



Colliers

For Sale

**6010-6020**  
**Ambler Drive** MISSISSAUGA, ON

Freestanding Industrial Facility in the Heart of Mississauga

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# The Opportunity

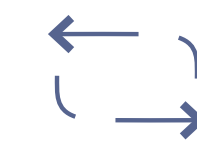
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6010-6020 Ambler Drive presents a rare opportunity to acquire a renovated, freestanding industrial building with immediate vacant possession in one of Mississauga's most sought-after industrial nodes. Recently modernized, the facility offers efficient warehouse space, four truck-level doors, one drive-in door, full-building AC, updated LED lighting, and 600V / 800A power.

The building's box configuration supports efficient workflow and racking layouts, while a streamlined office footprint (approx. 12%) allows maximum warehouse functionality. With full sprinkler coverage, refreshed flooring, and strong curb appeal, this property is ideal for distribution, light manufacturing, logistics, or service-based industrial operations.



**Recently  
Renovated**



**Full Building AC  
(warehouse + office)**

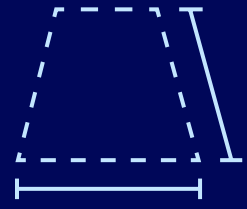


**Robust Manufacturing  
Capabilities**



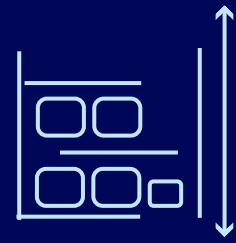
**Minutes to Highways  
401, 403, 427 & 410**

# At a Glance



**36,744 SF**

Efficient square layout maximizing warehousing and operational flow.



**17'9" Clear Height**

Modern clear height suited for racking, storage, and optimized operations



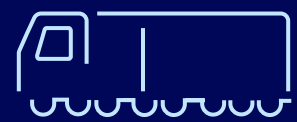
**Power 600V / 800A**

Suitable for industrial users requiring strong electrical capacity.



**Building Condition**

Recently renovated to modernize with LEDs throughout, refreshed warehouse space, a substantial office % reduction, & repaired shipping court asphalt.



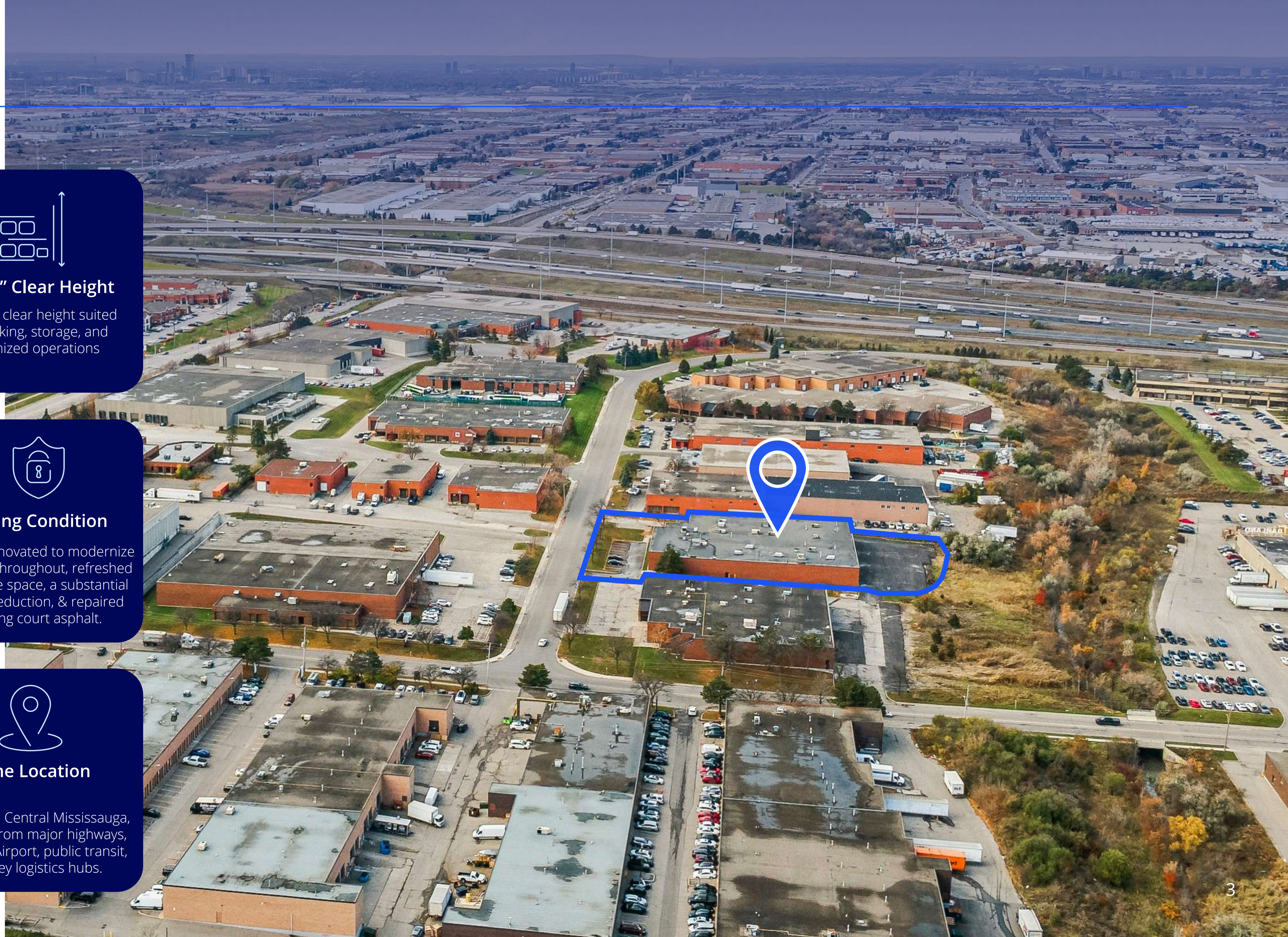
**4 Truck-Level Doors  
1 Drive-In**

Functional shipping configuration



**Prime Location**

Located in Central Mississauga, minutes from major highways, Pearson Airport, public transit, and key logistics hubs.



# Property Specifications



**6010-6020 Ambler Drive, Mississauga ON**

<b>Total Area</b>	36,744 SF
<b>Warehouse Area</b>	± 88%
<b>Office Area</b>	± 12%
<b>Clear Height</b>	17'9"
<b>Shipping</b>	4 truck-level   1 drive-in door
<b>Power</b>	600 Volts   800 Amps
<b>Zoning</b>	E2
<b>Vacant Possession</b>	Immediate
<b>Asking Price:</b>	\$14,600,000
<b>Taxes:</b>	\$44,508.09 (2025)

# Interior Photos

6010-6020 Ambler Drive, Mississauga ON



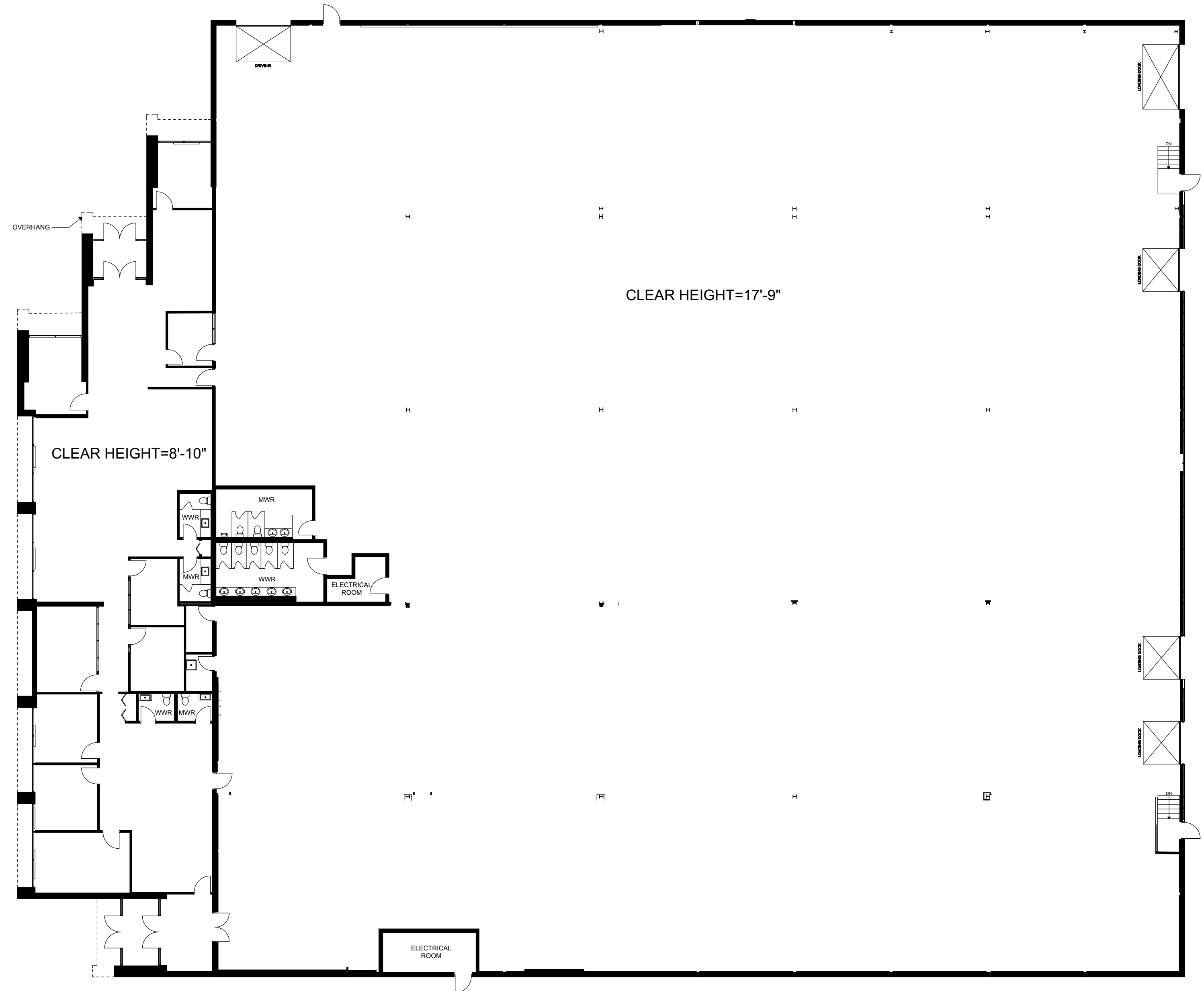
# Exterior Photos

6010-6020 Ambler Drive, Mississauga ON



# Floor plan

6010-6020 Ambler Drive, Mississauga



# Location Overview

The property is strategically located in Mississauga's premier industrial district, offering exceptional connectivity to the Greater Toronto Area (GTA) and beyond. Positioned near Highways 401, 403, 427, and 410, the location provides efficient access for transportation, logistics, and last-mile delivery users.

Only minutes from Toronto Pearson International Airport, the property benefits from convenient national and global connectivity. The surrounding area is well-served by public transit and is home to a deep industrial labour pool, with numerous amenities including dining, retail, hotels, and business support services.

## Site Access

Highway 401

3 minutes

Highway 410

7 minutes

Highway 427

8 minutes

Toronto Pearson International Airport

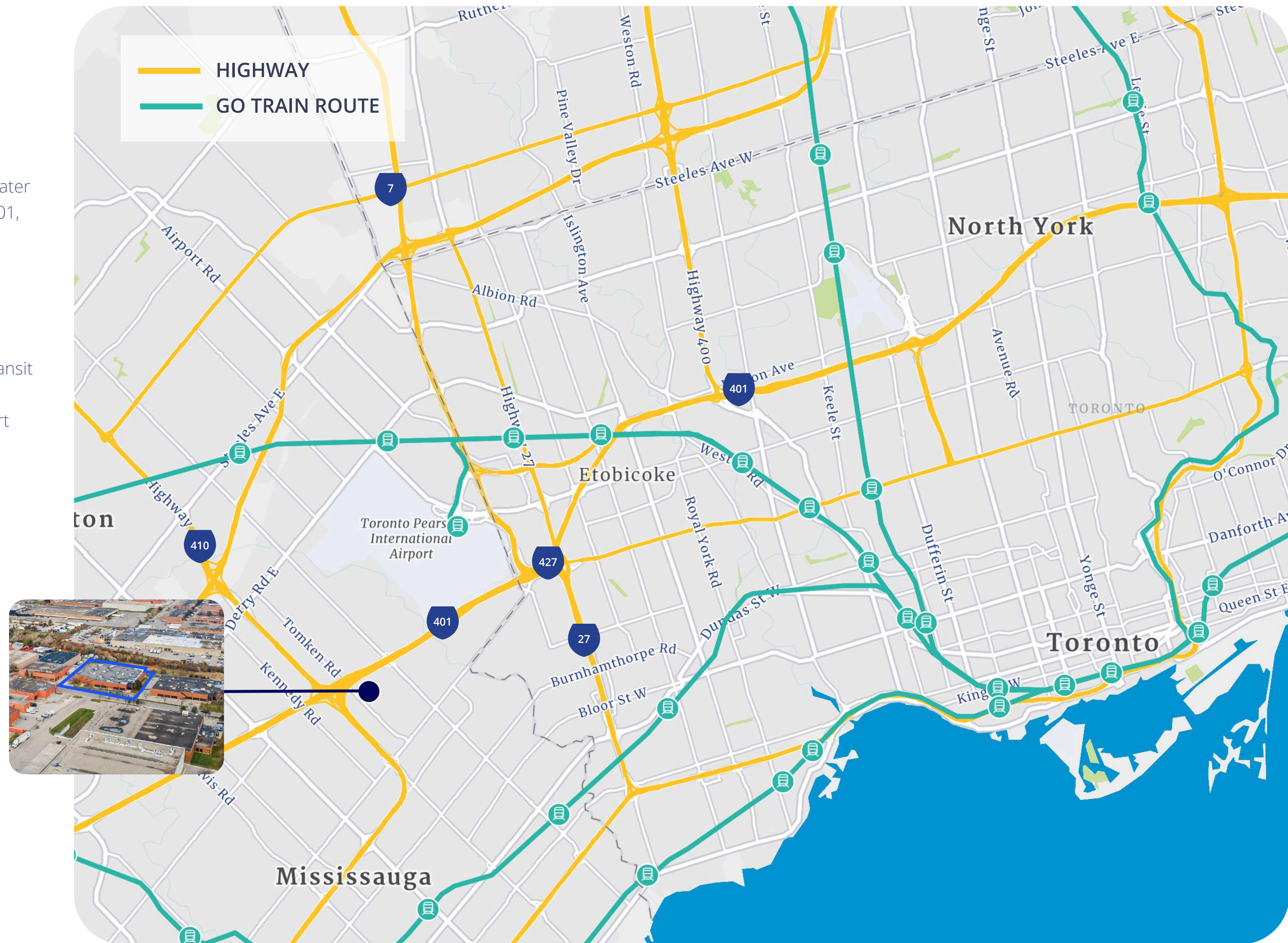
9 minutes

Highway 403

10 minutes

Downtown Toronto

25 minutes





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