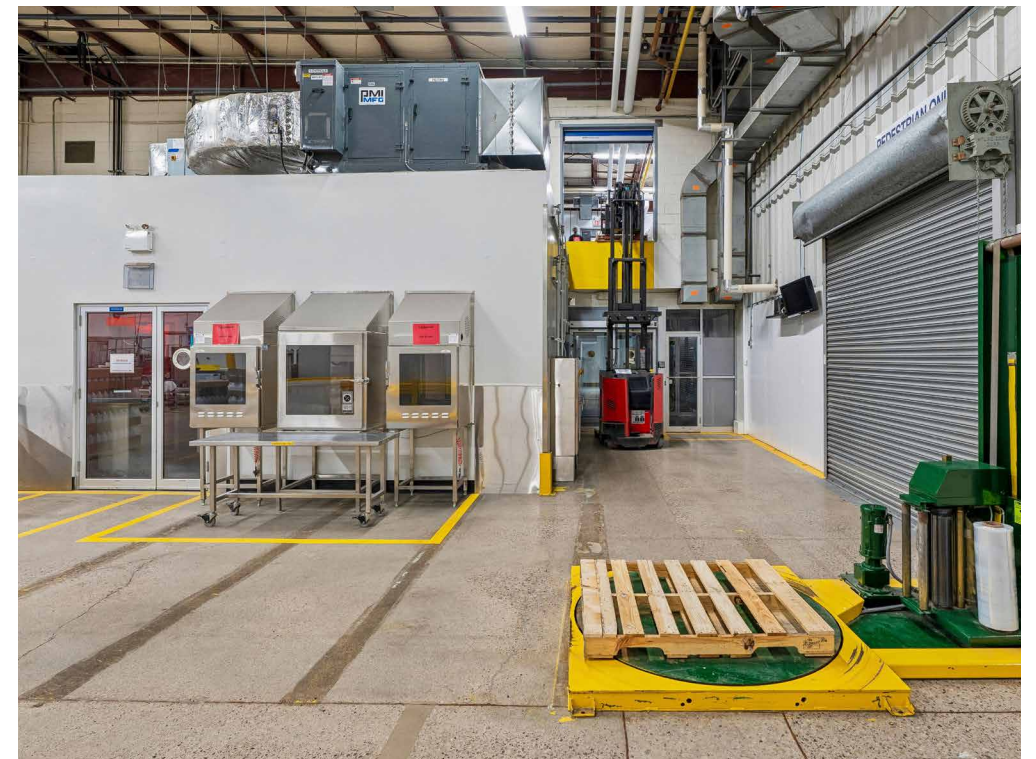
 Located in One of Canada's Premier Business Parks

 E-2 Zoning Permitting a Variety of Uses

# Property Photos | 6515 Kitimat Road, Mississauga



## EXISTING OPERATIONAL INFRASTRUCTURE

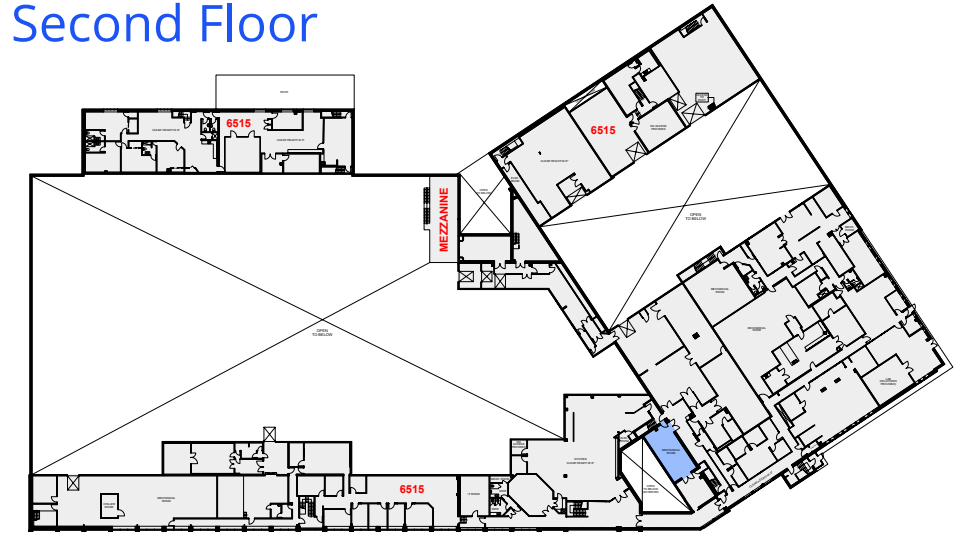


# Floor Plan | 6515 Kitimat Road, Mississauga

First Floor

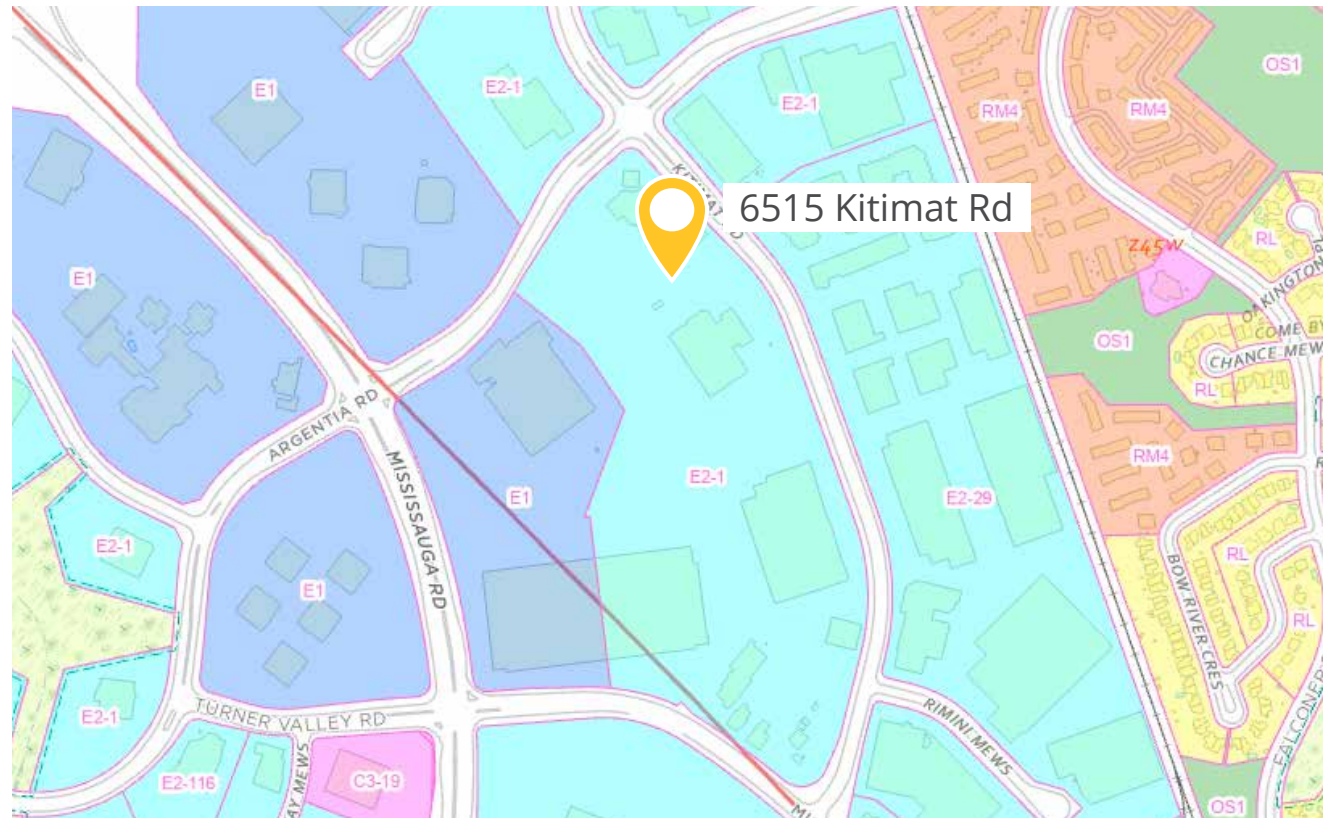


Second Floor



[Click here to download floor plan](#)


# Zoning & Permitted Uses | 6515 Kitimat Road, Mississauga

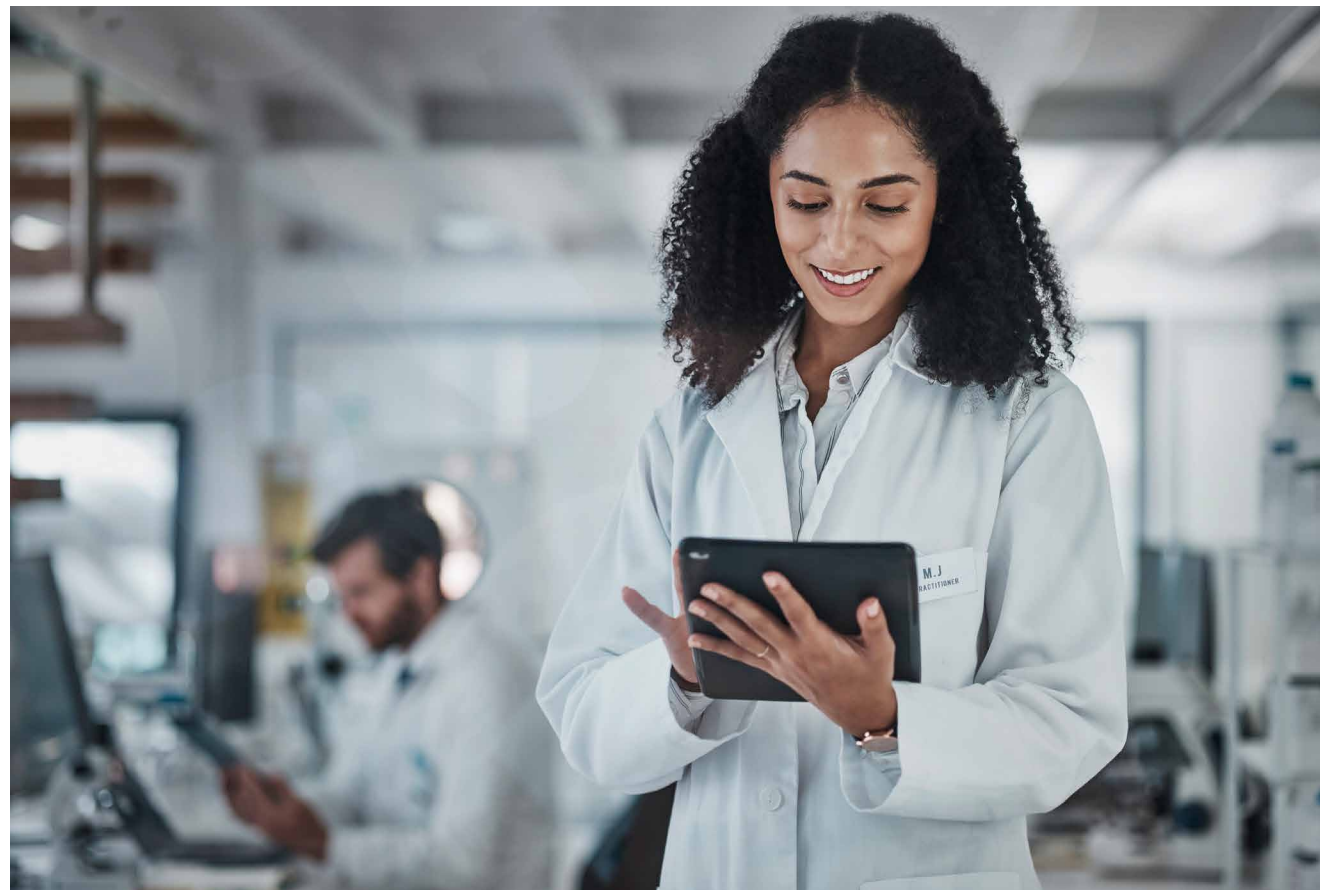


## E2-1 Employment Zone

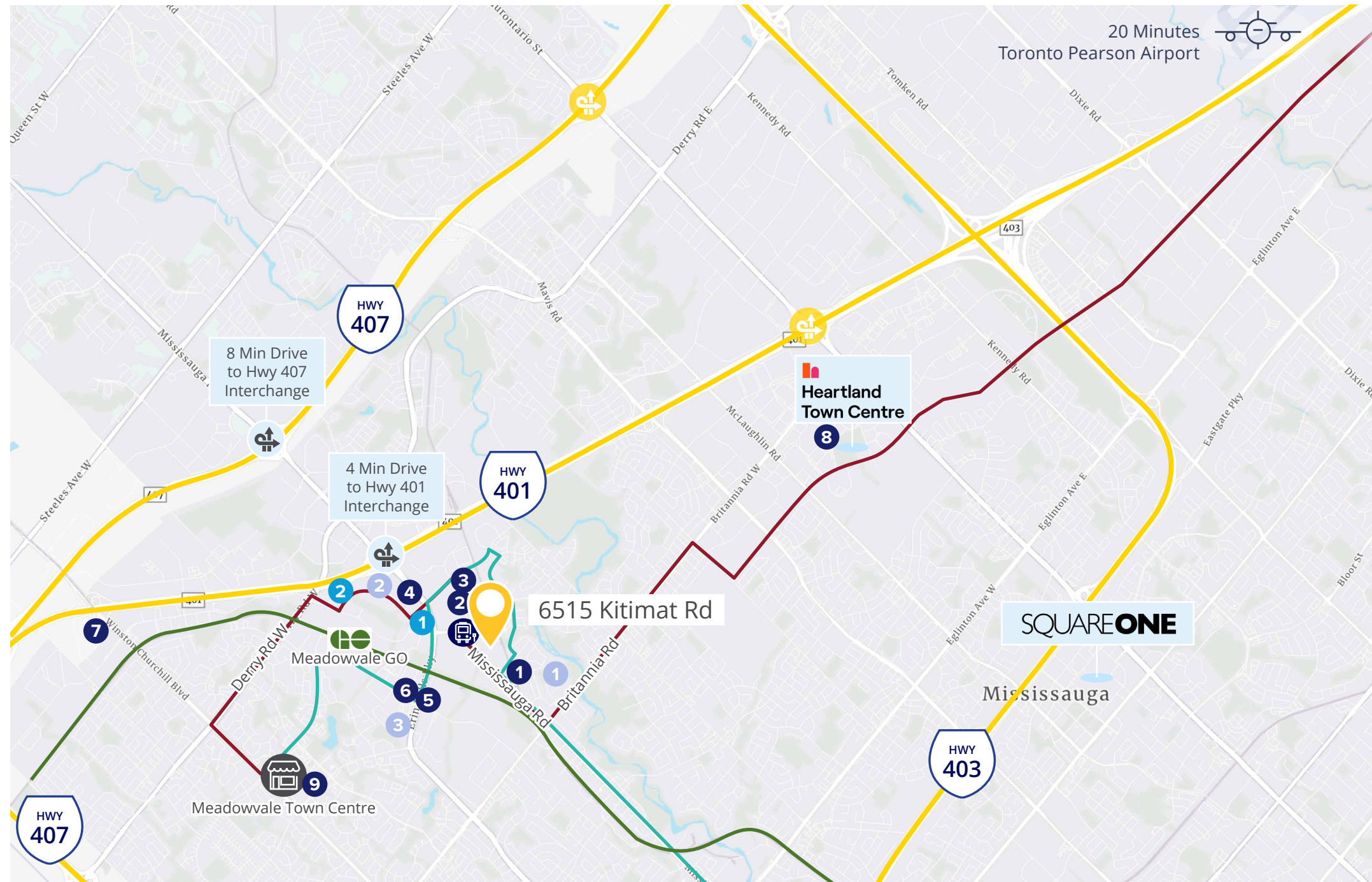
Permitted uses include, but are not limited to:

- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation
- Adult Video Store
- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College

 Click to view full list of permitted uses, and restrictions



# Location Overview | 6515 Kitimat Road, Mississauga



## Nearby Amenities

### Restaurant & Everyday Essentials

- 1 Tim Hortons
- 2 Burger King
- 3 St. Louis Bar & Grill
- 4 Chop Steakhouse
- 5 McDonalds
- 6 Harvey's
- 7 Walmart
- 8 Costco
- 9 Canadian Tire
- Mcdolands
- Beer Store
- RBC
- Canada Post

### Fitness

- 1 Body Tech Wellness
- 2 Movati
- 3 Crunch Fitness

### Hotels & Inns

- 1 Hilton Mississauga
- 2 Mariott

### Nearest Transit

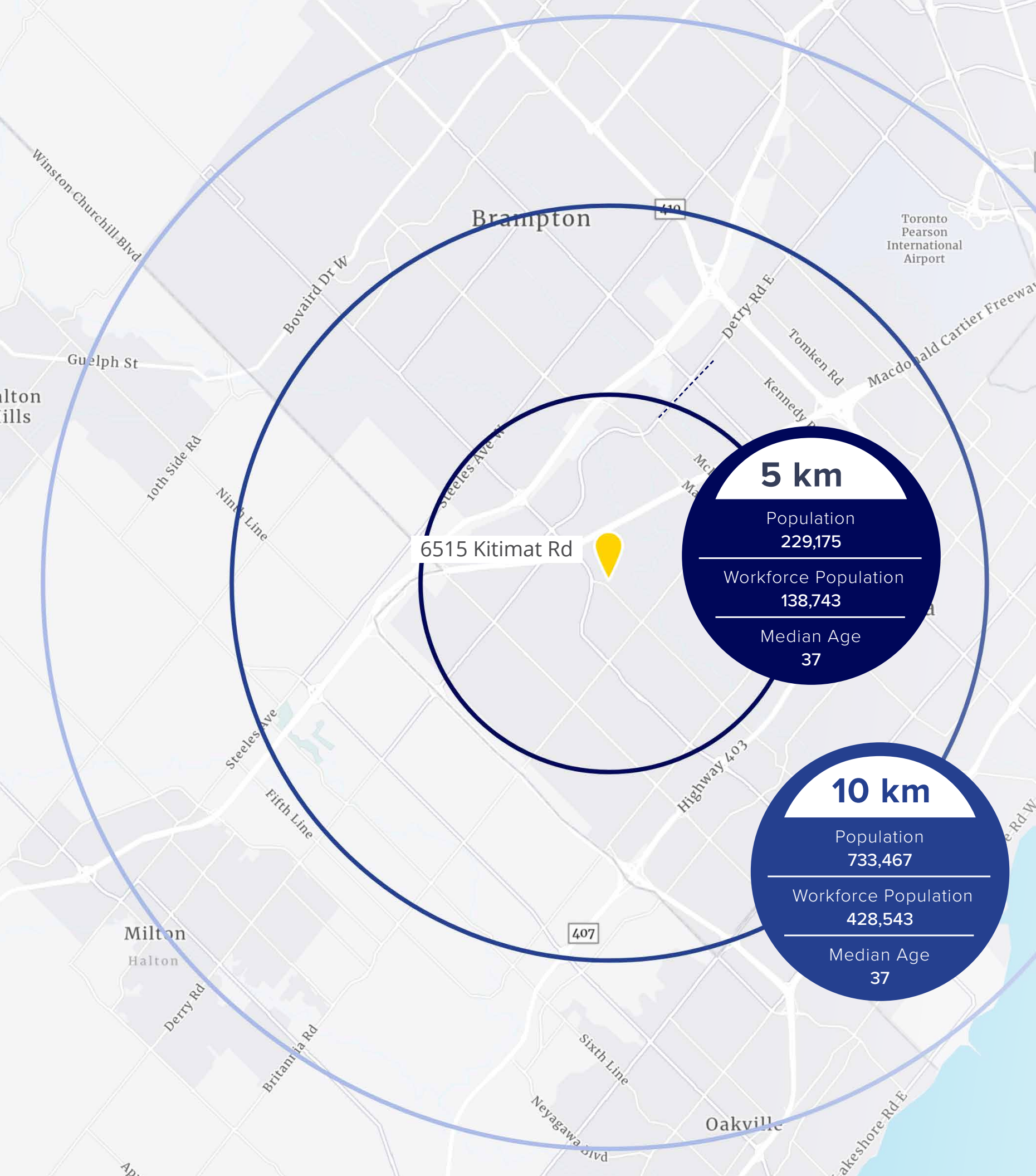
- MiWay Transit Route 43
- MiWay Transit Route 44
- GO Transit Route
- 🚏 Transit Stop 2592 - 1 Min Walk

### Drive Times

<b>401</b> 4 Minutes	<b>410</b> 9 Minutes
<b>407</b> 8 Minutes	<b>EW</b> 17 Minutes
<b>403</b> 13 Minutes	<b>✈️</b> 20 Minutes

### Amenities within a 5 KM Radius

<b>101</b> Retail Amenities	<b>331</b> Restaurants and Cafes
<b>147</b> Parks	<b>30</b> Banks



6515 Kitimat Rd

**5 km**

Population  
229,175

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Workforce Population  
138,743

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Median Age  
37

**10 km**

Population  
733,467

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Workforce Population  
428,543

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Median Age  
37

## Location Overview

6515 Kitimat Road, Mississauga

### Strong Labour Force Access

**21.6%**  
Of labour force in manufacturing, transportation & warehousing

**74.5%**  
Labour Participation Rate

**92.4%**  
Labour Employment Rate

**496,174**  
People in the labour force in Mississauga.  
The 3<sup>rd</sup> largest population in the GTA

**432,509**  
People in the labour force in Brampton.  
The 2<sup>nd</sup> largest population in the GTA

### Population Statistics within a 15km Radius

	Population: 1,506,350
	Median Age: 37
	Workforce Population: 876,302



## Contact Us Today

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