




FREESTANDING BUILDING LOCATED IN TRADERS BUSINESS PARK

 **JLL** SEE A BRIGHTER WAY

For Sublease

5610 Kennedy Road

Mississauga, ON

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Mississauga, ON



Pre-cast construction with high quality build-out



Excellent street presence fronting on Kennedy Road



Located in the established Traders Business Park



Quick access to major Highways 401, 403 and 410 and public transit options

Property details

Total Area

29,422 sf

Industrial

19,122 sf (65%)

Office

10,300 sf (35%)

Lot Size

2.94 acres

Clear Height

24'

Shipping

3 T/L, 1 D/I

Zoning

E2

Parking

20 Surface spots

Remaining Term

September 29, 2030

TMI (2025 est.)

\$3.25 psf

Asking Rate

\$18.50 psf Net





Zoning E2 Employment



Permitted uses

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)

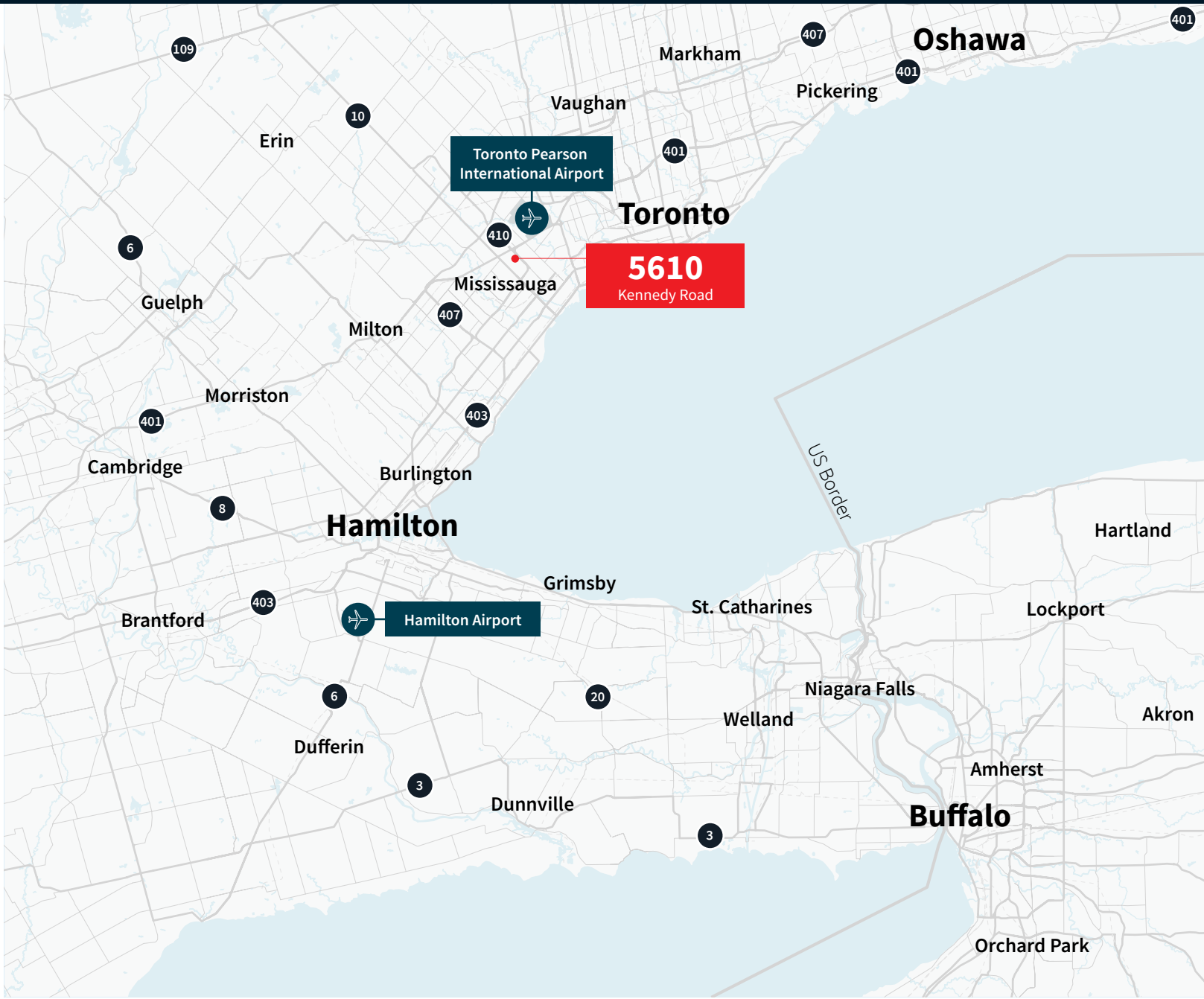
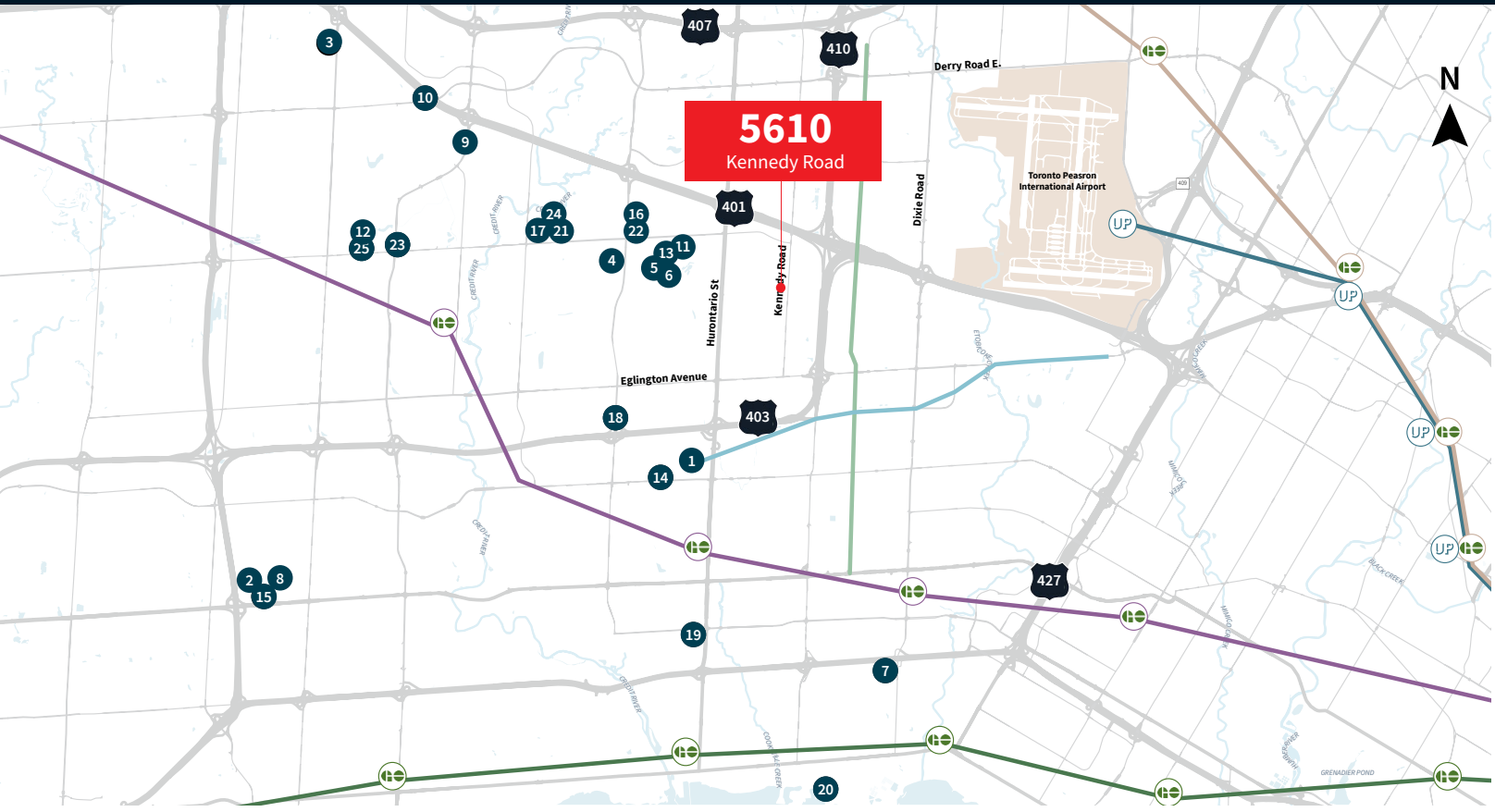
Hospitality

- 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





Amenities



Shopping and retail

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



Hotels

9. Hilton Mississauga / Meadowvale
10. Holiday Inn & Suites Mississauga West



Food and Beverage

11. Starbucks
12. Tim Hortons
13. Subway



Entertainment and Fitness

14. YMCA Mississauga
15. Cineplex Cinemas Mississauga (Courtneypark)



Fuel and Services

16. Petro-Canada
17. Esso
18. Shell



Healthcare

19. Mississauga Hospital (Trillium Health Partners)



Outdoor & Recreation

20. Lakefront Promenade Park



Post Office & Banking

21. Canada Post
22. Scotiabank
23. BMO Bank of Montreal
24. CIBC
25. RBC Royal Bank

Transit



GO Transit

- Lakeshore West Line
- Milton Line
- Kitchener Line



UP Express

- Union Pearson Express
- TransitWay Station
- MiWay Route 51

7 MINS | 6 KM
Highway 410

17 MINS | 11.3 KM
Toronto Pearson International Airport

40 MINS | 30 KM
Downtown Toronto

40 MINS | 52 KM
Hamilton

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For more information, please contact:

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