



For Sub-lease

5225 Creekbank Road | Mississauga, ON

Adam Sherriff-Scott*

Executive Vice President, SIOR +1 905 755 4599 adam.sherriffscott@jll.com

Kathy Kolodziej*

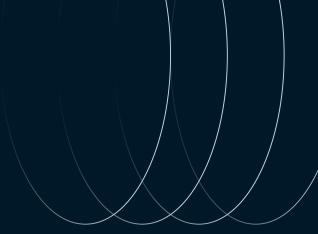
Executive Vice President, SIOR +1 905 755 4647 kathy.kolodziej@jll.com

Chris Martin*

Vice President +1 647 529 6799 chris.martin@jll.com

Phillip Miele*

Associate +1 416 910 4730 phillip.miele@jll.com



Property details

Zoning: **E3 Industrial**

Head Lease Expiry: August 31, 2028

Intersection: Matheson Blvd E & Creekbank Rd

Total Area: 13,000 SF

Office Area: 40%

Lot Size: 1.163 Acres

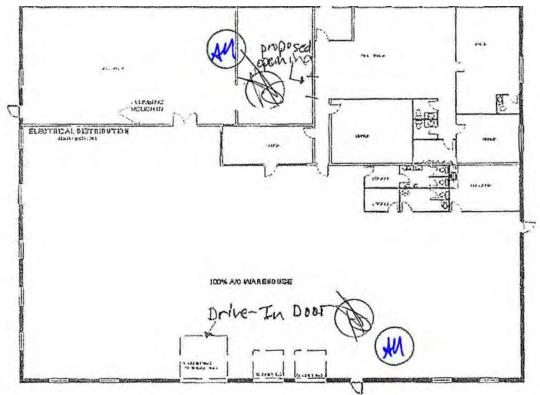
Shipping Doors: 2 Truck Level Doors; 1 Drive-In

Clear Height: 14'

Listing Price PSF: \$1.00

TMI: \$5.35 (2024)





Location Overview

Located in Mississauga, 5225 Creekbank Road offers a prime location with excellent proximity to major highways and key transportation routes. Situated minutes from major highways 401 and 403, the property benefits from being in located in Ontario's largest labour pool markets. Overall, the Mississauga advantage offers a strategic location with excellent connectivity, thriving consumer markets, a skilled labor force, under the zoning by-law.

Mississauga demographics



Total population **774,389**



Average household income \$134,513



Total labour force 435,708



Warehouse labourforce **69,606**



Employment rate **90.2%**



Drives car to work **70.4%**

Permitted E3 zoning uses

Industrial Permitted Uses

- Manufacturing Facility
- Transportation Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Power Generating Facility

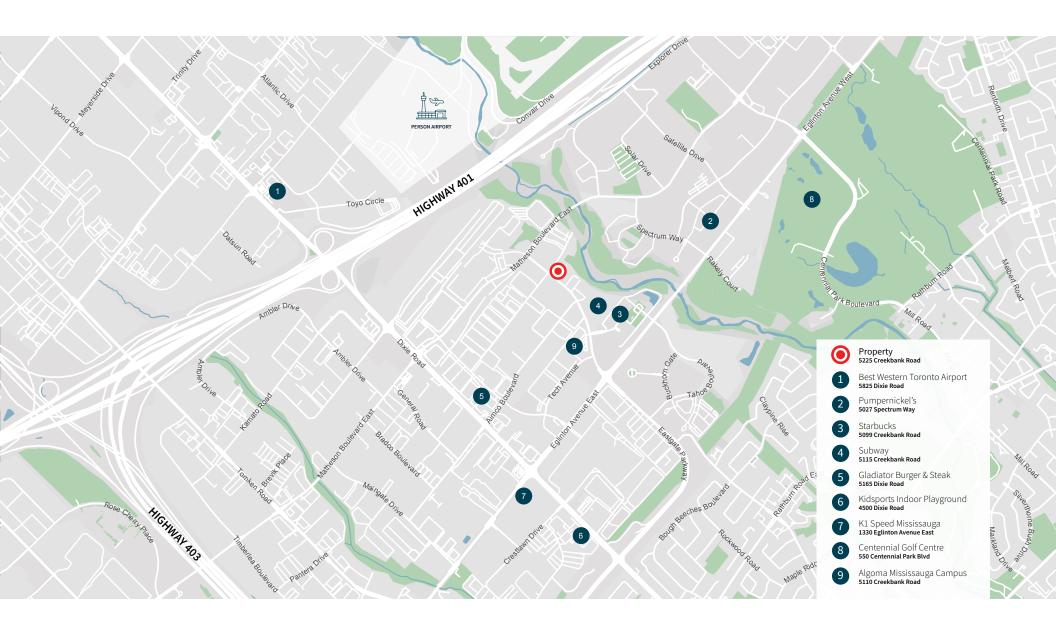
- Outdoor Storage
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Motor Vehicle Body
 Repair Facility
- Motor Vehicle Repair Facility
- Motor Vehicle Wash Facility
- Repair Establishment

Other Permitted Uses

- Medical Office
- Office
- Broadcasting/
 Communication Facility
- Science and Technology Facility
- Medicinal Product
 Manufacturing Facility
- Plant Based
 Manufacturing Facility

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Recreational Establishment

Location







Adam Sherriff-Scott* Executive Vice President, SIOR +1 905 755 4599 adam.sherriffscott@jll.com Kathy Kolodziej* Executive Vice President, SIOR +1 905 755 4647 kathy.kolodziej@jll.com Chris Martin* Vice President +1 647 529 6799 chris.martin@jll.com Phillip Miele* Associate +1 416 910 4730 phillip.miele@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. | www.jll.ca | *Sales Representative