

INDUSTRIAL SPACE
FOR LEASE

2751-2783 THAMESGATE DRIVE

Mississauga, Ontario

2765-8A
1,892 SF



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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

2751-2783

THAMESGATE DRIVE

Mississauga, Ontario

LEASE DETAILS

Basic Rental Rate: \$18.00 / SF

Taxes & Operating: \$9.08 / SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.

OPPORTUNITY

2765

Unit 8A - 1,892 SF

AVAILABLE AUGUST 1, 2025

HIGHLIGHTS

✔ One minute walk to MiWay bus service - route 45

15 minute drive to:

- UP Express
- Toronto Airport Express

✔ Minutes from HWYs. 427 and 407

On site parking available - 2.1 per 1,000 sq.ft.

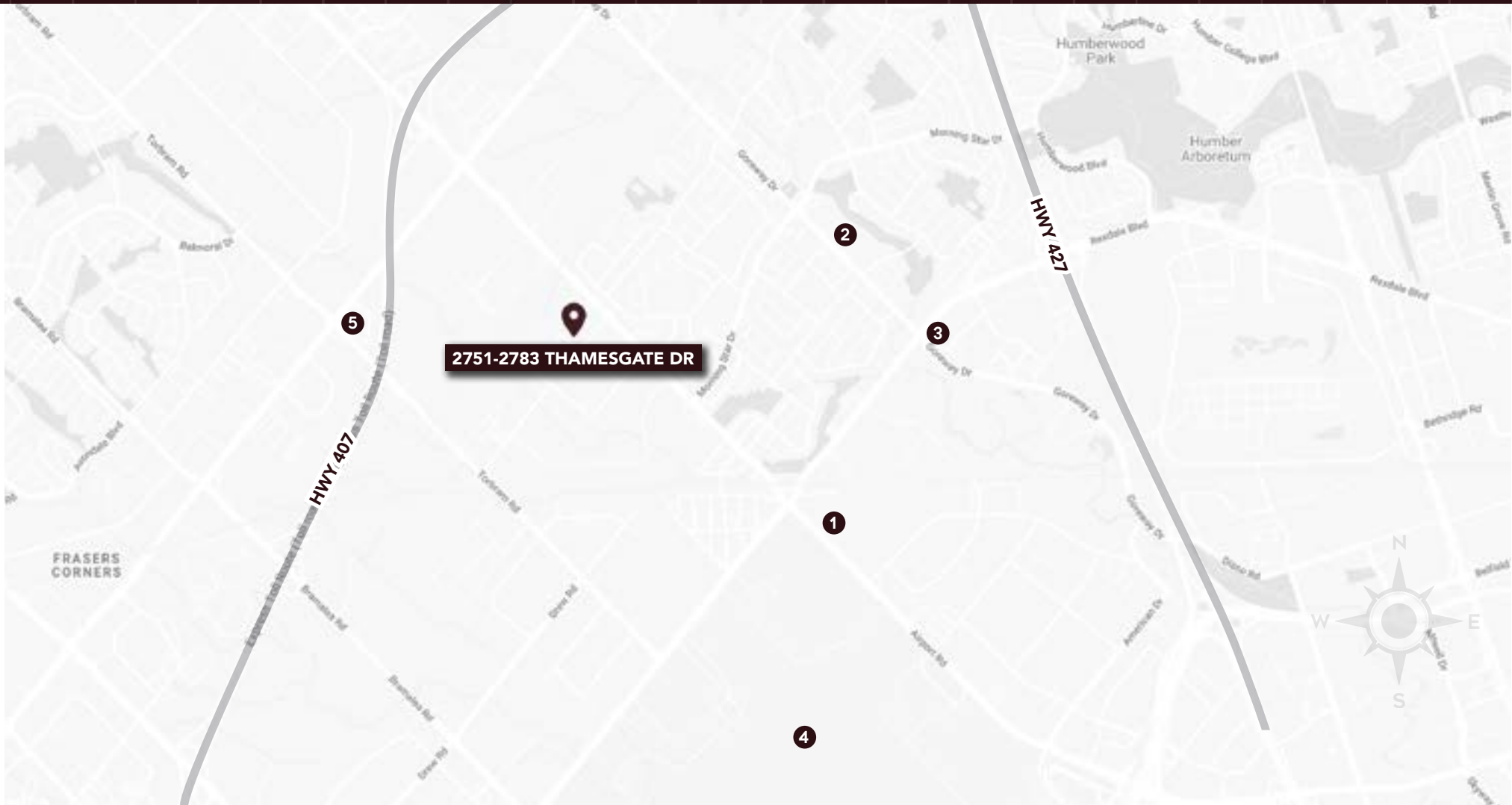
✔ Many nearby restaurants and amenities including Tim Hortons, Quiznos, gas station and more.

✔ Plenty of natural light
Excellent street exposure

✔ 15 minute drive to Pearson International
35 minute drive to Billy Bishop Toronto City



AREA MAP



2751-2783 THAMESGATE DRIVE

Mississauga, Ontario

- 1 Tim Hortons
- 2 Westwood Square
- 3 McDonald's
- 4 Pearson International Airport
- 5 Tim Hortons

