

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

- Existing racking can be made available
- 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

Office
10,300 sf (35%)

Industrial
19,122 sf (65%)

Clear Height
24’

Lot Size
2.94 acres

Zoning
E2

Shipping
3 T/L, 1 D/I

Remaining Term
September 29, 2030

Parking
52 Surface spots

Asking Rate
$16.45 psf Net

TMI (2026 est.)
$3.53 psf *

*Tenant to self-maintain











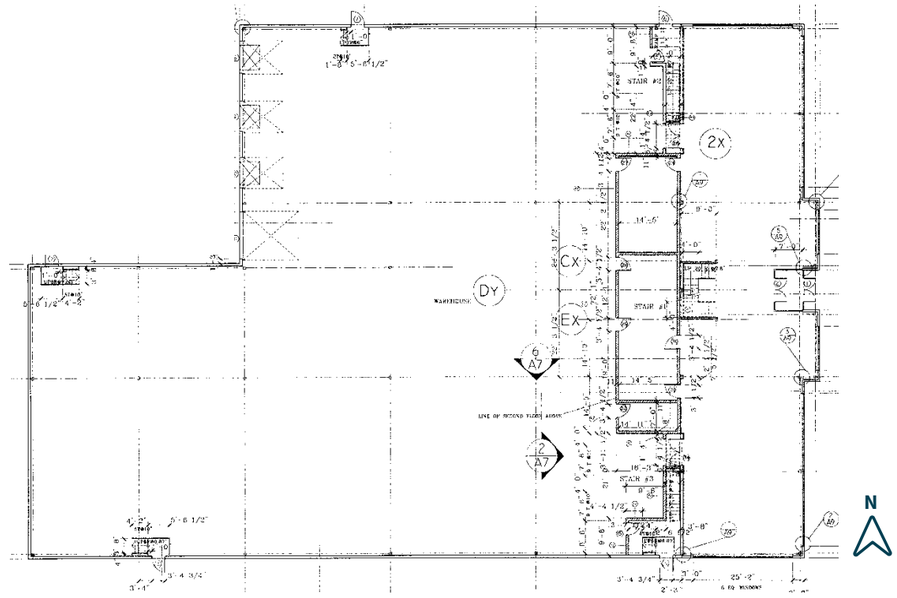








Floor Plan



Zoning E2 Employment

Permitted uses

Click here for full zoning by-law

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)

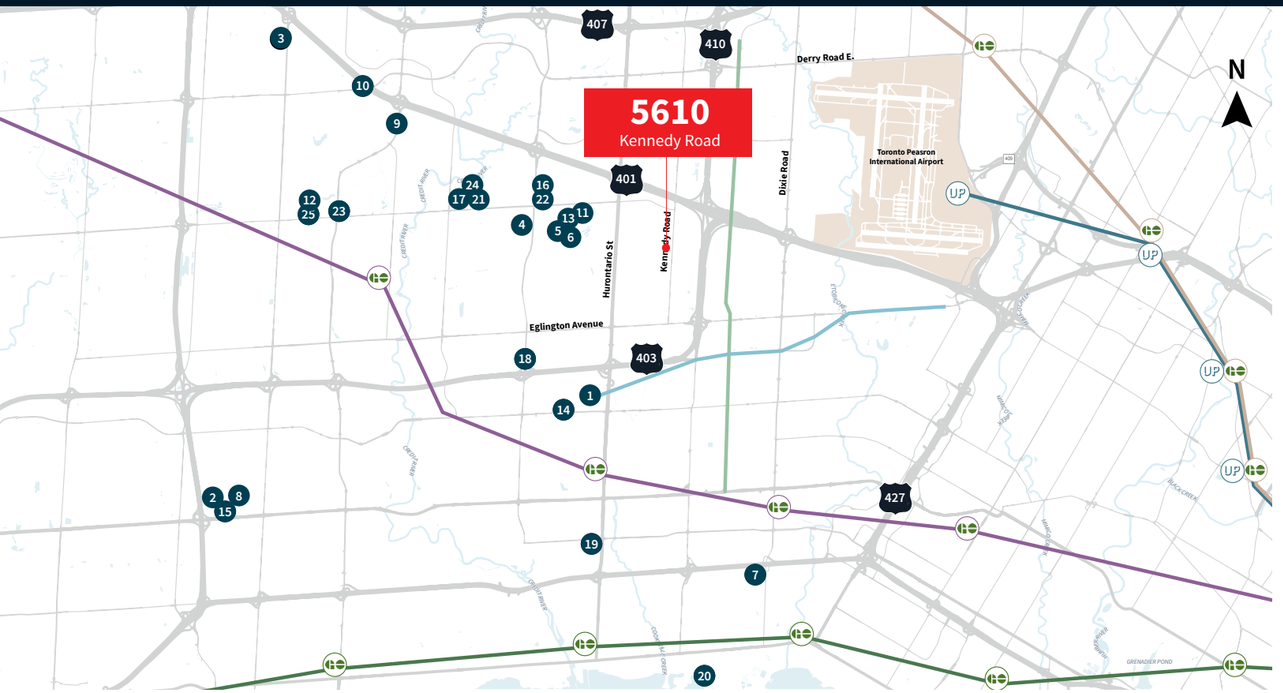
Hospitality

- 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 & Transit



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

Drive Times



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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