



FOR LEASE | 7,414 SF

KITIMAT BUSINESS PARK

6581 KITIMAT ROAD UNIT 9,
MISSISSAUGA ON



6581 KITIMAT ROAD, UNIT 9

MISSISSAUGA

Property Features

Located in Kitimat Business Park, this unit includes column free space and approx. 40' x 30' bays

Space Available:	7,414 SF
Office Area:	1,643 SF
Clear Height:	18'
Shipping:	1 Truck Level
Zoning:	E2-29
Availability:	Immediate
Asking Rate:	\$18.95 Net PSF
Additional Rent:	\$6.46 PSF (2026)



6581 KITIMAT ROAD, UNIT 9

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Floorplan



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Interior Photos



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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.

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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

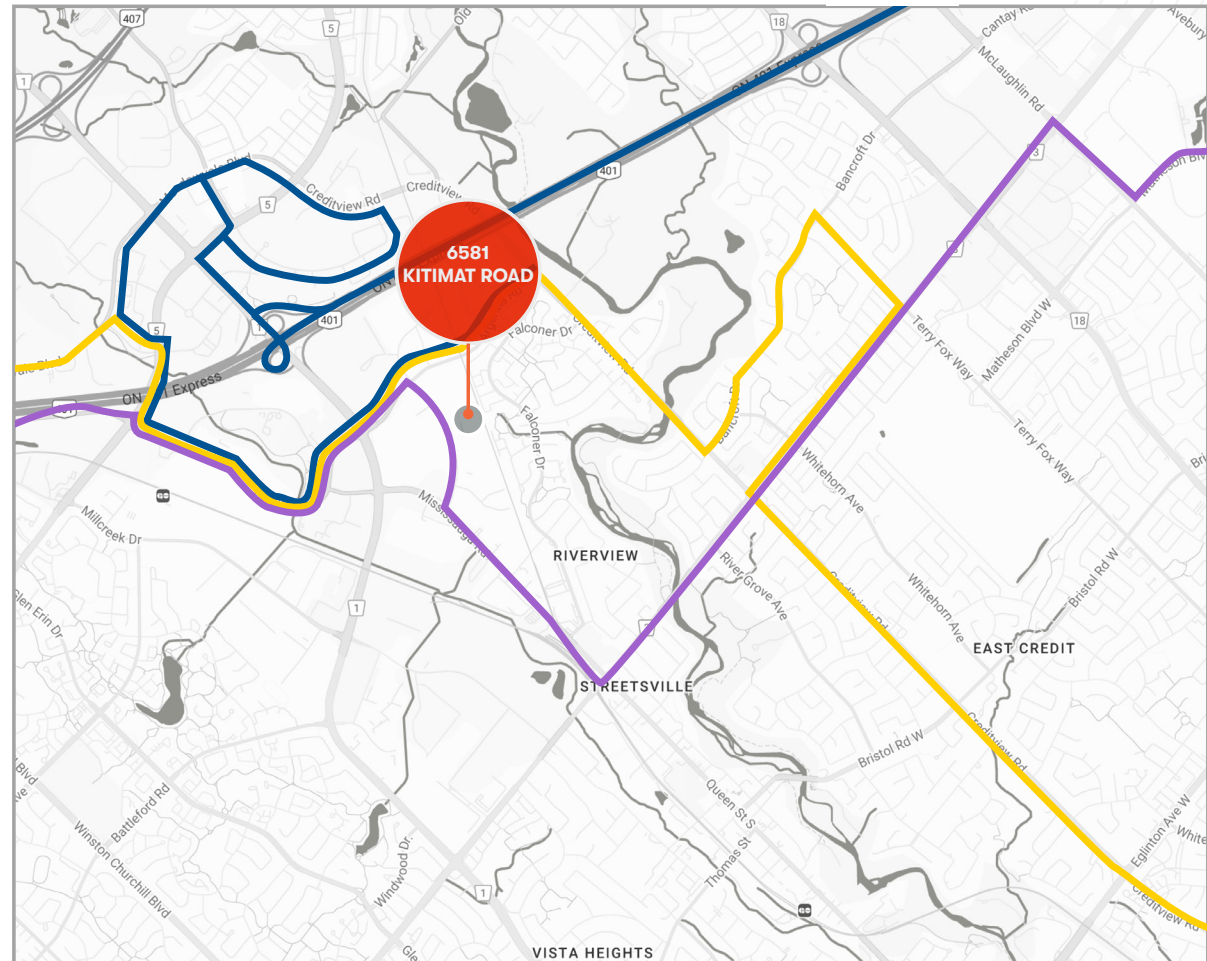
Heartland Town Centre

15 MINUTES

Square One Shopping Centre
Toronto Pearson International Airport

20 MINUTES

Toronto Premium Outlets



— Bus Route 108

— Bus Route 43

— Bus Route 38

6581 KITIMAT ROAD, UNIT 9

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
	Total Population	212,079	669,933	1,339,960
	Employment Rate	58%	56%	56.9%
	Median Age	40.3	40.2	39.9
	Average Household Income	\$141,906	\$123,362.5	\$126,628.5

6581 KITIMAT ROAD, UNIT 9

MISSISSAUGA

Amenities Map

RESTAURANTS

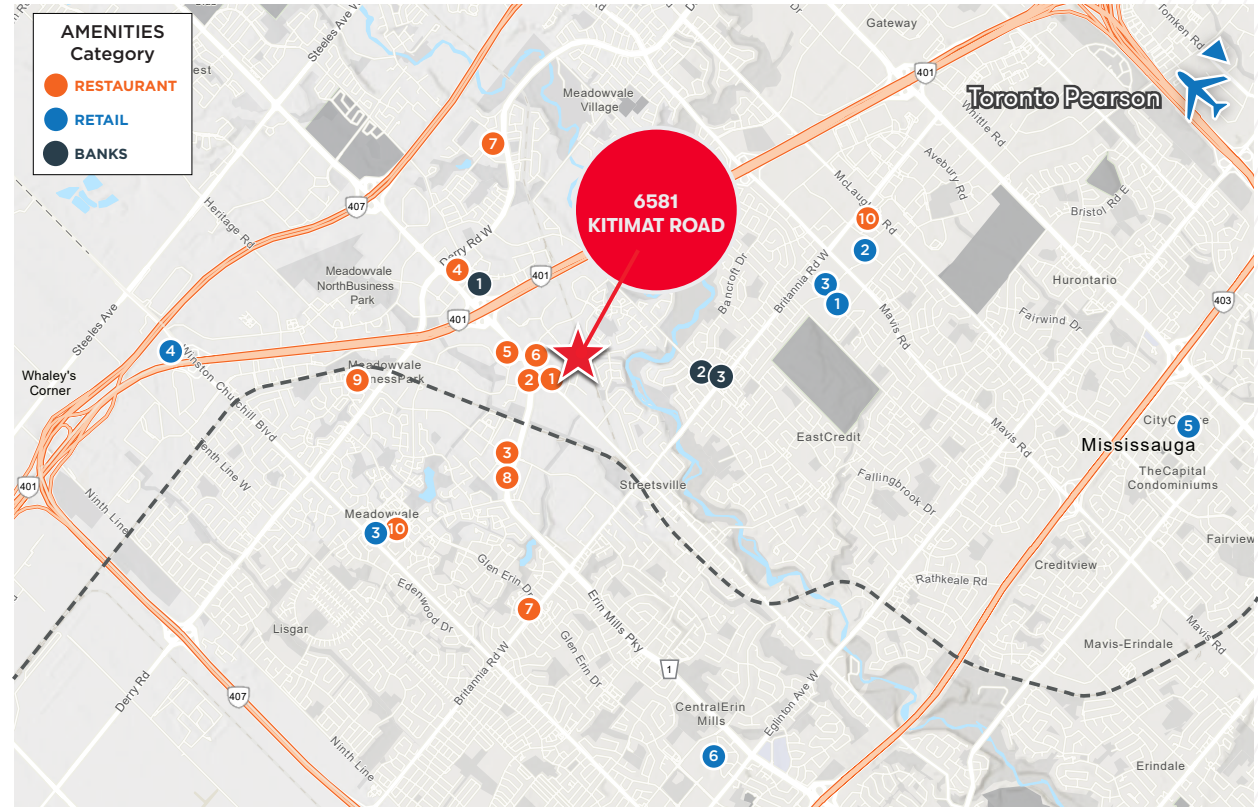
1. St. Louis Bar & Grill
2. WIND Japanese and Thai
3. Chuck's Roadhouse Bar & Grill
4. Union Social Eatery
5. Chop Steakhouse & Bar
6. Burger King
7. Pizza Nova
8. McDonald's
9. Tim Horton's
10. Swiss Chalet

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.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.





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FOR MORE INFORMATION, CONTACT:

RICHARD BURTON

Vice President

+1 519 362 7197

richard.burton@cushwake.com

PRABH RATRA

Senior Associate

+1 905 501 6413

prabh.ratra@cushwake.com

1 Prologis Boulevard, Suite 300, Mississauga, ON L5W 0G2 | cushmanwakefield.ca

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