



6601

FOR LEASE | 18,695 SF

# KITIMAT BUSINESS PARK

6601 KITIMAT ROAD,  
MISSISSAUGA ON



# 6601 KITIMAT ROAD

## MISSISSAUGA

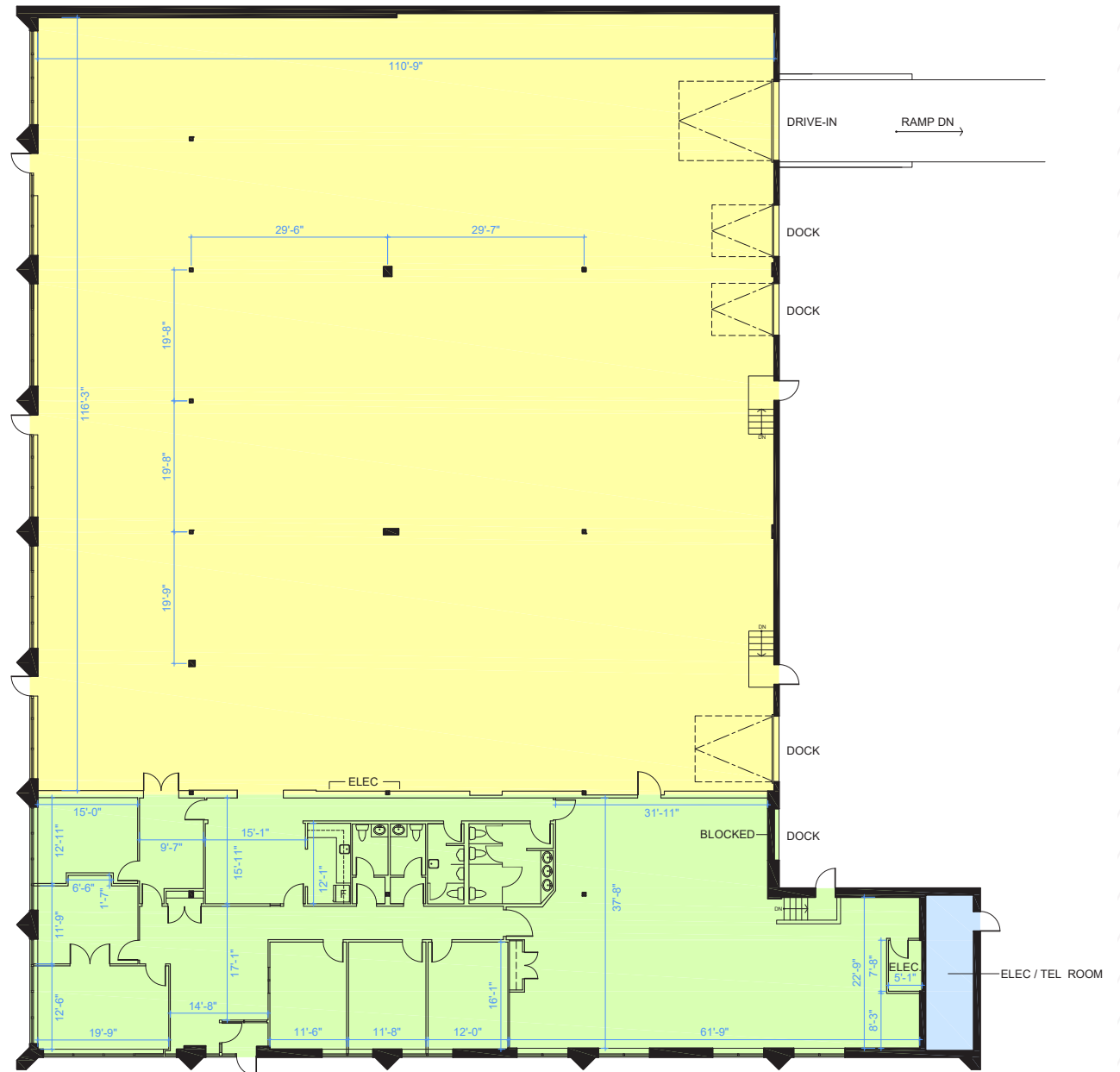
### Property Features

Freestanding building in Kitimat Business Park with approximately 55 car parking spaces

|                       |                            |
|-----------------------|----------------------------|
| Space Available:      | 18,695 SF                  |
| Office Area:          | 5,014 SF                   |
| Electrical/Tech Room: | 232 SF                     |
| Clear Height:         | 17' 5"                     |
| Shipping:             | 1 Drive In   3 Truck Level |
| Zoning:               | E2-29                      |
| Availability:         | Immediate                  |
| Asking Rate:          | \$18.95 Net PSF            |
| Additional Rent:      | \$6.46 PSF (2026)          |



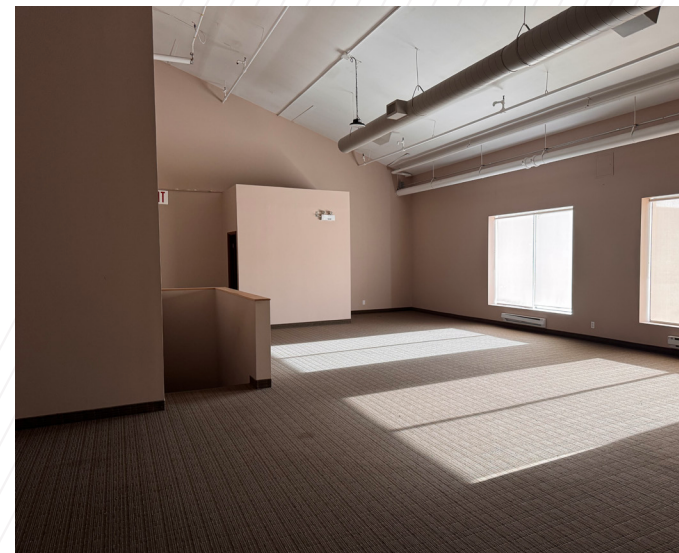
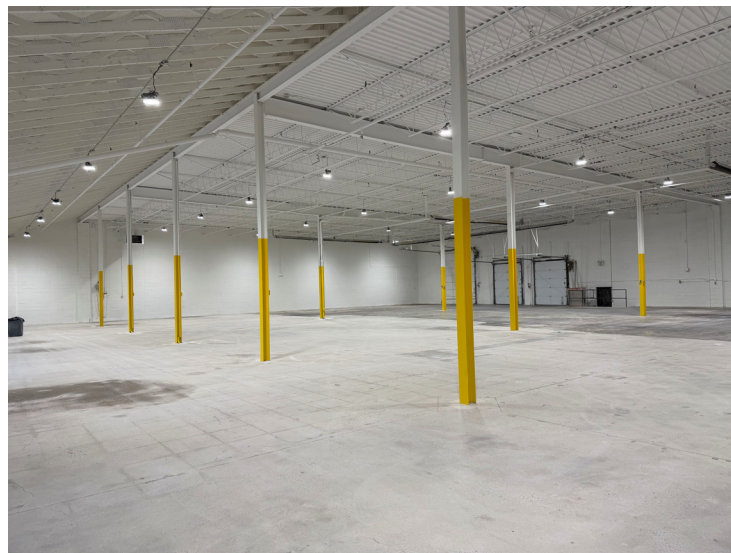
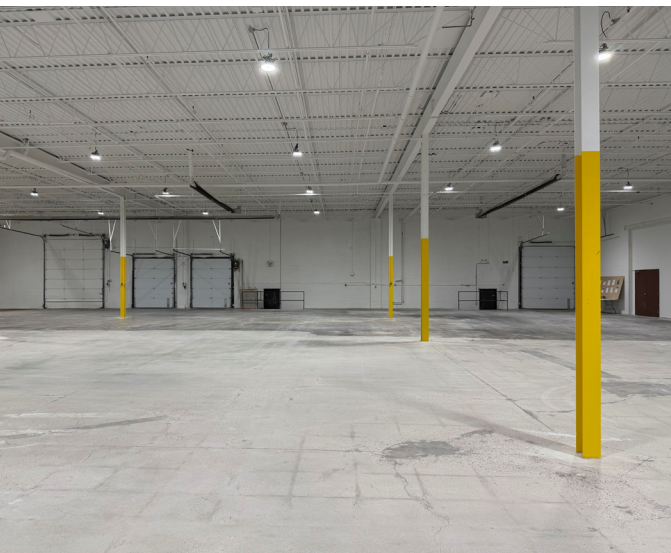
## Floorplan



# 6601 KITIMAT ROAD

## MISSISSAUGA

### Interior Photos



# 6601 KITIMAT ROAD

## MISSISSAUGA

### Zoning

In an E2-29 zone the permitted uses and applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:

#### PERMITTED USES:

##### ZONING PERMITTED USES

- Outdoor Storage
- 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
- Medicinal Product Manufacturing Facility - Restricted
- 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 Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

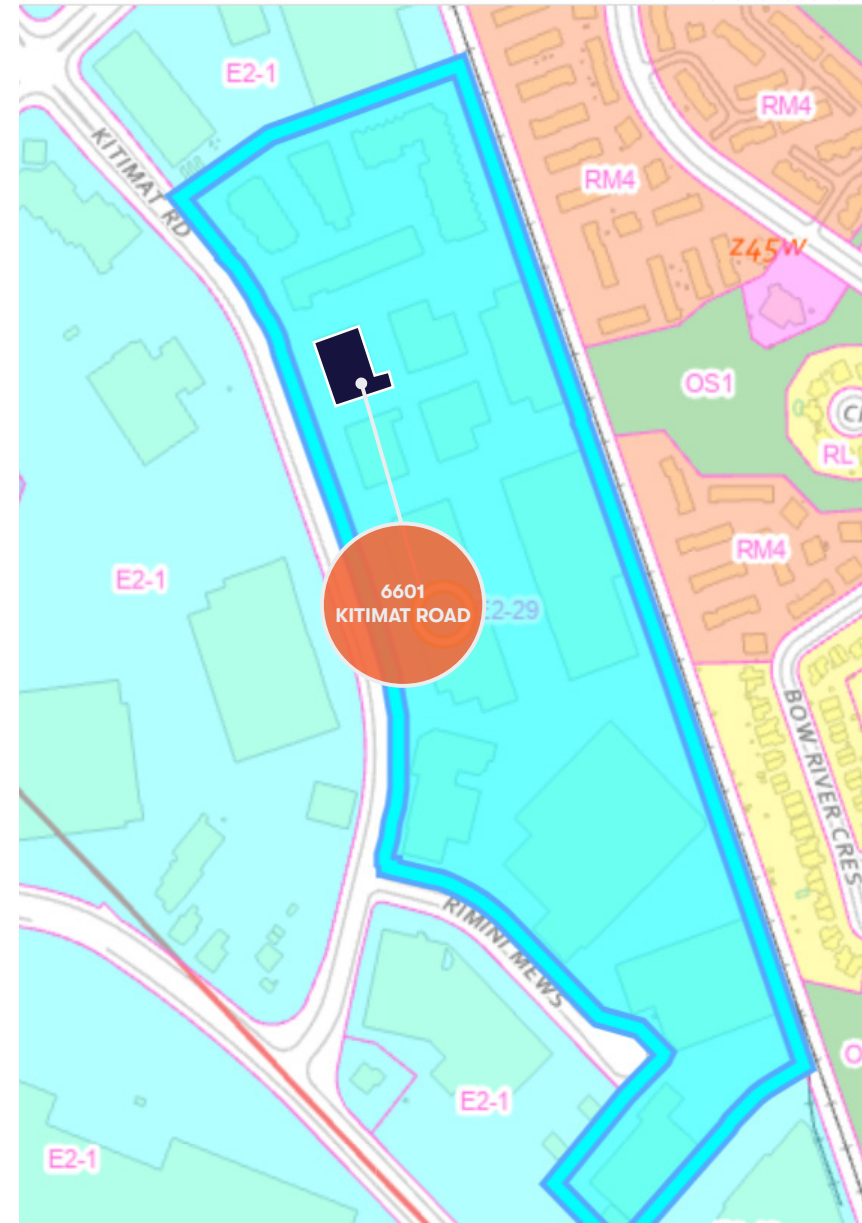
#### NOT PERMITTED USES:

##### ZONING NOT PERMITTED USES

- Power Generating Facility
- Outdoor Storage/Outdoor Display
- Contractor's Yard
- Vehicle Pound Facility
- Motor Vehicle Body Repair Facility
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle

#### REGULATIONS:

- The provisions contained in Subsections 8.1.5 and 8.1.6 of this By-law shall not apply
- The provisions contained in Subsection 8.1.7 of this By-law shall apply



Information is subject to change without notice. Landlord takes no responsibility for such changes should they occur.

# 6601 KITIMAT ROAD

## MISSISSAUGA

### Transportation

Kitimat Business Park offers excellent accessibility, transit connectivity, and nearby amenities that support both business operations and employee convenience:

#### Key highlights:

-  Convenient access to major transportation Routes, including Highway 401 via Mississauga Road.
-  Excellent public transit options: bus Routes 43 Matheson, 108 Financial Express, 38 Creditview, 44 Mississauga Road, and the Milton GO rail line ~1.7 km away.
-  Walk Score of 59, allowing some errands to be done on foot.
-  Proximity to green spaces, including Mullett Creek Park and Lake Aquitaine Park.



#### DRIVE TIMES

**4 MINUTES**

Highway 401

**6 MINUTES**

Highway 407

**10 MINUTES**

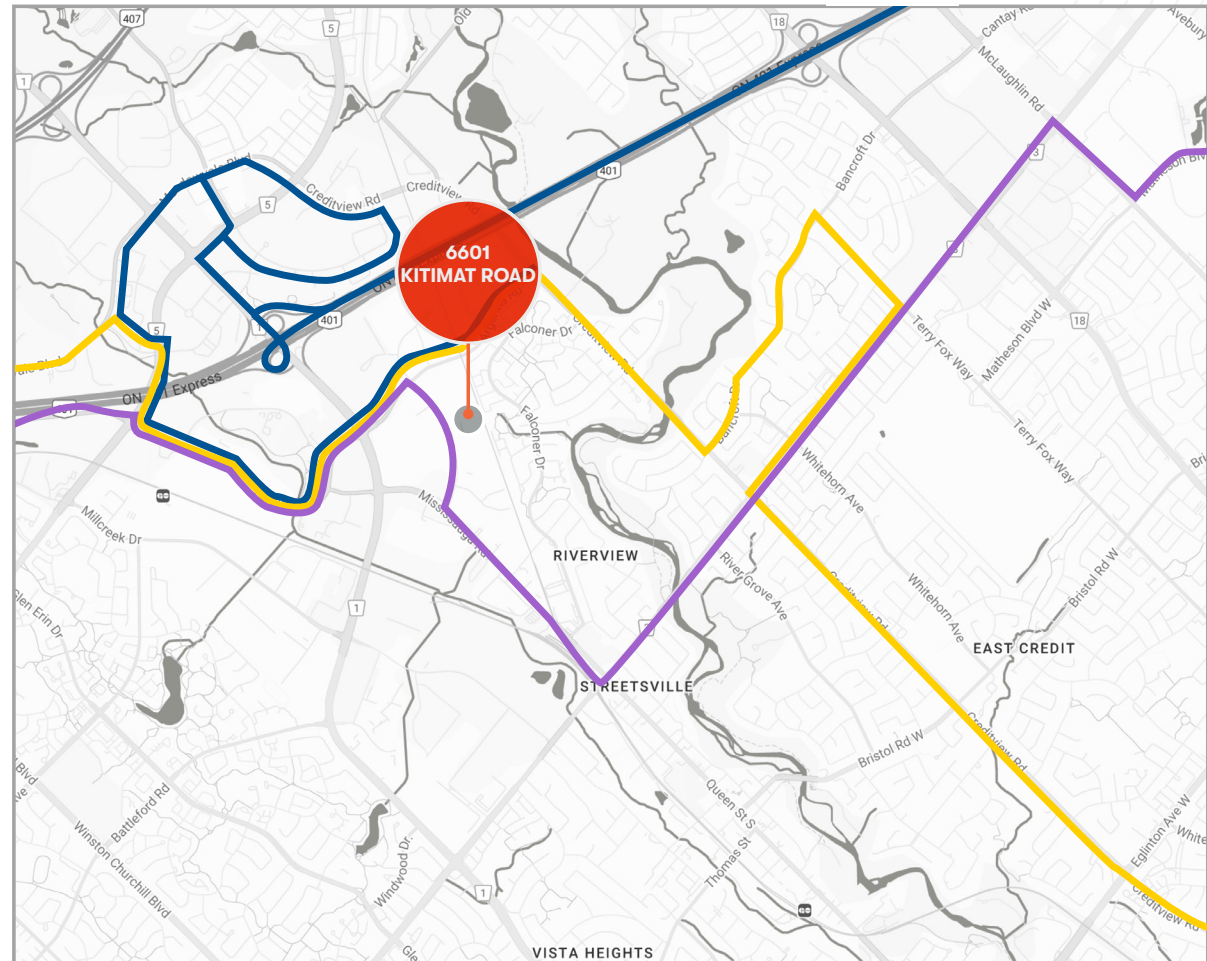
Heartland Town Centre

**15 MINUTES**

Square One Shopping Centre  
Toronto Pearson International Airport

**20 MINUTES**

Toronto Premium Outlets



— Bus Route 108

— Bus Route 43

— Bus Route 38

# 6601 KITIMAT ROAD

## MISSISSAUGA

### Labour Force



### Drive Times

**4 Min / 1 KM**  
TO HIGHWAY 401

**6 Min / 3.2 KM**  
TO HIGHWAY 407

**10 Min / 6.2 KM**  
HEARTLAND TOWN CENTRE

**15 Min / 15.6 KM**  
SQUARE ONE SHOPPING CENTRE/TORONTO PEARSON INTL AIRPORT

**20 Min / 10.9 KM**  
TORONTO PREMIUM OUTLETS



### Demographics

|  |                                 | 5 KM      | 10 KM       | 15 KM       |
|--|---------------------------------|-----------|-------------|-------------|
|  | <b>Total Population</b>         | 212,079   | 669,933     | 1,339,960   |
|  | <b>Employment Rate</b>          | 58%       | 56%         | 56.9%       |
|  | <b>Median Age</b>               | 40.3      | 40.2        | 39.9        |
|  | <b>Average Household Income</b> | \$141,906 | \$123,362.5 | \$126,628.5 |

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## MISSISSAUGA

### Amenities Map

#### RESTAURANTS

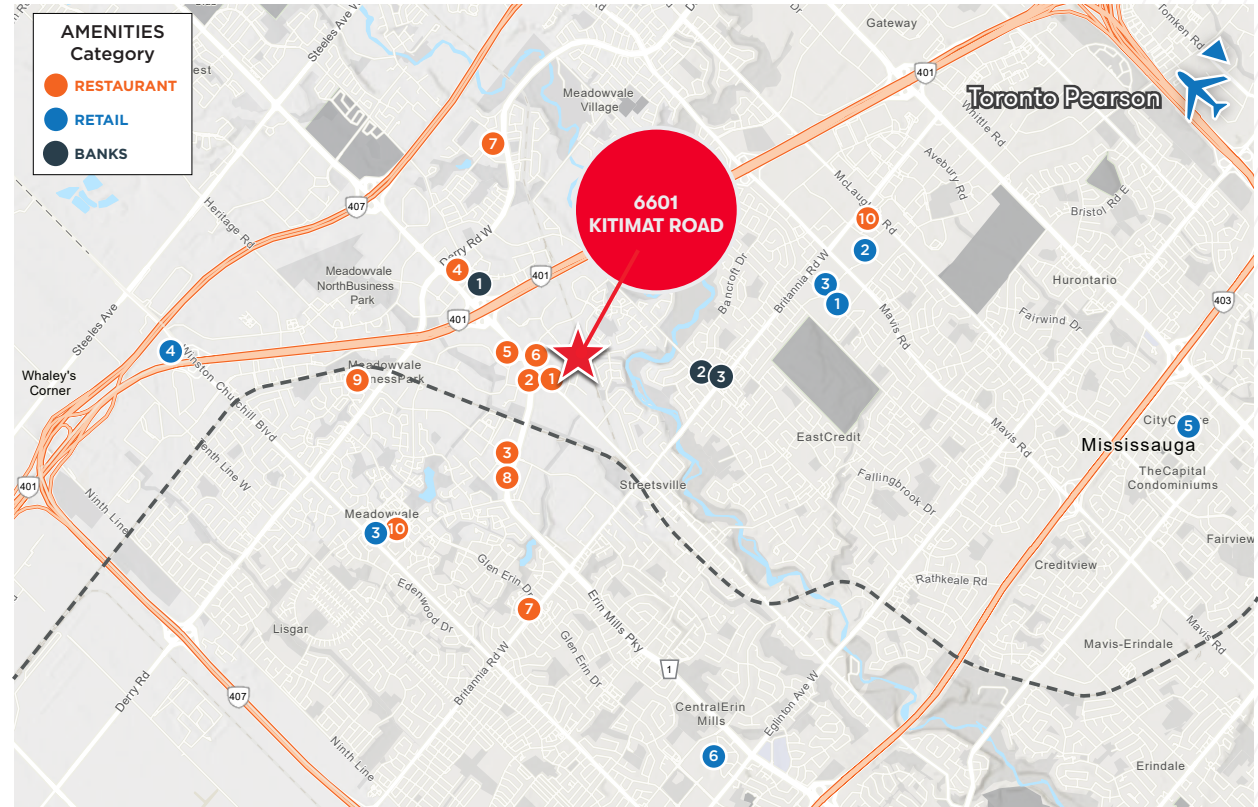
1. St. Louis Bar & Grill
2. WIND Japanese and Thai
3. Chuck's Roadhouse Bar & Grill
4. Union Social Eatery
5. Chop Steakhouse & Bar
6. Burger King
7. Pizza Nova
8. McDonald's
9. Tim Horton's
10. Swiss Chalet

#### RETAILERS

1. Walmart
2. Costco
3. Canadian Tire
4. Real Canadian Superstore
5. Square One Shopping Centre
6. Erin Mills Shopping Centre

#### BANKS

1. RBC Royal Bank
2. BMO Bank of Montreal
3. TD Canada Trust Branch and ATM



### PROXIMITY TO TRANSIT

#### Train Access

- The Milton GO Train Line (MI)

#### Airport



- Toronto Pearson International Airport (YYZ)  
Approximately 18 KM

#### Nearby Bus Stops & Routes

- Kitimat Road at Mississauga Road  
Approx. 0.08 KM (80 Meters)
- Kitimat Road South of Argentia Road  
Approx. 0.27 KM
- Kitimat Road North of Mississauga Road  
Approx. 0.33 KM



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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**6601**

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