

HIGH-PROFILE LEASING OPPORTUNITY



# 6265 KENWAY DRIVE UNIT 2

MISSISSAUGA, ON



**Denise Williams\***















Associate Vice President

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**38,643 SF**

# SALIENT DETAILS

	<b>MAIN INTERSECTION</b>	Highway 403 / Hurontario St.
	<b>BUILDING AGE</b>	23 Years (Built circa 2000)
	<b>TOTAL AREA</b>	38,643 SF
	<b>TOTAL OFFICE</b>	15%
	<b>TOTAL WAREHOUSE</b>	85%
	<b>CLEAR HEIGHT</b>	28'
	<b>SHIPPING DOORS</b>	3 Truck Level (all with levelers) 1 Drive-In (oversized)
	<b>BAY SIZE</b>	36' x 37'4"
	<b>POWER</b>	600 Volt / 400 Amps
	<b>PARKING</b>	40 Stalls
	<b>ZONING</b>	E2
	<b>POSSESSION</b>	June 1, 2023
	<b>T.M.I. (2020)</b>	\$4.50 PSF
	<b>ASKING RATE</b>	\$20.00 PSF

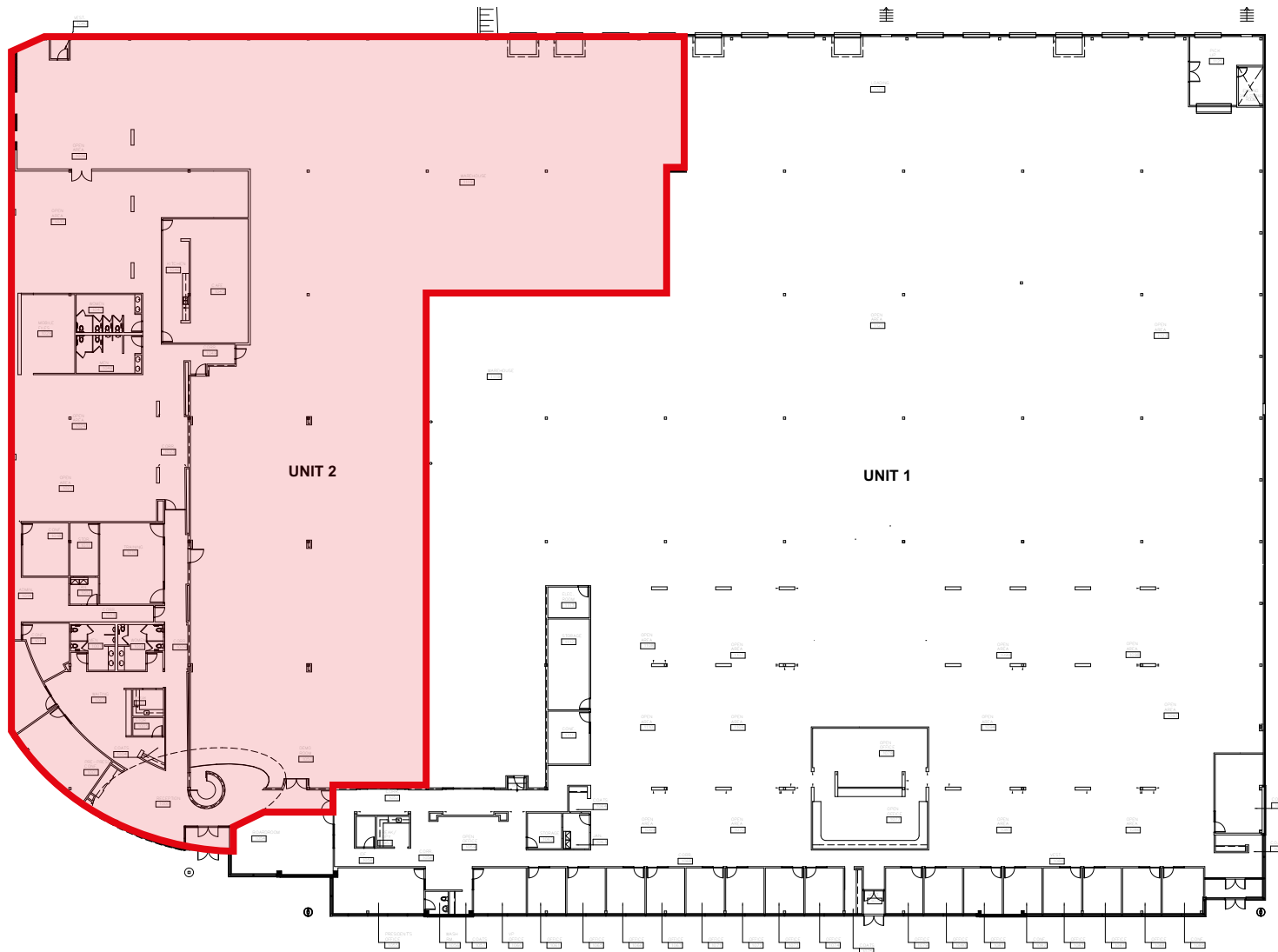
## HIGHLIGHTS

- ✓ High-Profile Industrial Leasing Opportunity
- ✓ Secure Shipping Corridor
- ✓ Exceptional Accessibility & Amenity Rich Location

## PROPERTY FEATURES

- ✓ Excellent curb appeal
- ✓ Roof top solar panels
- ✓ Modern precast construction
- ✓ Can accommodate 53' trailer access with secure yard
- ✓ Zoning allows for partial outdoor storage
- ✓ Fully air-conditioned
- ✓ High quality office finishes with showroom potential
- ✓ ESFR sprinklers
- ✓ Reinforced warehouse floors
- ✓ Transit service within walking distance
- ✓ Proximity to highway 401, 403, 407, Pearson Airport

# FLOOR PLAN + PHOTOS



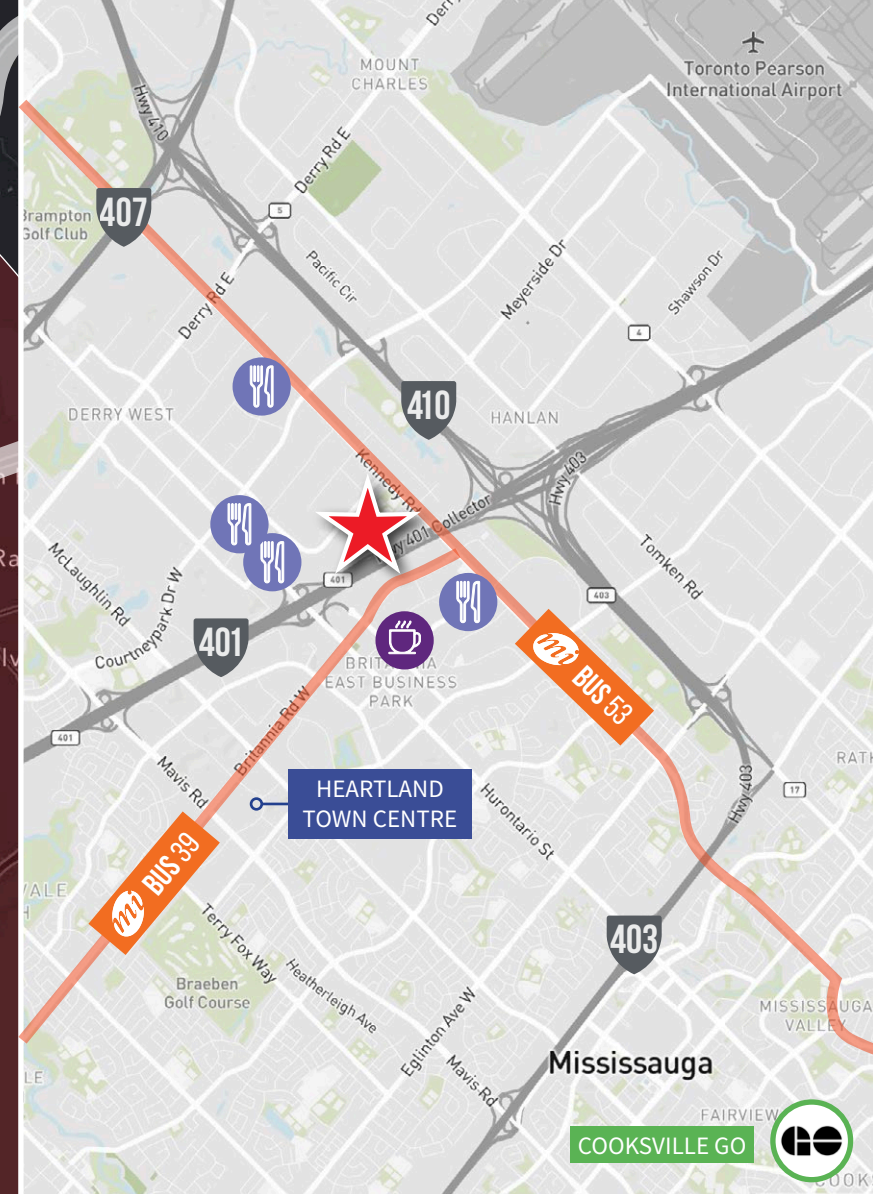
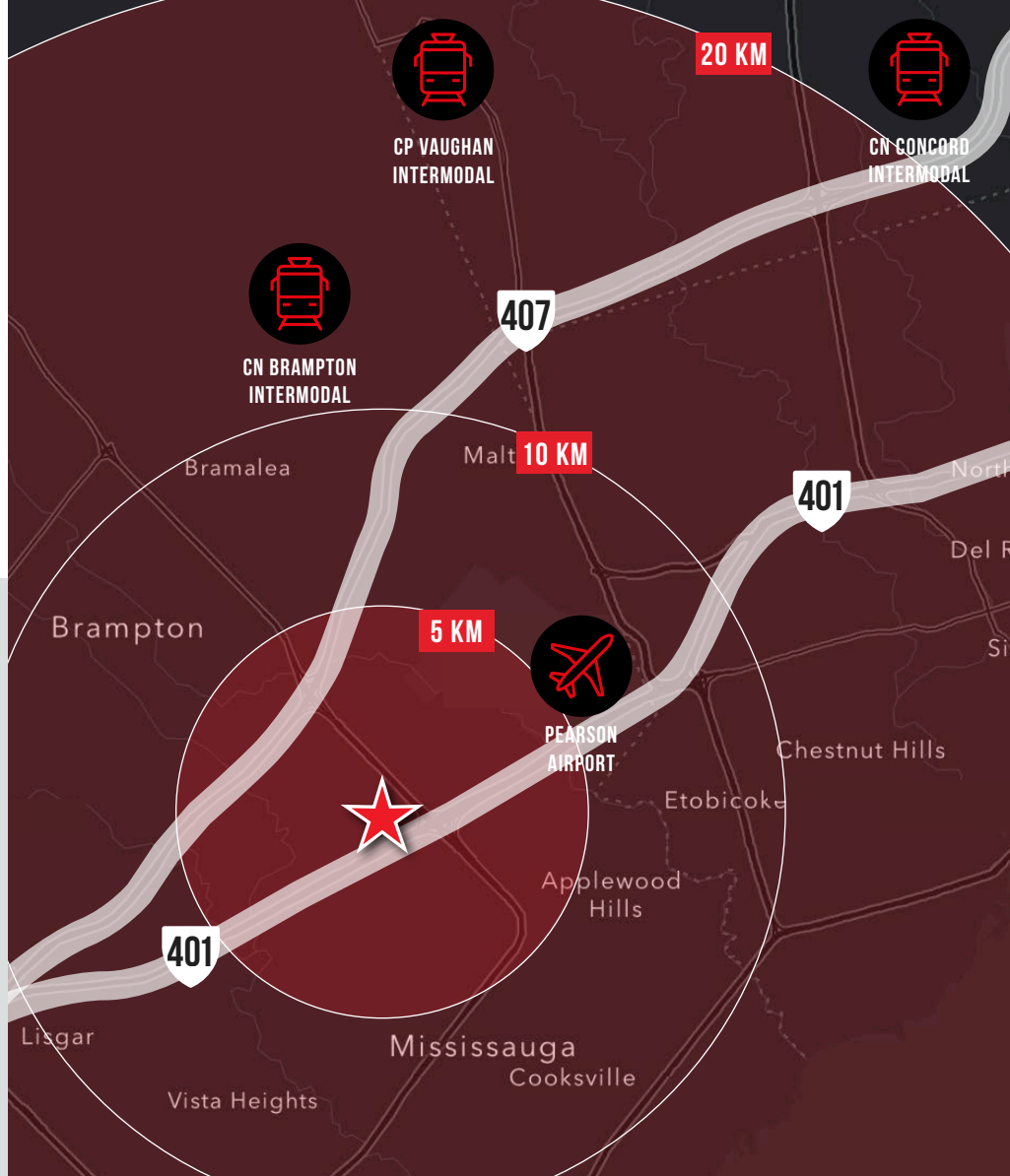
# LOGISTICS HUBS

## DRIVE TIMES FROM SITE

Pearson Airport  
13 km | 15 mins

Toronto Downtown  
15 km | 15 mins

U.S. Border  
(Lewiston Bridge)  
115 km | 1 hr 5 mins



# AREA DEMOGRAPHICS



Local Population  
**1,717,948**



Avg. Household Income  
**\$124,288**



Total Labour Force  
**962,648**



Warehouse Labour Force  
**189,002**



Drives Car to Work  
**76%**

FOR LEASE

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MISSISSAUGA, ON



For more information, please contact:

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