

INDUSTRIAL SPACE
FOR LEASE

7502-7526 BATH ROAD

Mississauga, Ontario

7508 - Unit 4 - 2,396 sq.ft



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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

7502-7526

BATH ROAD

Mississauga, Ontario

LEASE DETAILS

Basic Rental Rate: \$19.00/per sq.ft.

Taxes & Operating: \$9.06/per sq.ft.

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change.



OPPORTUNITY

7508 - Unit 4 - 2,396 sq.ft.

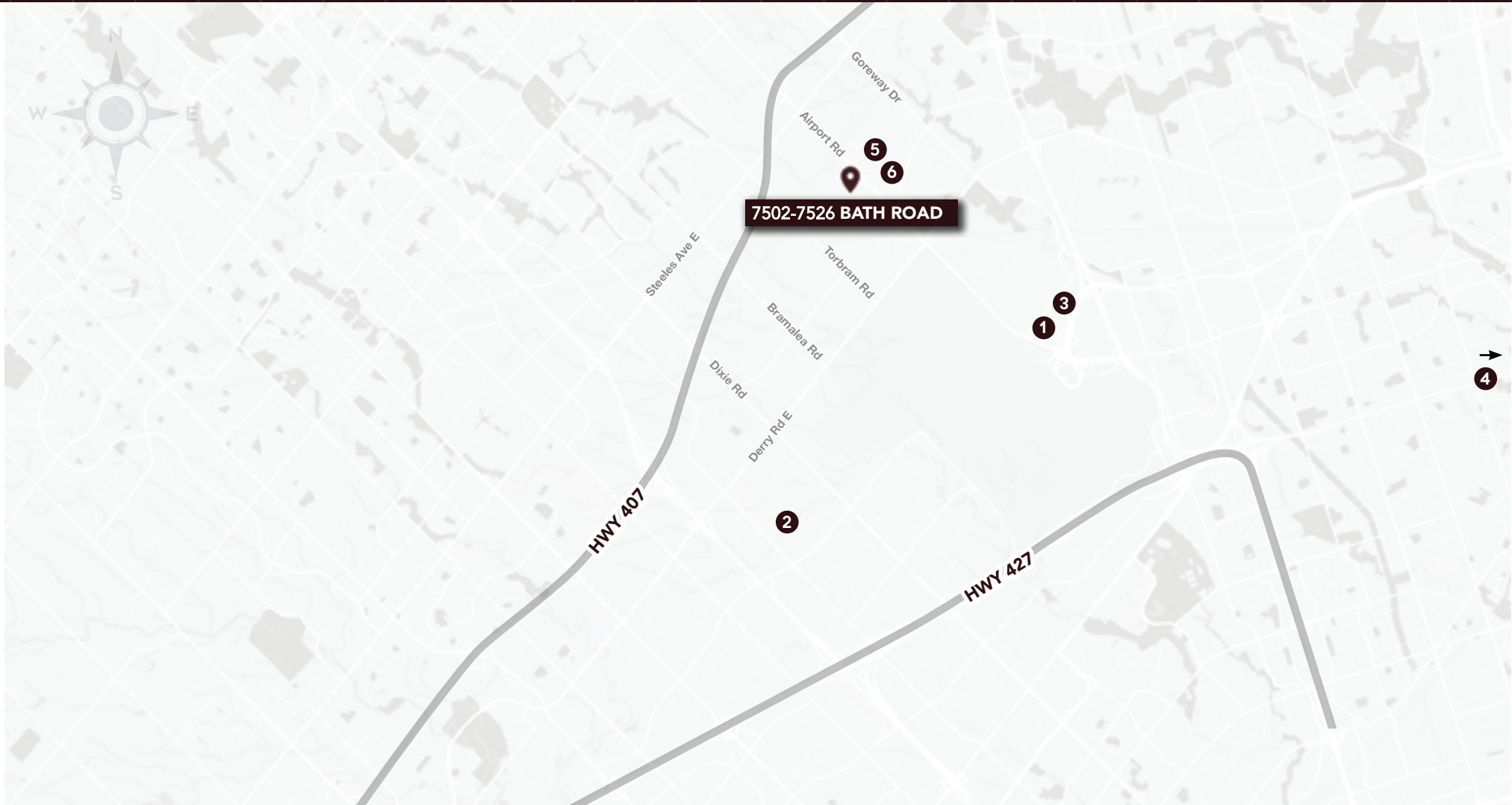
- approx. 35% office
- 1 TL shipping
- 14' Clear height clean warehouse with LED lighting

AVAILABLE IMMEDIATELY

HIGHLIGHTS

- ✓ One minute walk to MiWay bus service - route 45
- ✓ 15 minute drive to:
 - UP Express
 - Toronto Airport Express
 - Pearson International
- ✓ 35 minute drive to Billy Bishop Toronto City (Accessible to Mississauga via UP Express train)
- ✓ Minutes from HWY 427 and 407
- ✓ On site parking available
- ✓ Many nearby restaurants and amenities including Tim Hortons, Quiznos, gas station and more
- ✓ Plenty of natural light
- ✓ Excellent street exposure

AREA MAP



7502-7526
BATH ROAD
Mississauga, Ontario

- 1 UP Express
- 2 Toronto Airport Express
- 3 Pearson International Airport
- 4 Billy Bishop Toronto City Airport
- 5 Tim Hortons
- 6 Elmvale Acres Shopping Centre

7502-7526 BATH ROAD

Mississauga, Ontario

7508 - UNIT 4

2,396 sq.ft.

- approx. 35% office finished with laminate flooring
- open office area, 2 private offices and 2 private washrooms
- 1 TL shipping
- 14' clear height clean warehouse with LED lighting

