




Freestanding Building Available

For Sublease

6045 Kestrel Road

Located in 'Centre-Ice' Mississauga, ON

 **JLL** SEE A BRIGHTER WAY

Availability overview:



Total Building Size:
34,879 SF



Office Area:
10%



Lot Size:
1.8 acres



Clear Height:
20'



Shipping:
5 Truck Level Doors
1 Drive-In Door



Power:
600/347 Volts, 400 Amps



Zoning:
E2



Possession:
60 days notice



Parking:
20 Spaces



Remaining Term:
April 30, 2029



Asking Net Rent:
Negotiable

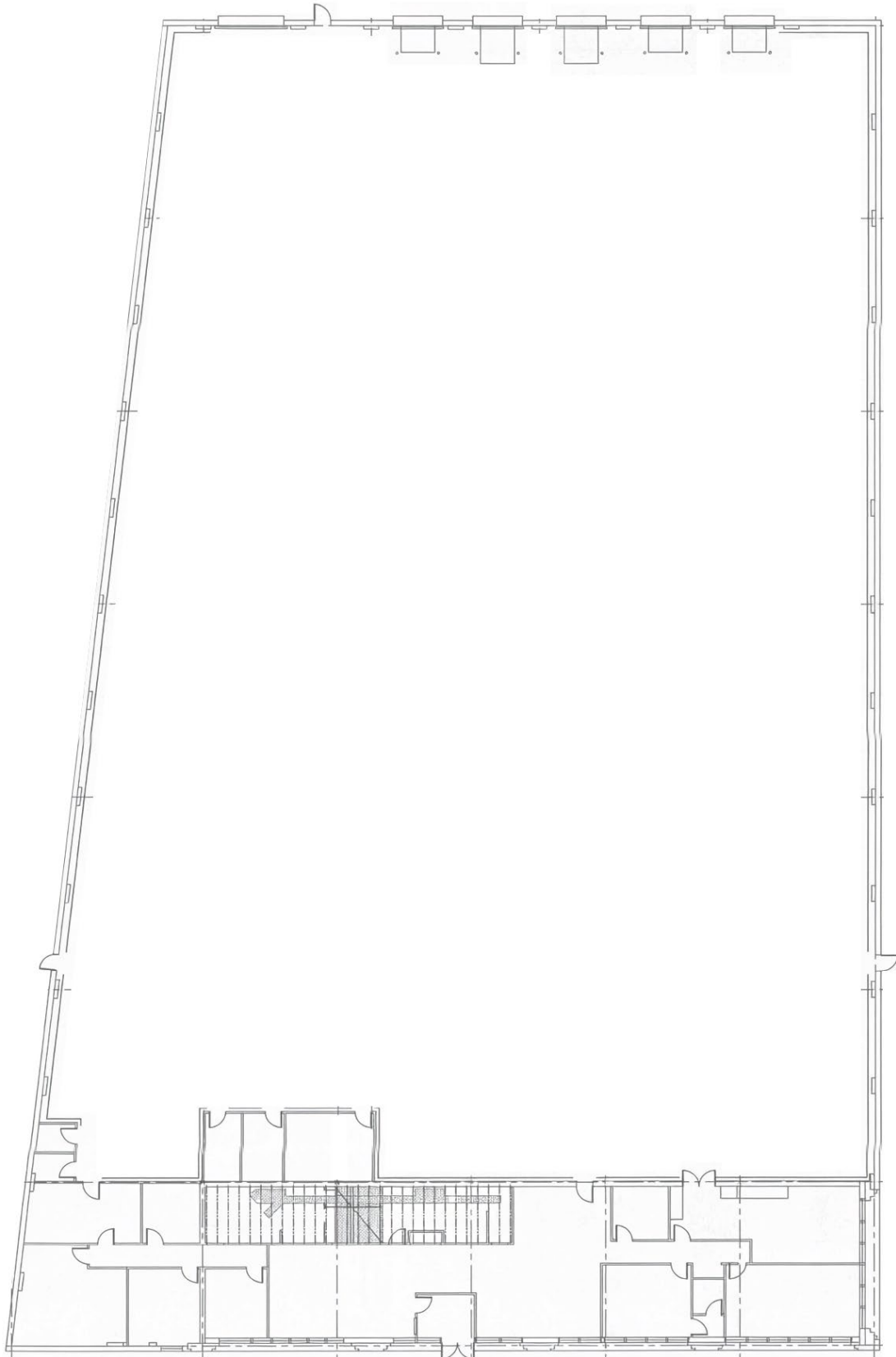


T.M.I. (2025 est.):
\$5.52 psf

Sublease highlights:

- Rarely found air-conditioned warehouse with epoxied floors and ESFR sprinklers
- One oversized drive-in door
- Truck level doors have hydraulic levellers
- Immaculate office space in move-in ready condition
- Within walking distance to multiple public transit bus routes and a large variety of amenities.
- Quick access to Highways 401, 403 & 407.
- E2 zoning permits many uses

Floorplan



Interior Photos



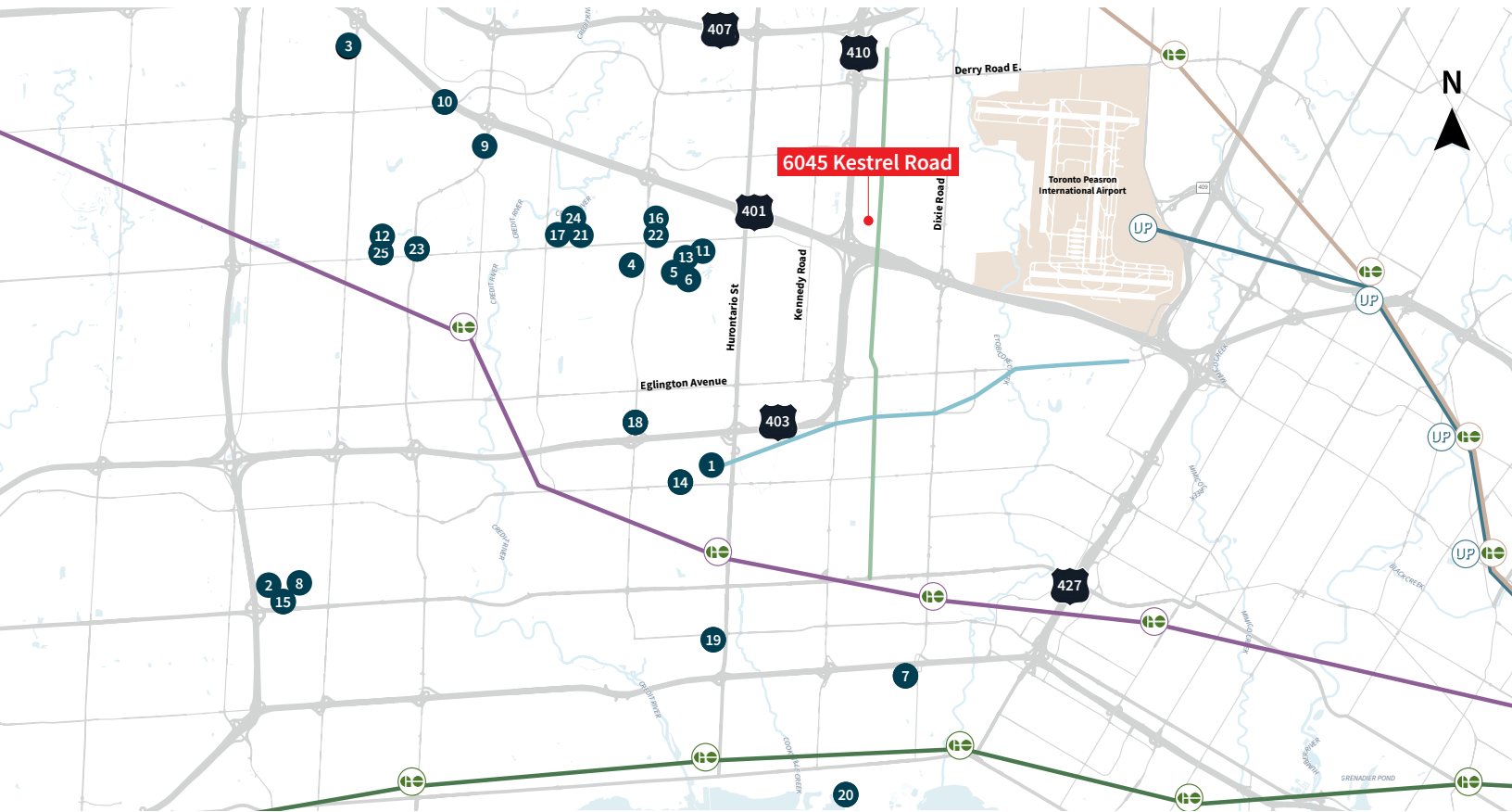
Exterior Photos



Drone Photos



Amenities Map



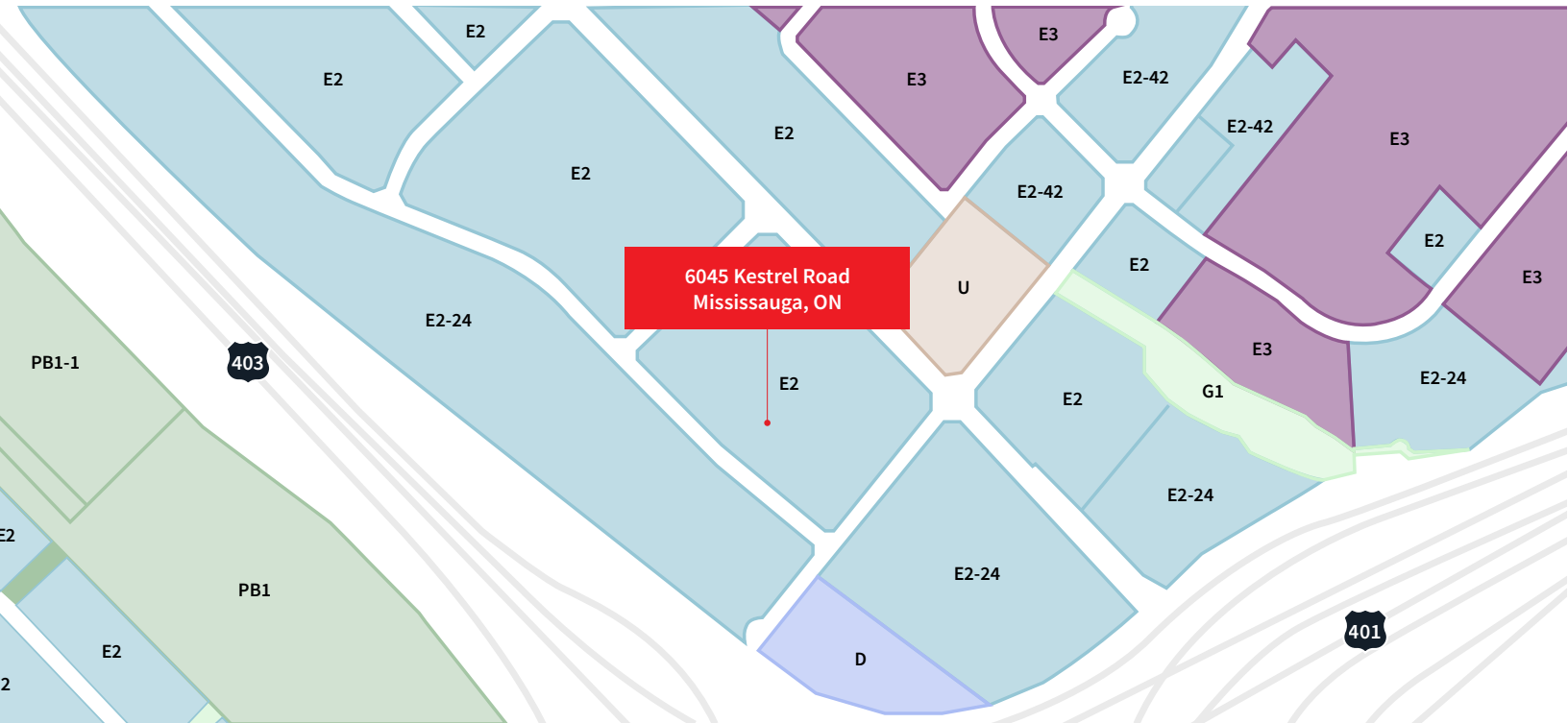
Amenities

- | | | |
|---|--|---|
| <p> Shopping and retail</p> <ol style="list-style-type: none"> 1. Square One Shopping Centre 2. Home Depot 3. Canadian Tire 4. Walmart Supercentre 5. Shoppers Drug Mart 6. Staples 7. Dixie Outlet Mall 8. Costco Wholesale | <p> Food and Beverage</p> <ol style="list-style-type: none"> 11. Starbucks 12. Tim Hortons 13. Subway <p> Entertainment and Fitness</p> <ol style="list-style-type: none"> 14. YMCA Mississauga 15. Ciniplex Cinemas Mississauga (Courtneypark) | <p> Healthcare</p> <ol style="list-style-type: none"> 19. Mississauga Hospital (Trillium Health Partners) |
| <p> Hotels</p> <ol style="list-style-type: none"> 9. Hilton Mississauga / Meadowvale 10. Holiday Inn & Suites Mississauga West | <p> Fuel and Services</p> <ol style="list-style-type: none"> 16. Petro-Canada 17. Esso 18. Shell | <p> Outdoor & Recreation</p> <ol style="list-style-type: none"> 20. Lakefront Promenade Park <p> Post Office & Banking</p> <ol style="list-style-type: none"> 21. Canada Post 22. Scotiabank 23. BMO Bank of Montreal 24. CIBC 25. RBC Royal Bank |

Transit

- | | |
|---|--|
| <p> GO Transit</p> <ul style="list-style-type: none">  Lakeshore West Line  Milton Line  Kitchener Line | <p> UP Express</p> <ul style="list-style-type: none">  Union Pearson Express  TransitWay Station  MiWay Route 51 |
|---|--|

Zoning



E2 - Employment

Office

- Medical Office
- Office

Business Activities

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Transportation Facility
- Truck Terminal (with restrictions)
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station (with restrictions)
- Waste Transfer Station (with restrictions)
- Composting Facility (with restrictions)
- Outdoor Storage/Outdoor Display
- Self Storage Facility
- Contractor Service Shop
- Contractor's Yard
- Vehicle Pound Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility

Commercial

- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution (with restrictions)
- Veterinary Clinic

Service

- Animal Care Establishment

Motor Vehicle

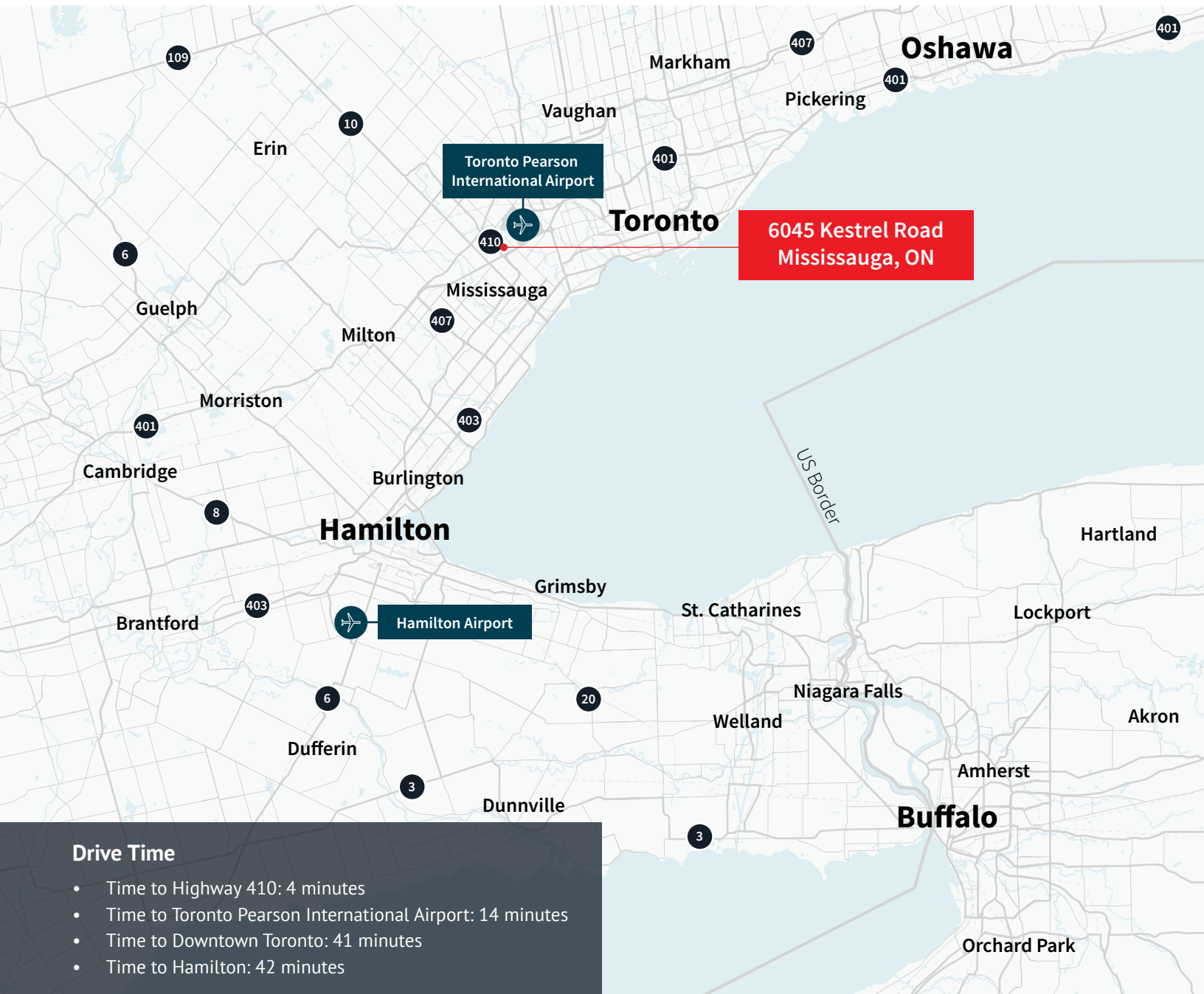
- Motor Vehicle Body Repair Facility (with restrictions)
- Motor Vehicle Body Repair Facility - Commercial Motor Vehicle (with restrictions)
- Motor Vehicle Repair Facility - Commercial Motor Vehicle (with restrictions)
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Commercial Motor Vehicle
- Motor Vehicle Wash Facility - Restricted
- Gas Bar (with restrictions)
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (with restrictions)

Hospitality

- Banquet Hall/Conference Centre/Convention Centre
- Night Club (with restrictions)
- Overnight Accommodation

Other

- Adult Video Store (with restrictions)
- Adult Entertainment Establishment (with restrictions)
- Animal Boarding Establishment (with restrictions)
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (with restrictions)
- Private Club
- Repair Establishment
- Parking Lot
- University/College



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