



FOR LEASE

# 6175 KENWAY DRIVE

KENWAY BUSINESS PARK  
Mississauga ON

6175 Kenway Drive is a 68,206 square foot single tenant flex building located in Kenway Business Park consisting of 18,376 square feet of office space split on 2 floors and 49,830 square feet of industrial space.

The building is conveniently located close to numerous nearby amenities, public transit and easy access to Highways 401 and 410.

BASE RATE  
\$9.50 per sq.ft.

ADDITIONAL RENT\*  
\$4.50 per sq.ft.

\* 2021 Estimate

**John McCall**

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# SPECS

## FULL BUILDING AVAILABLE NOW

### OFFICE

Floor 1 9,929 sq.ft.

Floor 2 8,447 sq.ft.

WAREHOUSE 49,830 sq.ft.

TOTAL 68,206 sq.ft.

### CONSTRUCTION

- Insulated precast panels

### PARKING

- 75 surface parking stalls
- Free, unreserved

### CLEAR HEIGHT

- Warehouse - 24"
- Office - 8'7" – 8'10"

### SHIPPING

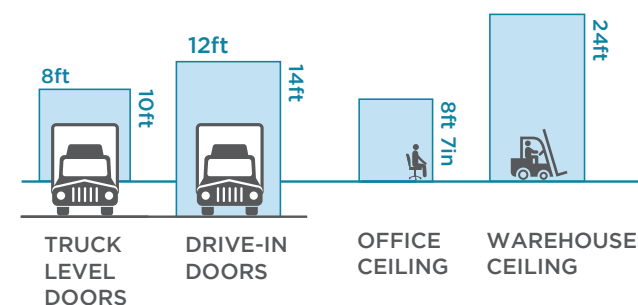
- 6 Truck level doors
- 8'H x 10'W
- Leveling Platforms
- 1 Drive-in door
- 12'H x 14'W

### POWER

- 3 Phase, 4 wire
- 300 KVA, 600V

### BAY SIZE

- 31'2" x 42'8"

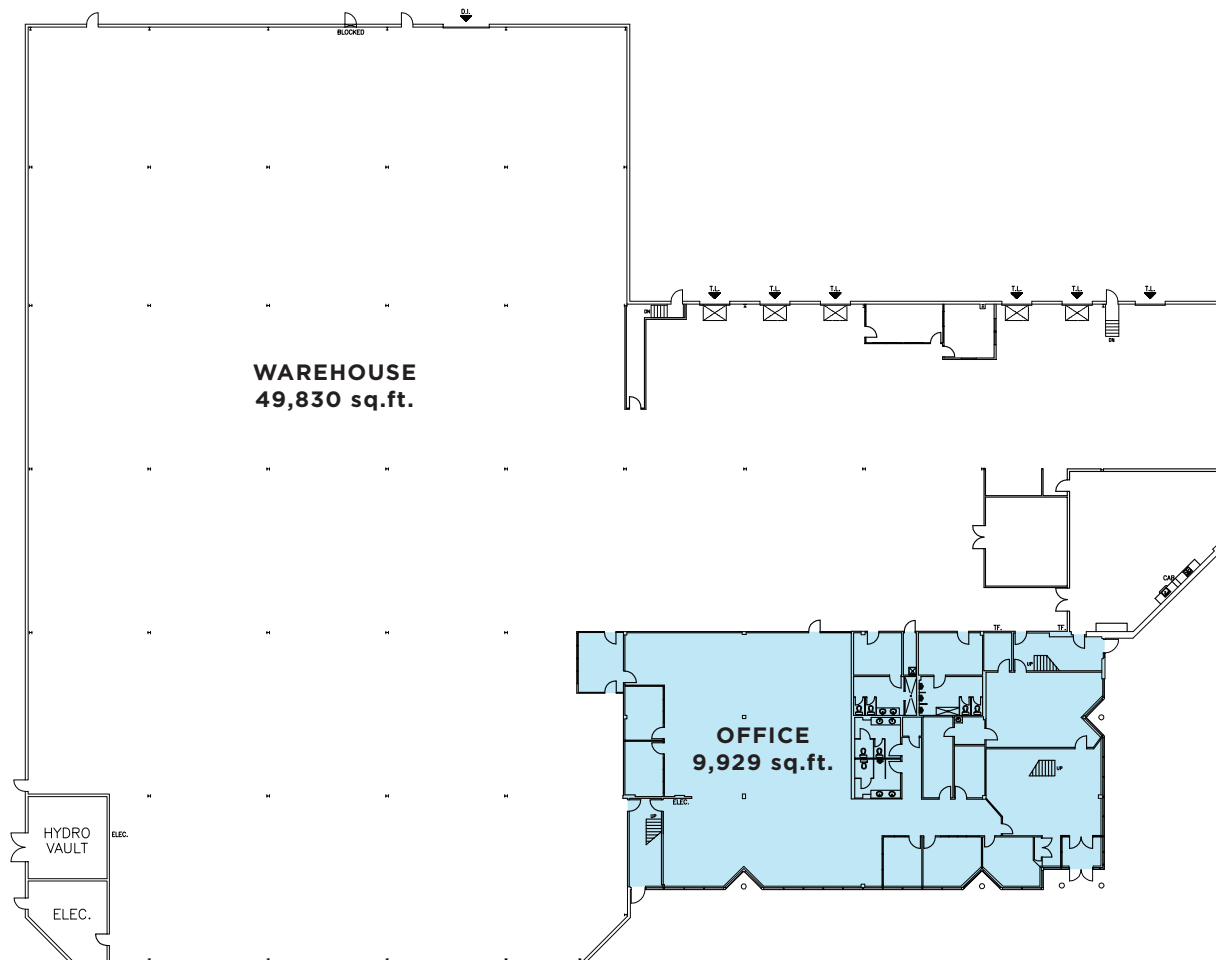
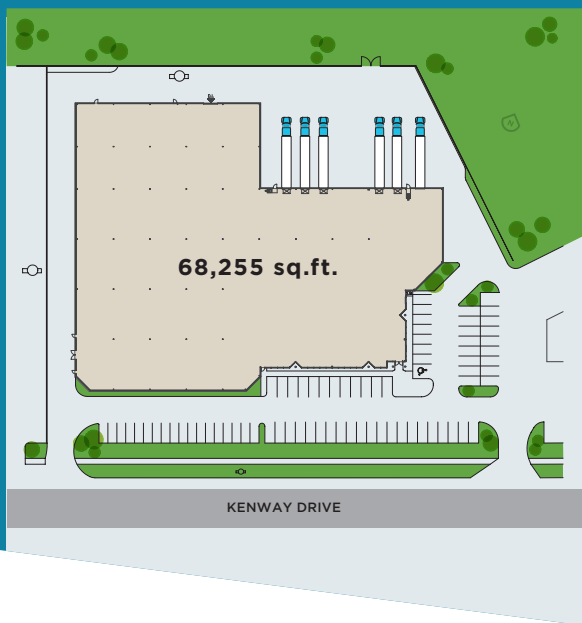


GROUND FLOOR

59,759 sq.ft.

6175  
KENWAY DRIVE

MISSISSAUGA

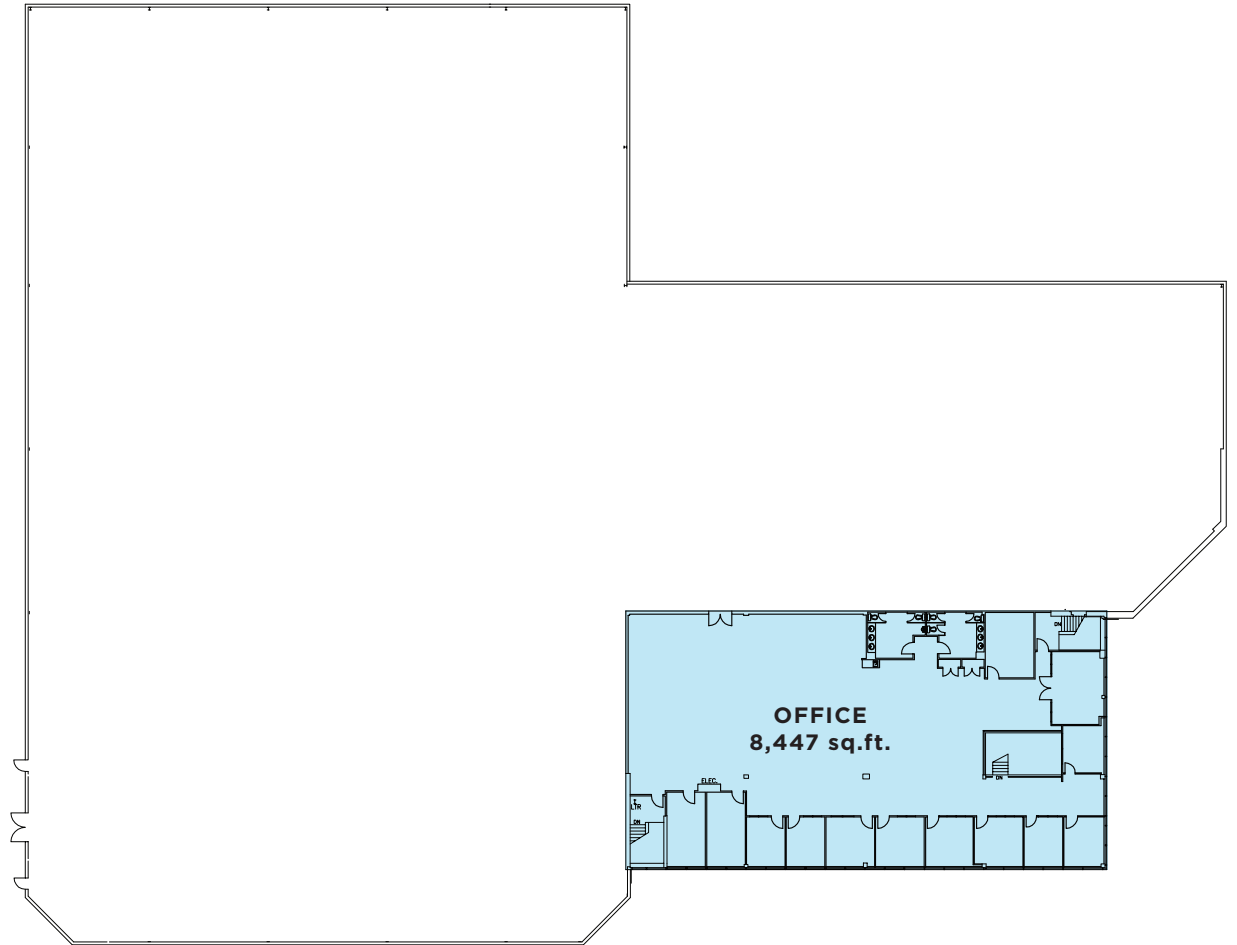
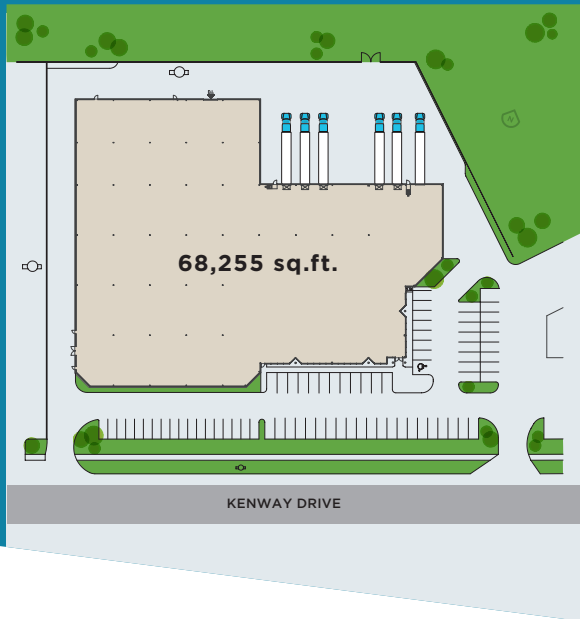


FLOOR 2

8,447sq.ft.

6175  
KENWAY DRIVE

MISSISSAUGA





# ACCESS AMENITIES

6175 Kenway Dr is serviced by several neighbouring amenities and is easily accessible by public transit routes and quick highway access.

## RESTAURANTS

- 1 Tim Horton's
- 1 Turtle Jacks
- 1 Twin Fish
- 1 Moxie's
- 1 Montana's
- 2 El Sombrero
- 2 Tim Horton's
- 2 Wendy's
- 3 Kura Sushi
- 4 Tim Horton's
- 5 Starbucks
- 6 Hannas Deli
- 7 McDonald's
- 8 Oliver's Gone Italian

## CHILD CARE

- 1 Kids & Company
- 2 Bright Path

## HOTEL

- 1 Holiday Inn
- 2 Hilton Garden Inn

## FITNESS

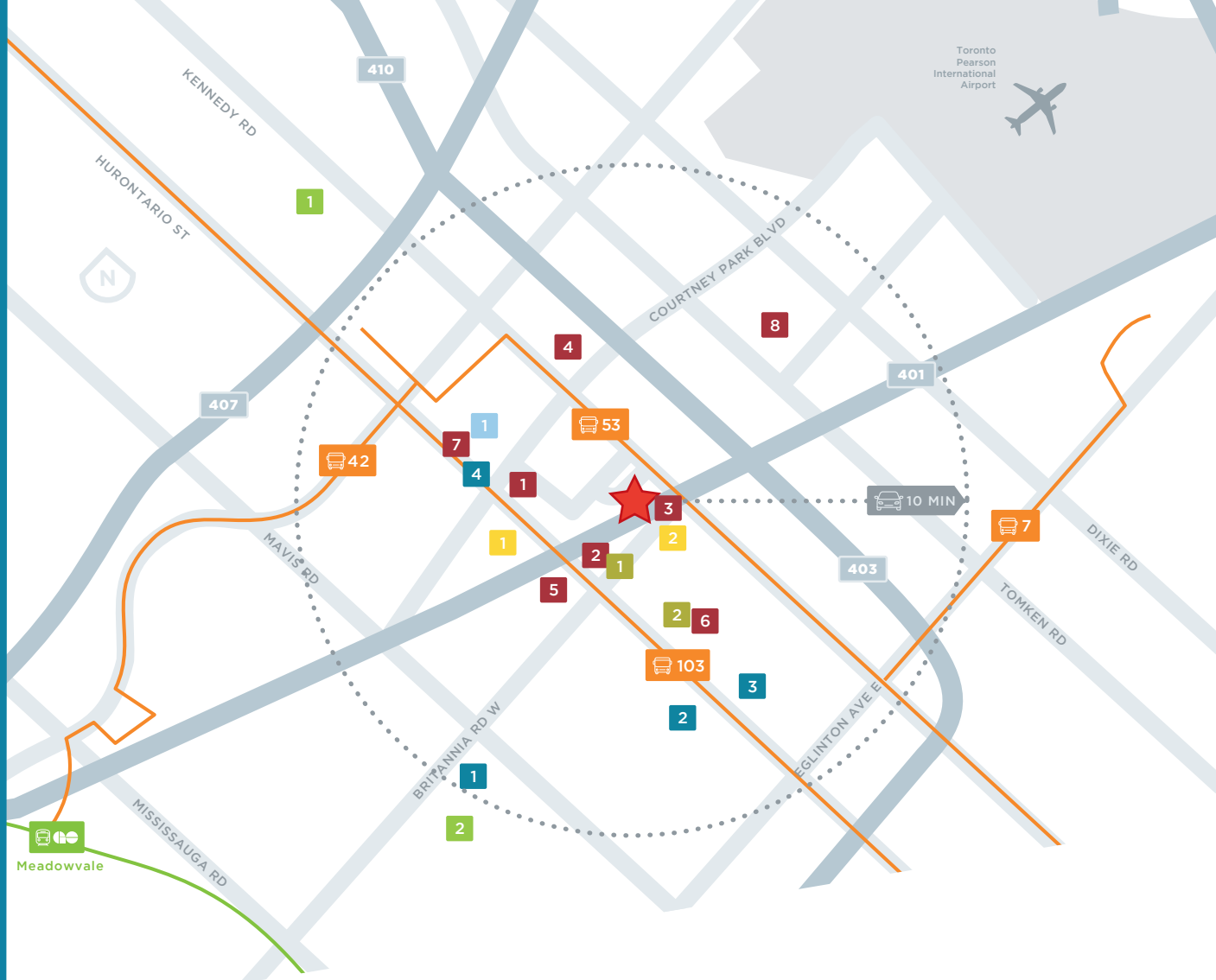
- 1 LA Fitness

## GOLF

- 2 BraeBen GC
- 1 Brampton GC

## BANKS

- 1 CIBC
- 2 RBC Royal Bank
- 3 TD Canada Trust
- 4 BMO



- MiWay transit stop is just 450m from the building, offering connections to surrounding neighbourhoods, regional GO stations, Islington subway station and Metro Toronto TTC bus routes



403

- Easy, direct access to Hwy's 401 and 410 and only minutes from Hwy's 403, 410 & 427

CN Intermodal	14km
CP Intermodal	30km
Toronto Pearson Airport	16km
Downtown Toronto	30km