




**\$9.95 PSF Net**

First Year Rate for  
Deal Done Prior to Sept 1, 2026

**\$100**

Gift Card for Qualified Tours

 **JLL** SEE A BRIGHTER WAY

# For Lease

7615 Bath Road, Unit C | Mississauga, ON

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# Property details

Available area **17,591 SF**

Office **475 SF (3%)**

Shipping doors **2 TL**

Clear height **22'6"**

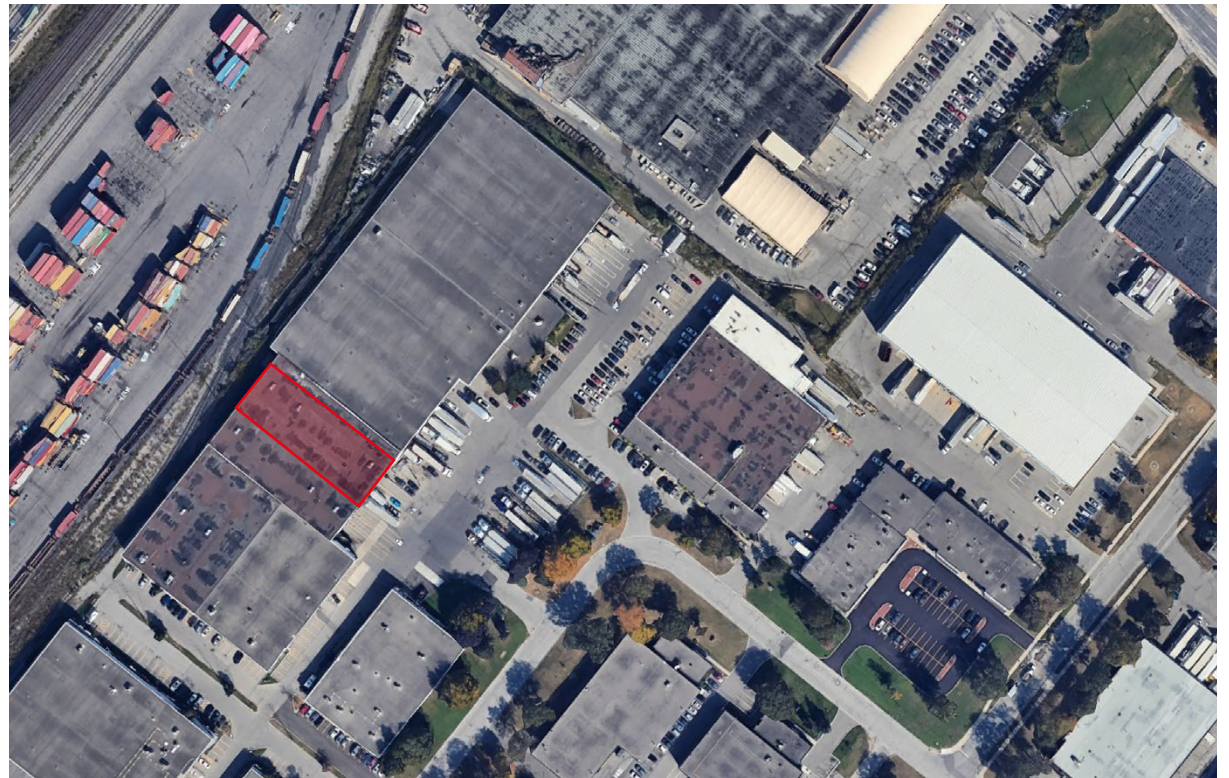
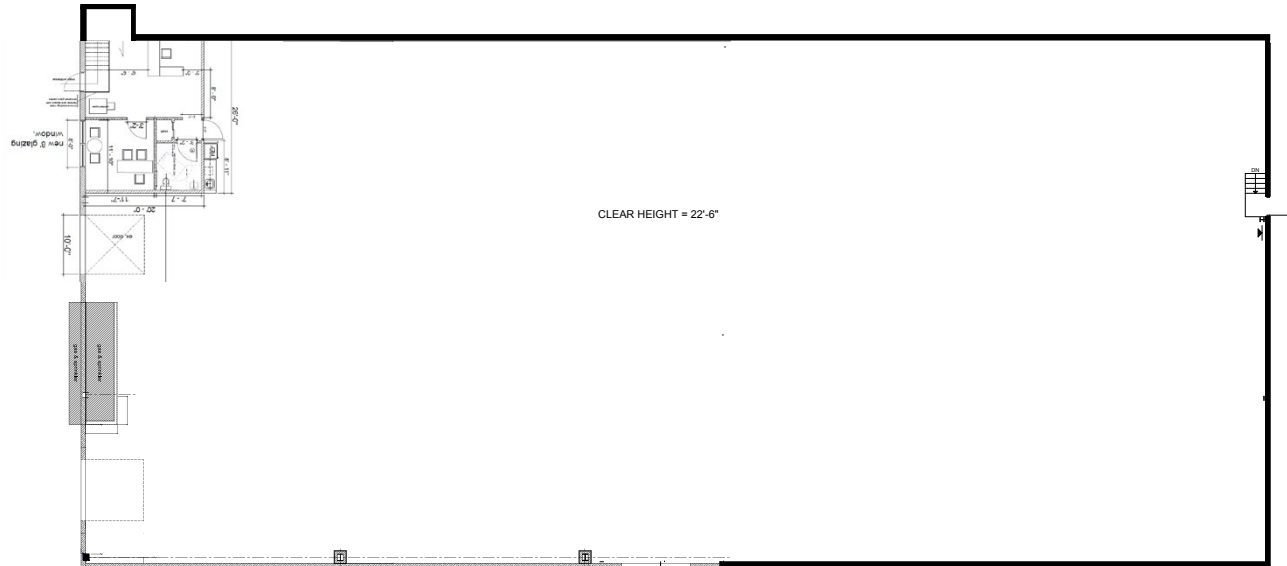
Power **200 A**

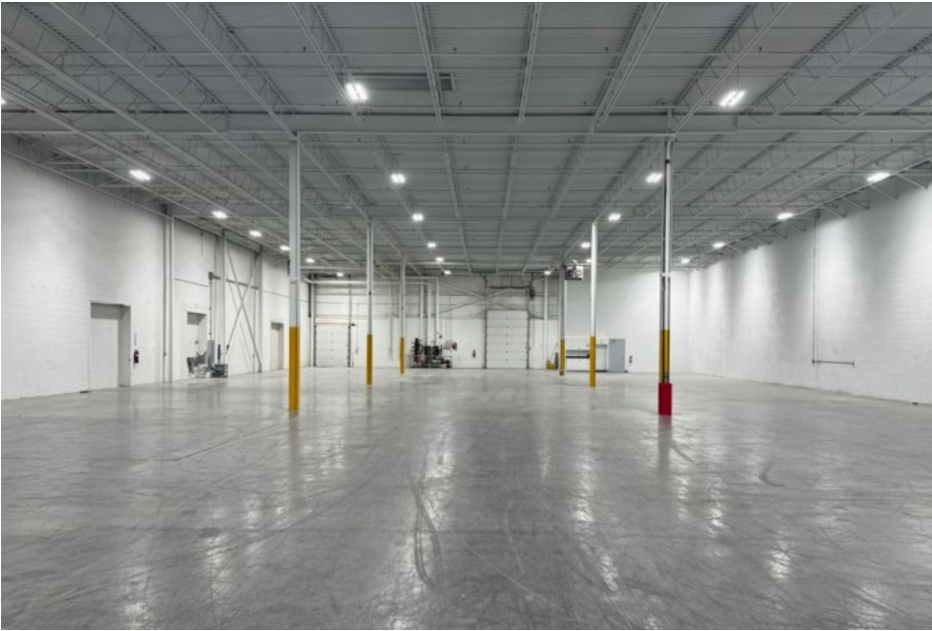
TMI **\$4.93 PSF (2026)**

Asking rate **\$15.95 PSF Net**  
**\$9.95 PSF Net First Year Teaser Rate**  
**- Deal Done Prior to Sept 1, 2026**

Possession **Immediate occupancy**

## Office Layout





## Location overview

Located in Mississauga, 7615 Bath Road offers a prime location with excellent proximity to major highways and key transportation routes. Situated minutes from major highways 407 and 427, 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

**\$138,513**



Total labour force

**435,708**



Warehouse labour force

**69,606**



Employment rate

**90.2%**

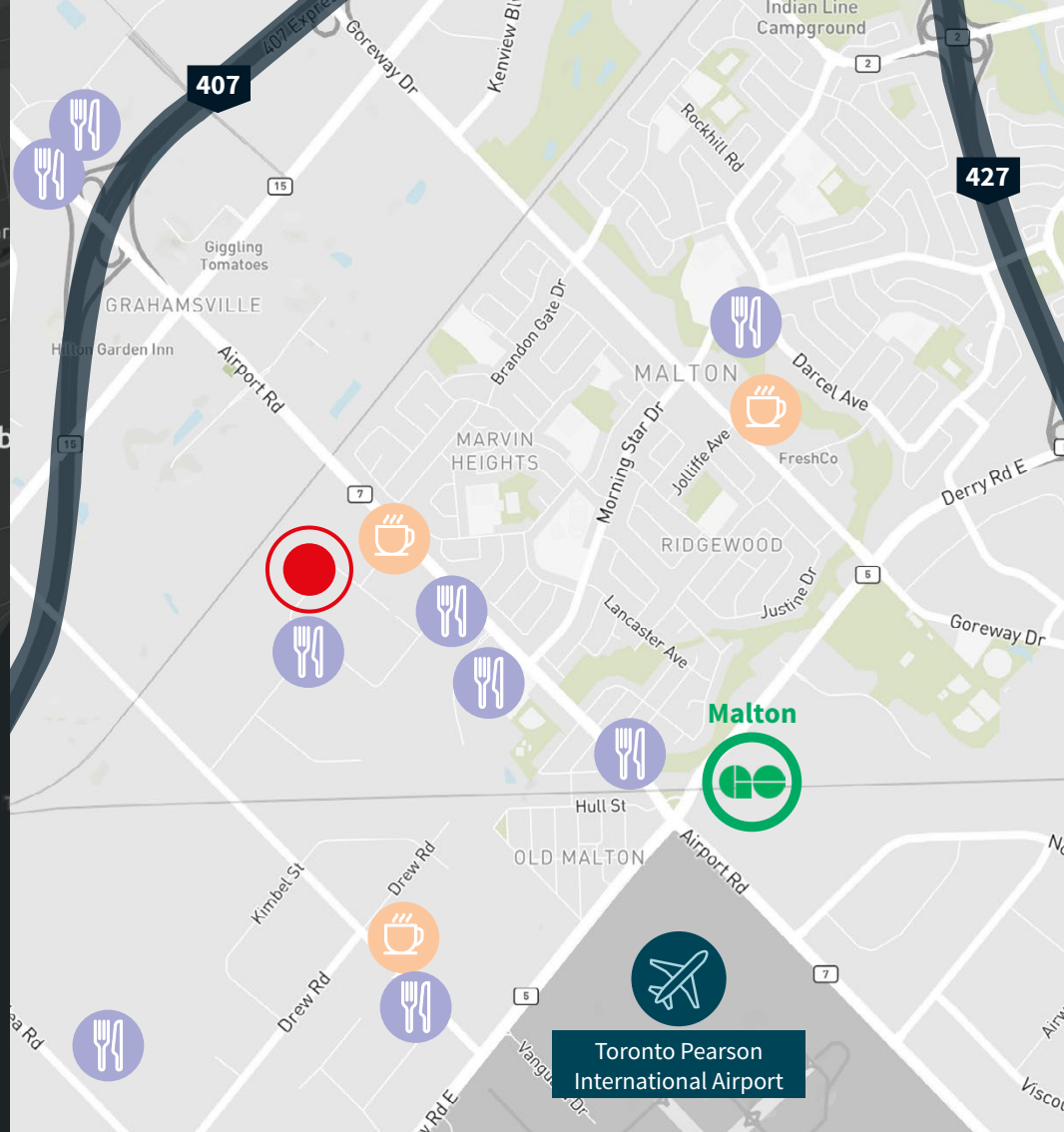


Drives car to work

**70.4%**








## Permitted E2 zoning uses

- Active Recreational Use
- Adult Entertainment Establishment
- Adult Video Store
- Animal Boarding Establishment
- Animal Care Establishment
- Banquet Hall/Conference Centre/ Convention Centre
- Beverage/Food Preparation Establishment
- Body-Rub Establishment
- Broadcasting/ Communication Facility
- Commercial School
- Composting Facility
- Contractor Service Shop
- Convenience Restaurant
- Courier/Messenger Service
- Entertainment Establishment
- Facility - Commercial Motor Vehicles
- Financial Institution
- Funeral Establishment
- Gas Bar
- Manufacturing Facility
- Medical Office
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility -Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Sales, Leasing and/or Rental
- Motor Vehicle Service Station
- Motor Vehicle Wash Facility - Restricted
- Night Club
- Office
- Overnight Accommodation
- Parking Lot
- Private Club
- Recreational Establishment
- Repair Establishment
- Restaurant
- Science and Technology Facility
- Self Storage Facility
- Take-out Restaurant
- Truck Fuel Dispensing Facility
- Truck Terminal
- University/College
- Veterinary Clinic
- Warehouse/Distribution Facility
- Waste Processing Station
- Waste Transfer Station
- Wholesaling Facility



## Proximity and drive times

 Coffee Shop  Restaurant

						
407 @ Airport Rd.	Brampton Intermodal	Pearson Airport	401 @ 410	Vaughan Intermodal	Concord Intermodal	Toronto Downtown
<b>2.3 KM   5 MINS</b>	<b>3.4 KM   5 MINS</b>	<b>6 KM   8 MINS</b>	<b>13 KM   12 MIN</b>	<b>16 KM   18 MINS</b>	<b>22 KM   22 MINS</b>	<b>33 KM   27 MINS</b>

\*Estimated drive times during non-traffic hours, also may include tolls 5

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