

FOR SUBLEASE

# 6450

CANTAY ROAD

MISSISSAUGA

288,246 SQ. FT.

CANTAY RD

MAVIS RD

For more information,  
please contact:

**Chris Bournakas\***  
Executive Vice President  
+1 416 798 6246  
chris.bournakas@cbre.com

**Samantha Sukumar\***  
Executive Vice President  
+1 416 495 6252  
samantha.sukumar@cbre.com

\*Sales Representative

**CBRE**

# 6450

## CANTAY ROAD

Office Size 15,000 Sq. Ft.  
Warehouse Size 273,246 Sq. Ft.  
Total Size 288,246 Sq. Ft.

Asking Rate Contact Listing Team

TMI (2025) \$3.86

Zoning E2 - 24

Shipping 24 Truck Level Doors  
3 Drive-In Doors

Clear Height 30'

Bay Size 36' x 40'

Power 2,000 Amps

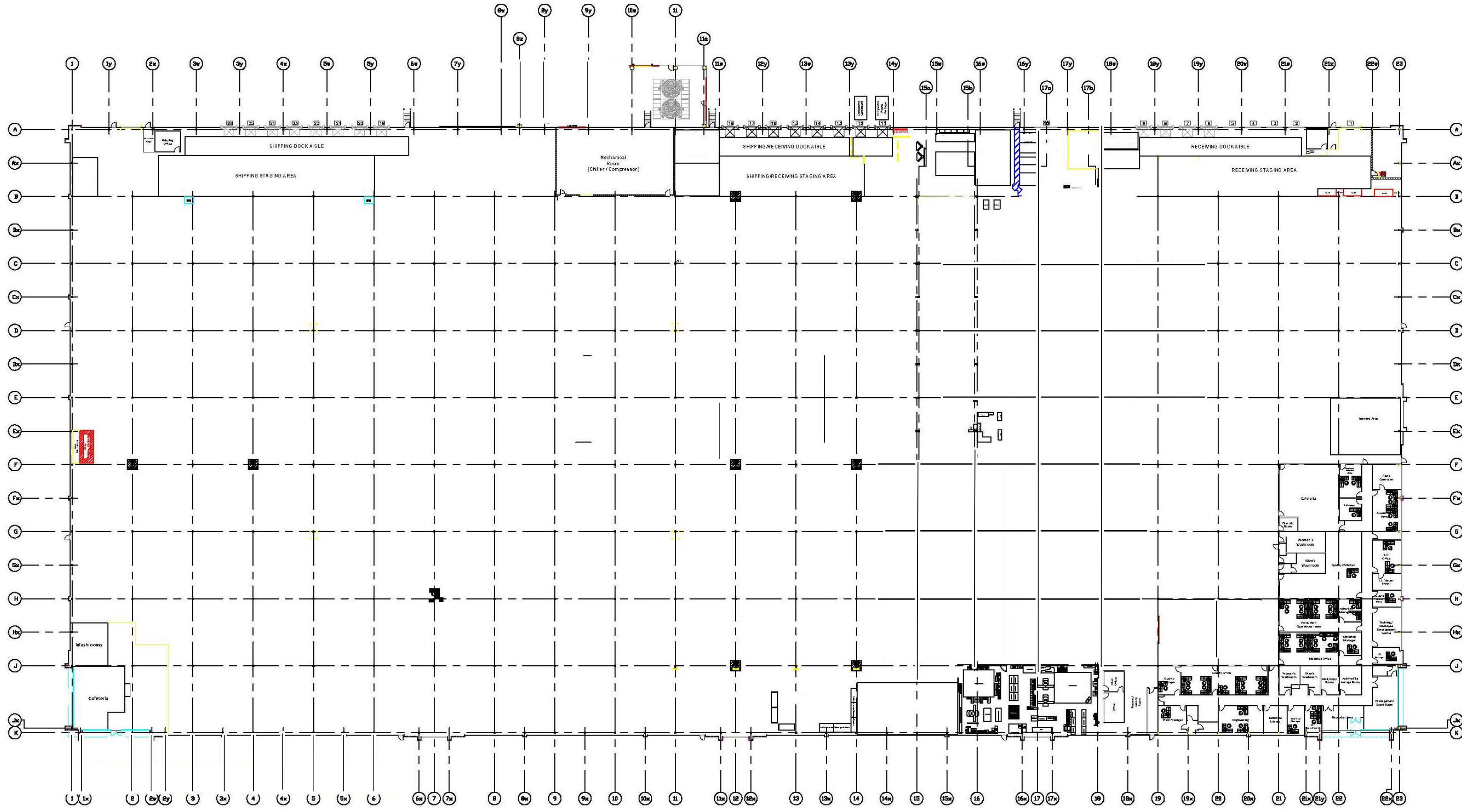
Possession July 1, 2025

### Building Features

- Easy access to Highways 401 & 407
- Ample employee parking
- Excellent shipping court
- Trailer parking
- Head Lease Expires October 2030
- Warehouse cooling



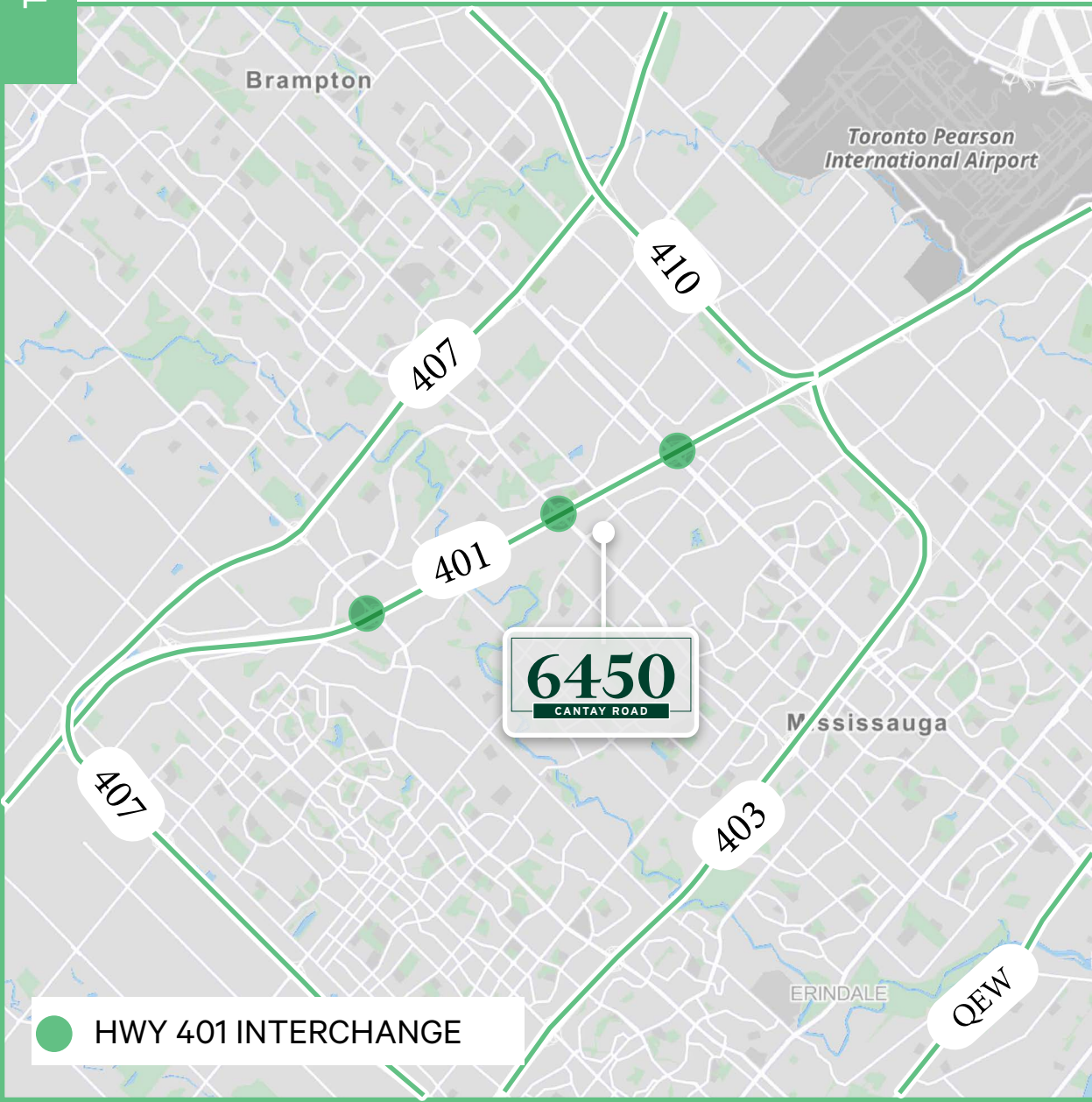
FLOOR PLAN



# 6450

## CANTAY ROAD

TRANSIT & AMENITIES



**6450**  
CANTAY ROAD

Meadowvale GO Station

Tim Hortons

**SUBWAY**  
**RONA**

**Rexall** **SUBWAY**  
PIZZA PIZZA Tim Hortons

**BEST BUY** **BEER STORE** **DOLLARAMA**   
 **PETSMART** **AGW** **The BRICK**  
**Walmart** **Staples** **Scotiabank**  
**HARVEY'S** **WINNERS** **Tim Hortons**

**POPEYES**  
**LCBO** **SHOPPERS DRUG MART**  
**Tim Hortons** **SUBWAY**  
 **DOLLARAMA**   
 **PIZZA PIZZA**

**MONTANAS** **SUBWAY**

Toronto Pearson  
For You. The World.

- ROUTE 17 - HURONTARIO
- ROUTE 25 - TRADERS LOOP
- ROUTE 39 - BRITANNIA
- ROUTE 43 - MATHESON-ARGENTIA
- ROUTE 57 - COURTNEYPARK
- ROUTE 61 - MAVIS
- ROUTE 66 - MCLAUGHLIN
- ROUTE 70 - KEATON
- ROUTE 103 - HURONTARIO EXPRESS
- ROUTE 108 - MEADOWVALE EXPRESS

PROPERTY IMAGES



# 6450

## CANTAY ROAD

DEMOGRAPHICS

10 KM	20 KM	30 KM
826,748	2,576,061	4,481,780
POPULATION (EST. 2024)	POPULATION (EST. 2024)	POPULATION (EST. 2024)
\$131,005	\$142,590	\$151,895
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
63.9%	64.5%	65.5%
LABOUR FORCE	LABOUR FORCE	LABOUR FORCE

### DRIVE TIMES

Highway 401	1.6 KM   4 Mins
Highway 407	4.5 KM   7 Mins
Highway 403	5.5 KM   5 Mins
Highway 410	5.5 KM   5 Mins
Highway 427	13.1 KM   10 Mins
Toronto Pearson Airport	15.2 KM   12 Mins
Downtown Toronto	34.7 KM   35 Mins





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5935 Airport Rd Suite 700, Mississauga ON L4V 1W5 | \*Sales Representative

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