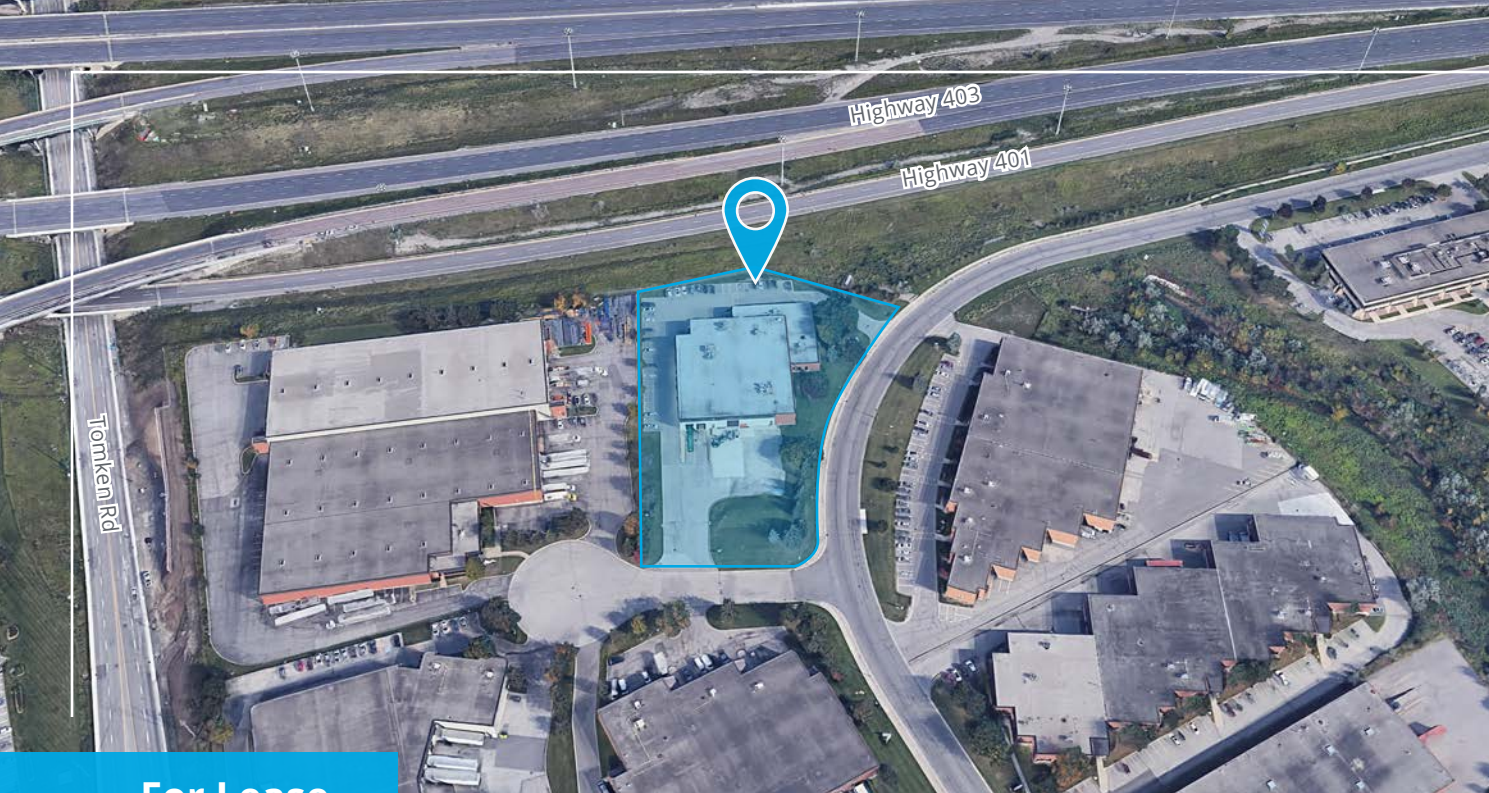




For Lease

Freestanding building located in the heart of a desirable business park

5895 Ambler Drive, Mississauga, ON

Located in close proximity to Highway 401 / 410 interchange allowing easy access to the GTA. Public transit located in front of the property.

Accelerating success.

Asking:

\$16.95
Net PSF

Marc Kirshenbaum*, SIOR

Executive Vice President

+1 416 620 2879

marc.kirshenbaum@colliers.com

Matt Wytiuk

Sales Representative

+1 437 836 0858

matt.wytiuk@colliers.com



*Sales Representative

Property Overview

Address 5895 Ambler Drive, Mississauga

Major Intersection Tomken Rd / Kamato Rd

Building Area 25,715 SF

Office Area 8,000 SF

Warehouse Area 17,715 SF

Site Area 2.268 AC

Ceiling Height 18'

Shipping 3 dock doors

1 drive-in door

Zoning E2

Car Parking 48 Spaces

Power 3 Phase / 600 Volts / 200 Amps

Possession January 1, 2026

T.M.I. \$4.83

Excellent opportunity to lease
a freestanding building with
exposure on Highway 401.

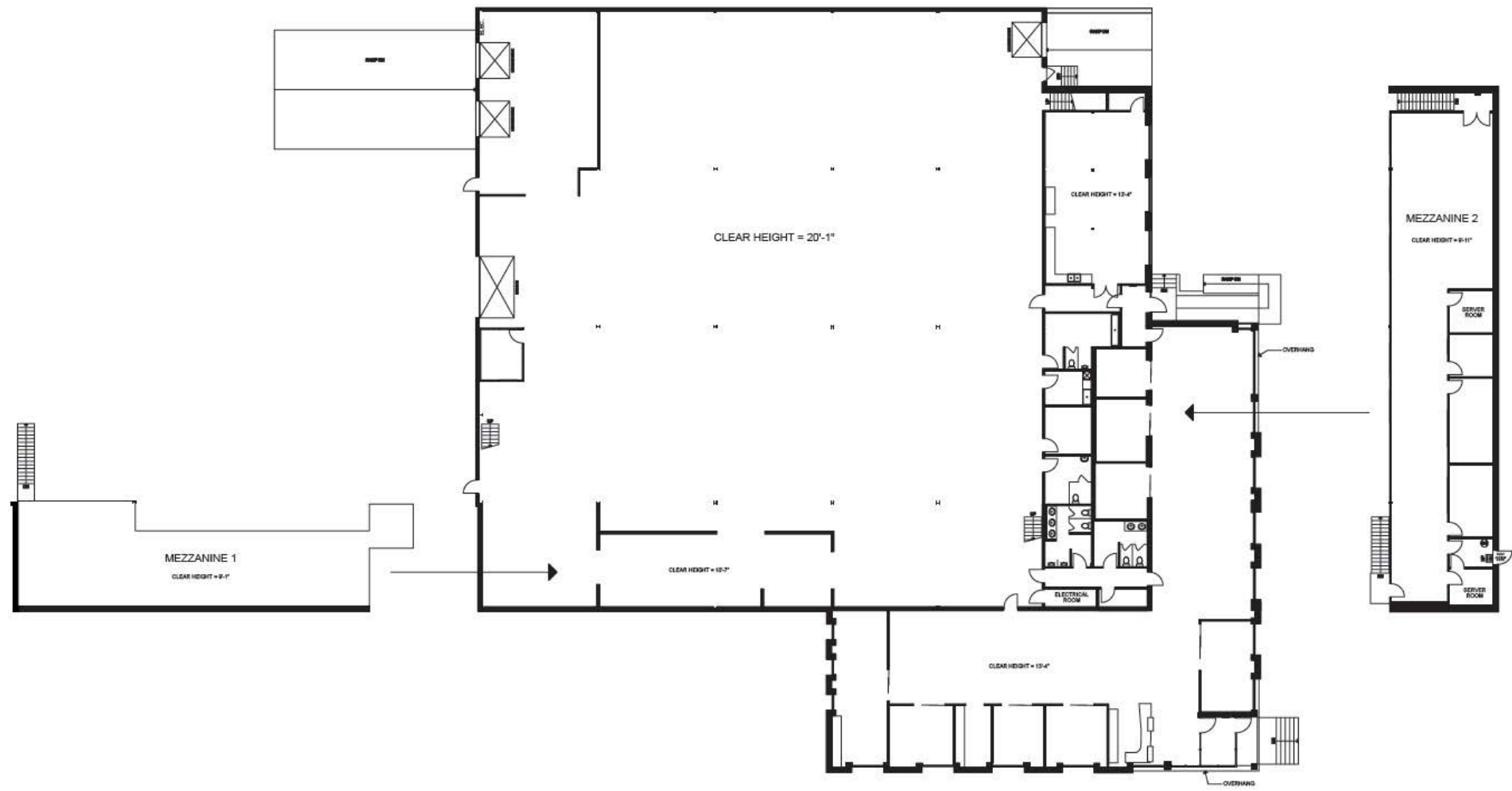
Lease Rate:
\$16.95
NET PSF







Floor Plan



Site Access



Toronto Pearson
International Airport
16 minutes

Highway 401
4 minutes

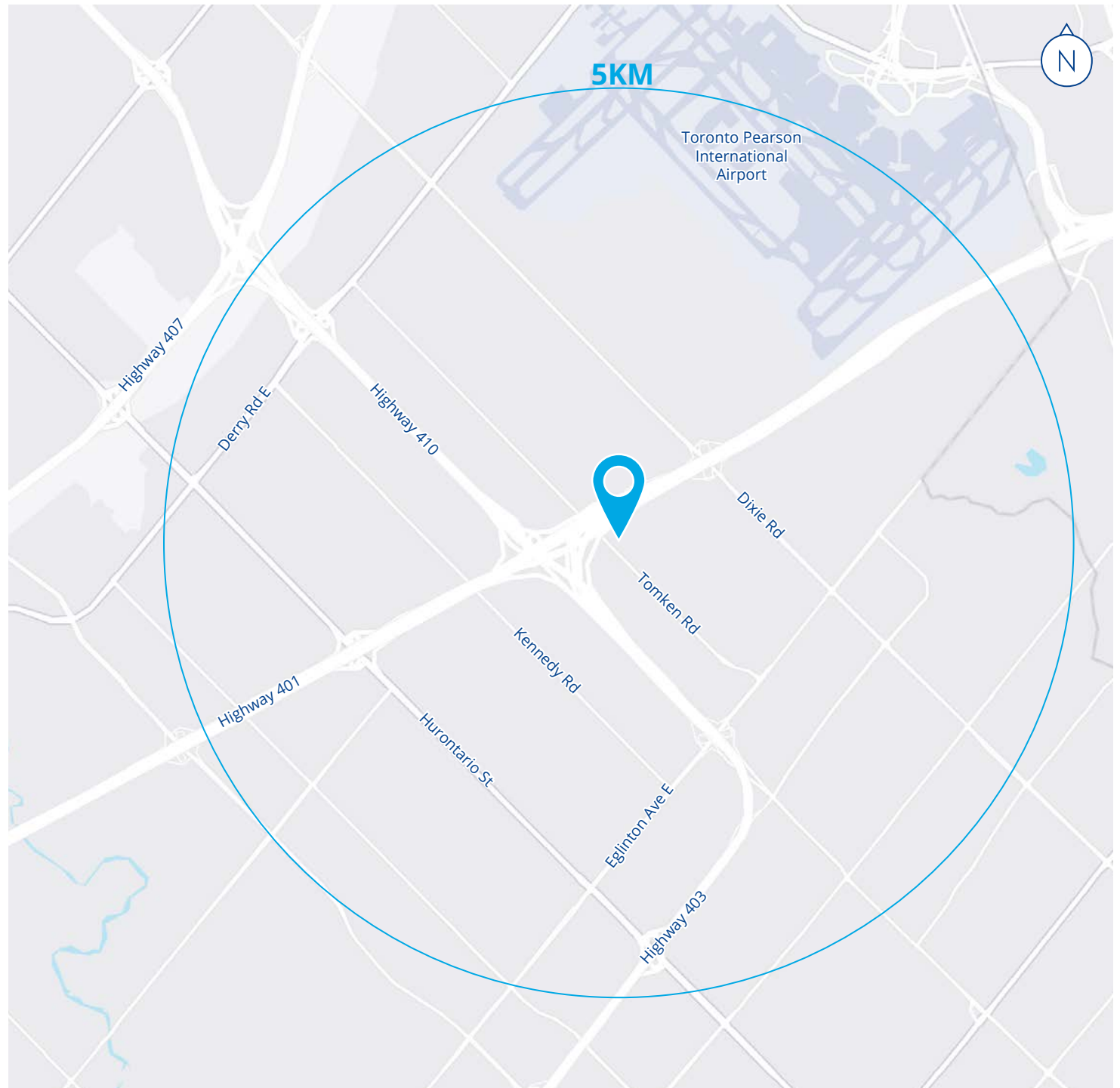
Highway 403
6 minutes

Highway 410
7 minutes

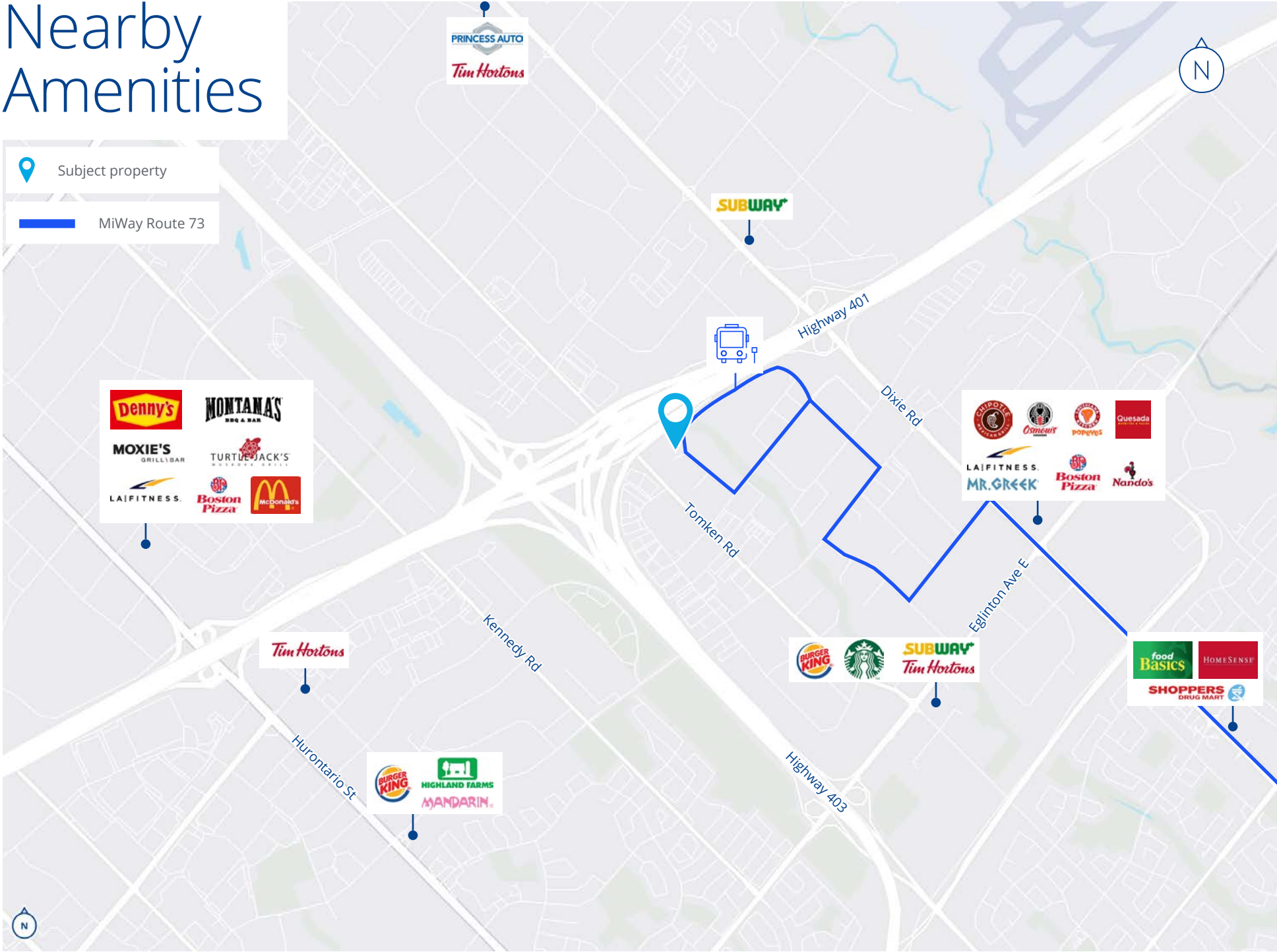
Highway 427
12 minutes

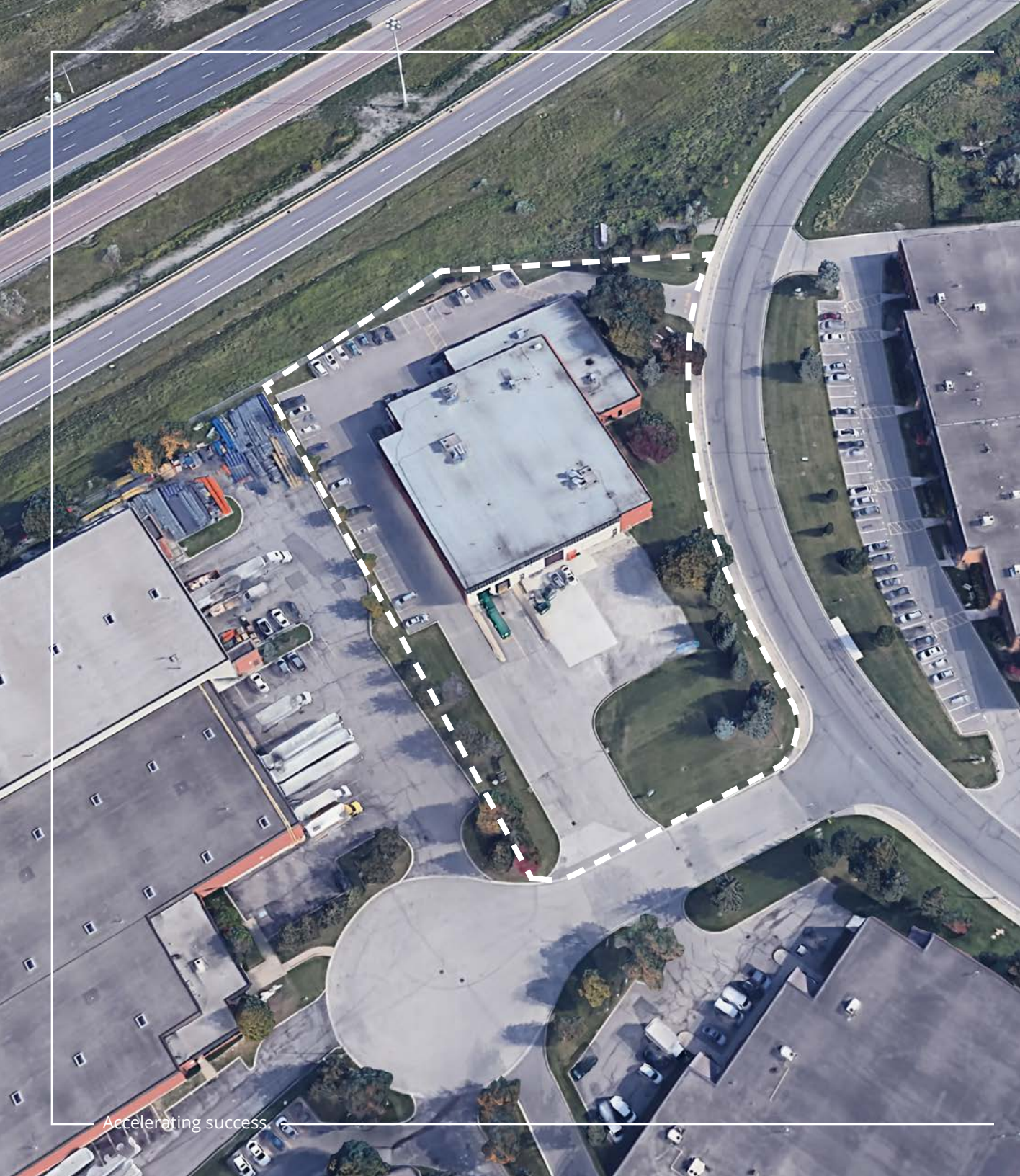
Highway 407
14 minutes

Highway 400
17 minutes



Nearby Amenities





Colliers

Marc Kirshenbaum*, SIOR

Executive Vice President

+1 416 620 2879

marc.kirshenbaum@colliers.com

Matt Wytiuk

Sales Representative

+1 437 836 0858

matt.wytiuk@colliers.com

Copyright © 2025 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2025 Colliers Macaulay Nicolls Inc., Brokerage
*Sales Representative



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.