



7625 Kimbel St, Unit 15-17 & 22, Mississauga

Premium Small-Bay Industrial Units with Prime Visibility **For Lease**

Various Listing Configurations Available

Property Profile

Colliers

Colliers is pleased to offer multiple industrial small-bay units for lease. This space provides Kimbel Street frontage with modernized office space and a functional warehouse space. Professionally owned and managed industrial complex. This Central Mississauga location provides seamless access to Highway 401, 407, 410 and Toronto Pearson Airport. The complex is nearby transit access (Miway Bus Stop).

Unit 22

Total Area 5,467 SF

Office Area 1,998 SF

Warehouse Area 3,469 SF

Clear Height 16'

Shipping 1 DI

Zoning E3

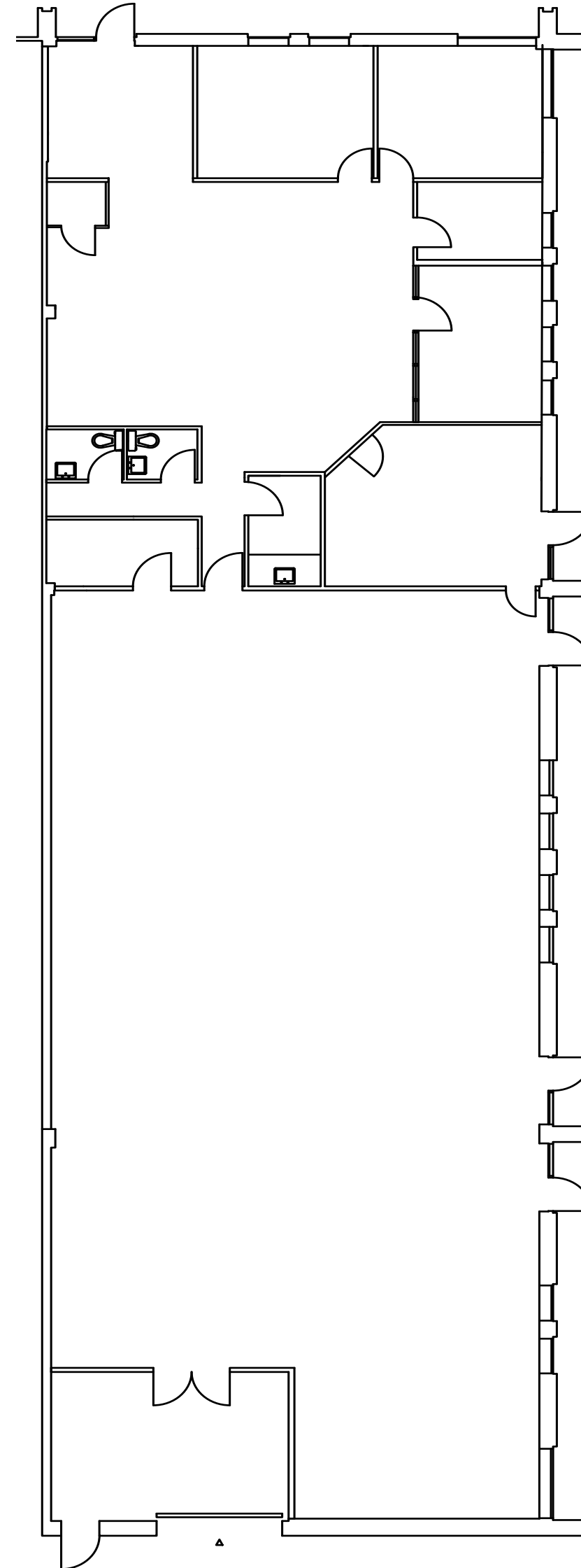
Power 30A/600V

Sprinkler Yes

Possession July 1, 2026

Asking Net Rent \$17.95 PSF

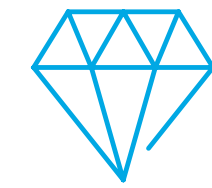
TMI (2026) \$4.45 PSF



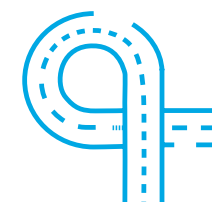
Property Highlights



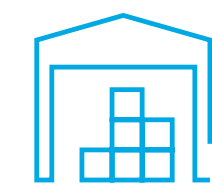
Kimbel Street Frontage



Professionally Owned & Managed Industrial Complex



Exceptional Central Mississauga Location



Modernized Office & Warehouse Space

Divisible Configurations

Unit 15-17

Total Area 11,000 SF

Office Area 898 SF

Warehouse Area 10,102 SF

Clear Height 18'

Shipping 2 TL / 1 DI

Zoning E3

Power Unit 15: 30A/600V
Unit 16-17: 200A/600V

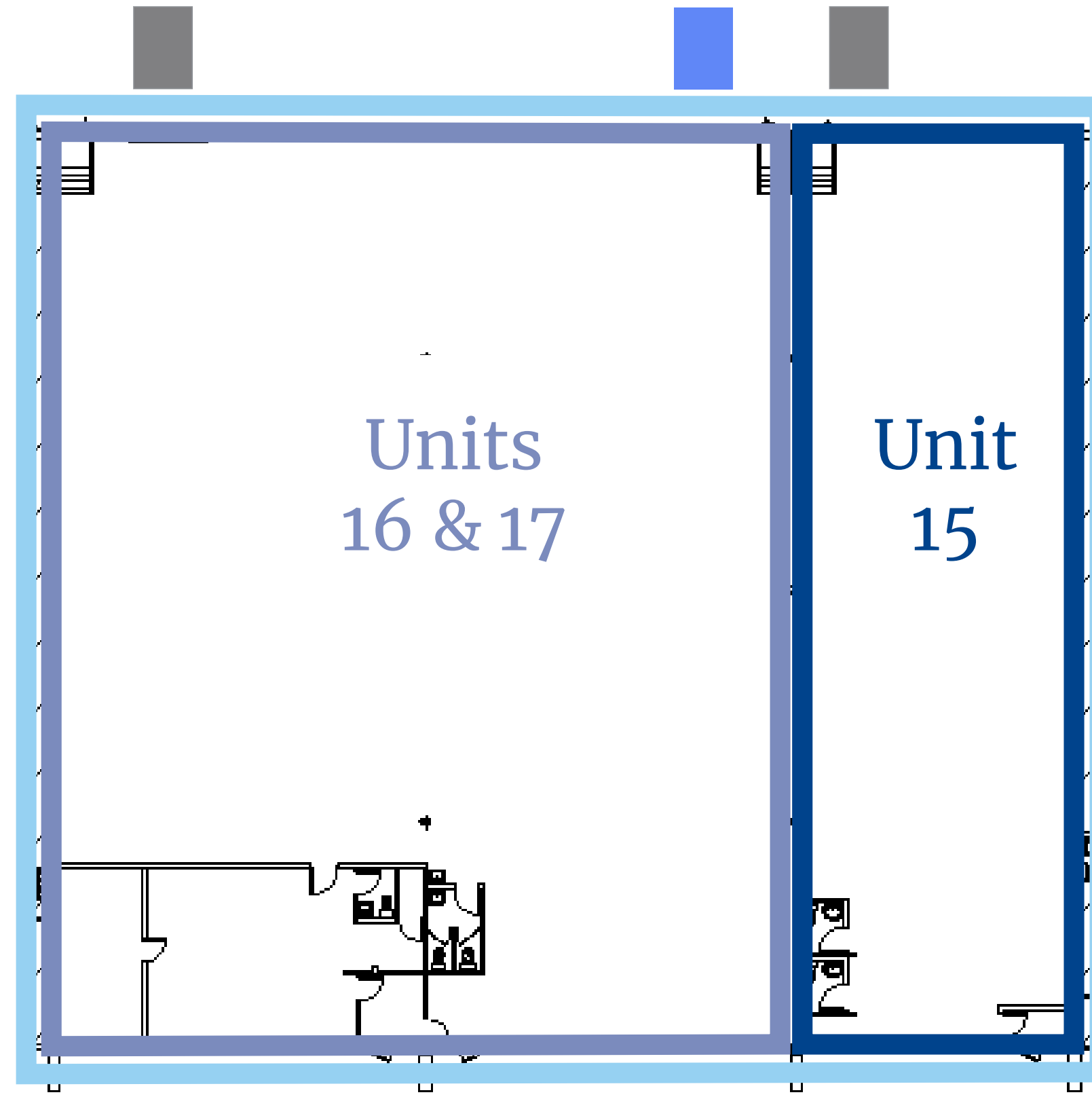
Heating Gas Forced Air Open

Sprinkler Yes

Possession June 1, 2026

Asking Net Rent \$17.95 PSF

TMI \$4.45 PSF



 Truck-Level Door

 Drive-In Door

Unit 16-17

Total Area 7,840 SF

Office Area 898 SF

Warehouse Area 6,942 SF

Clear Height 18'

Shipping 1 TL / 1 DI

Power 200A/600V

Possession June 1, 2026

Asking Net Rent \$17.95 PSF

TMI \$4.45 PSF

Unit 15

Total Area 3,160 SF

Office Area 0 SF

Clear Height 18'

Shipping 1 TL

Power 30A/600V

Possession June 1, 2026

Asking Net Rent \$17.95 PSF

TMI \$4.45 PSF

Photos

Unit 22



Photos


Units 15-17



Site Access

DRIVE TIMES

Highway 410	3 Mins
Highway 401	7 Mins
Highway 407	8 Mins
Pearson Airport	12 Mins
Hamilton Airport	50 Mins
Square One	15 Mins
Downtown Toronto	40 Mins
Oakville	27 Mins
Burlington	37 Mins

 **7625 Kimbel St**





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