 **JLL** SEE A BRIGHTER WAY

For Sub-lease

5225 Creekbank Road | Mississauga, ON

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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%

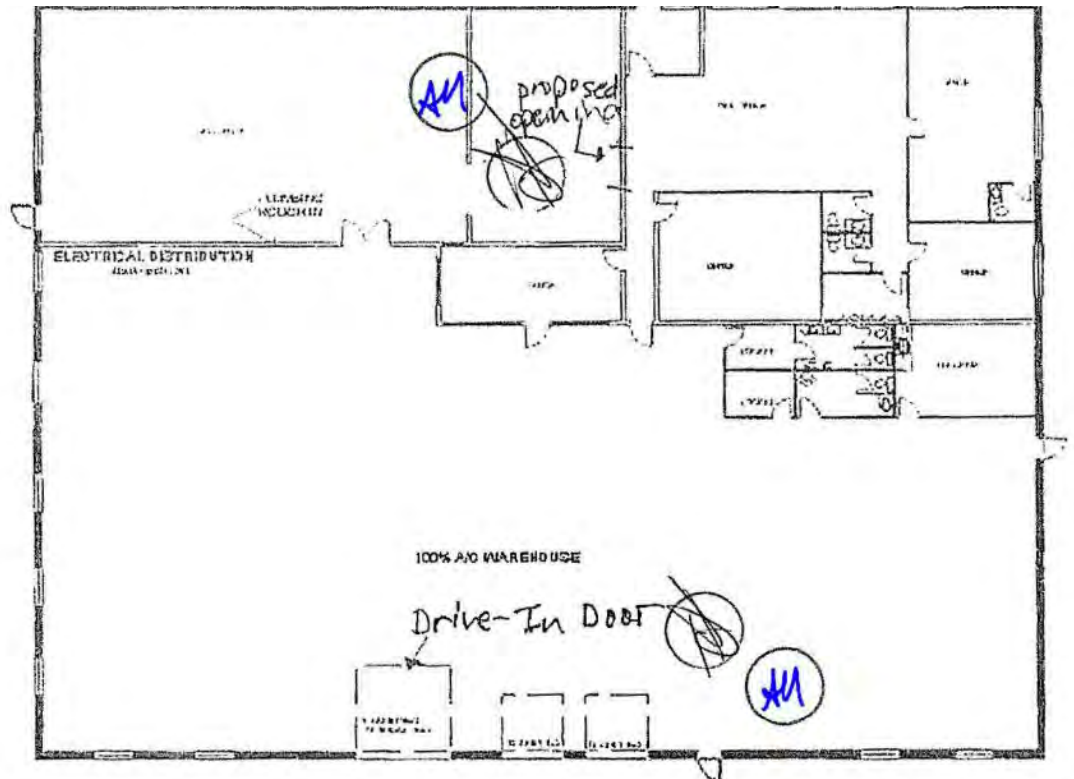
Lot Size: 1.163 Acres

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

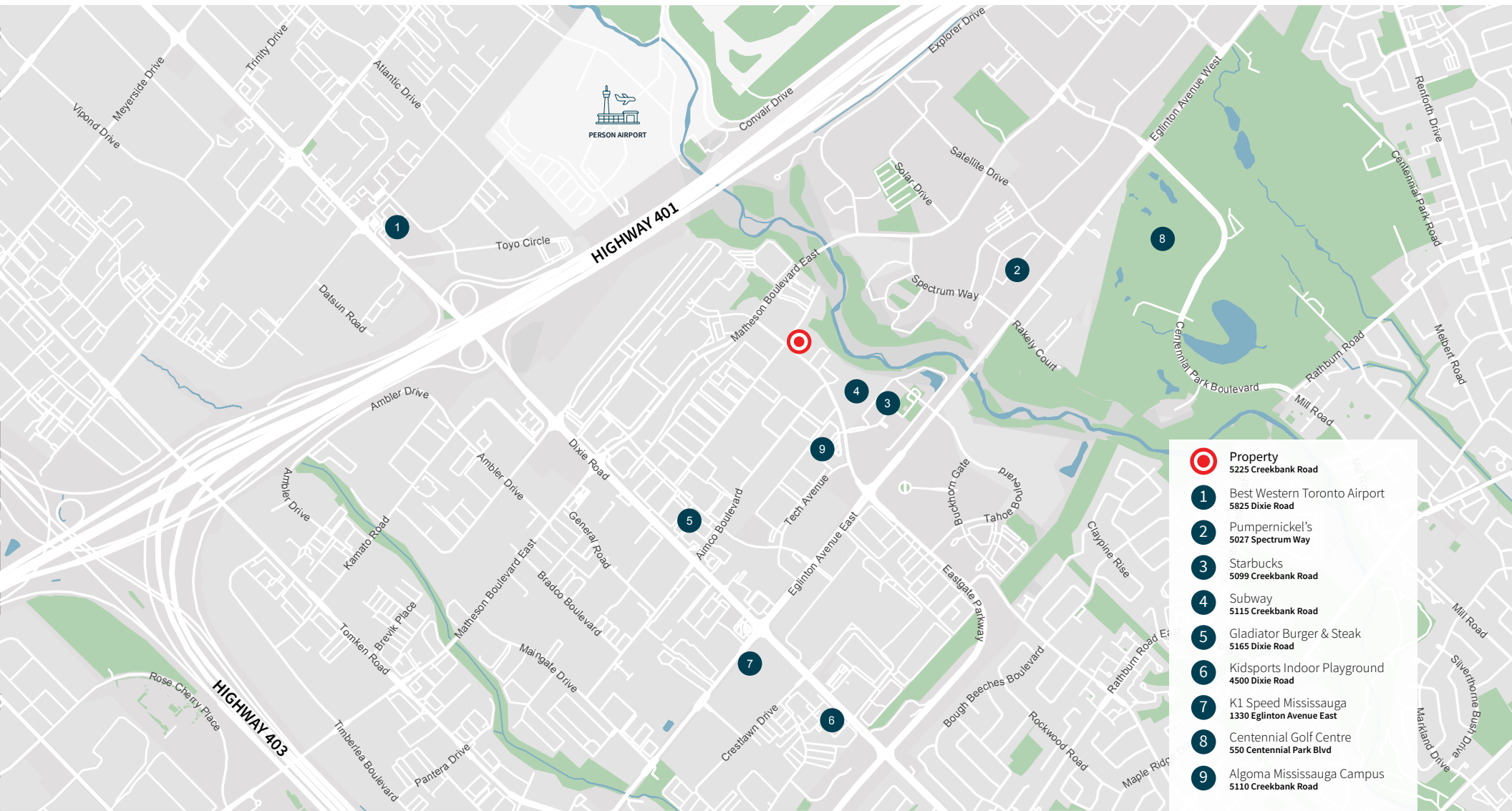
Industrial Permitted Uses

- 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



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