



# 6160 Kenway Drive



Kennedy Kenway Business Park, Mississauga, ON

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# An Excellent Fit



6160 Kenway Drive is a 140,942 square foot two-tenant building located in Kennedy Kenway Business Park, conveniently positioned close to numerous nearby amenities, public transit and easy access to Highways 401 and 410.

# Specs & Quick Facts



**60,459 SF**

Unit 1

**56,425 SF**

Warehouse Area

**8**

Truck Level  
Doors

**200A**

200 Amp /  
600V Power

**10.01.26**

Available

**4,034 SF**

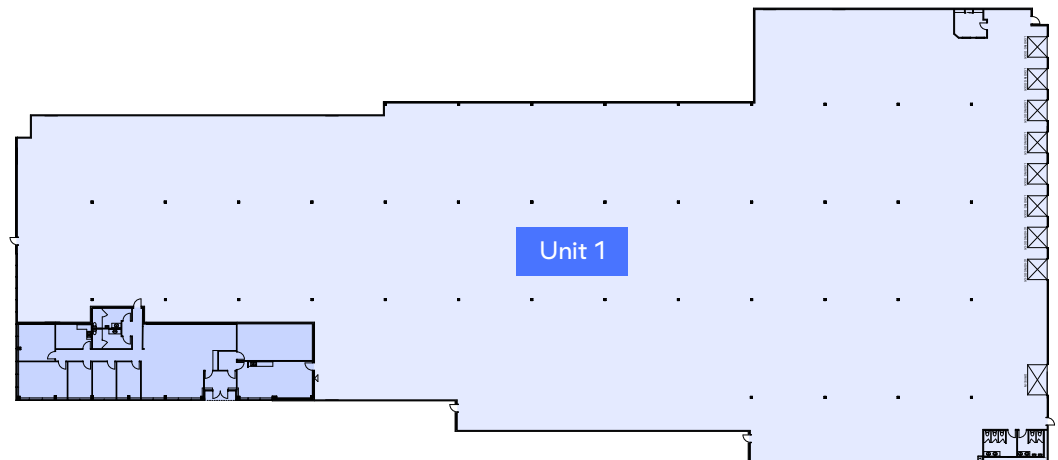
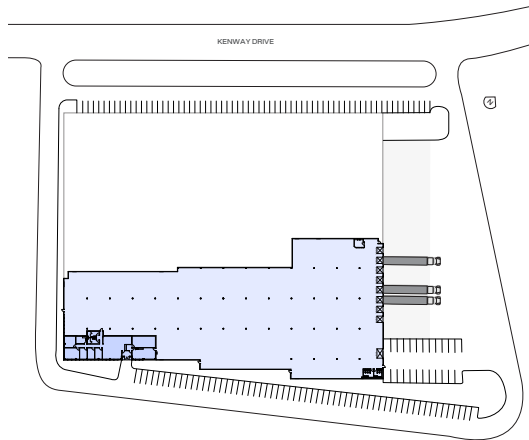
Office Area

**1**

Drive-in Door  
12'H x 14'W

**28'4"**

Clear Height



Unit 1

# Ultimate Access

6160 Kenway Drive offers exceptional accessibility, with convenient connections by car, plane, and train.

**410**  
3 KM

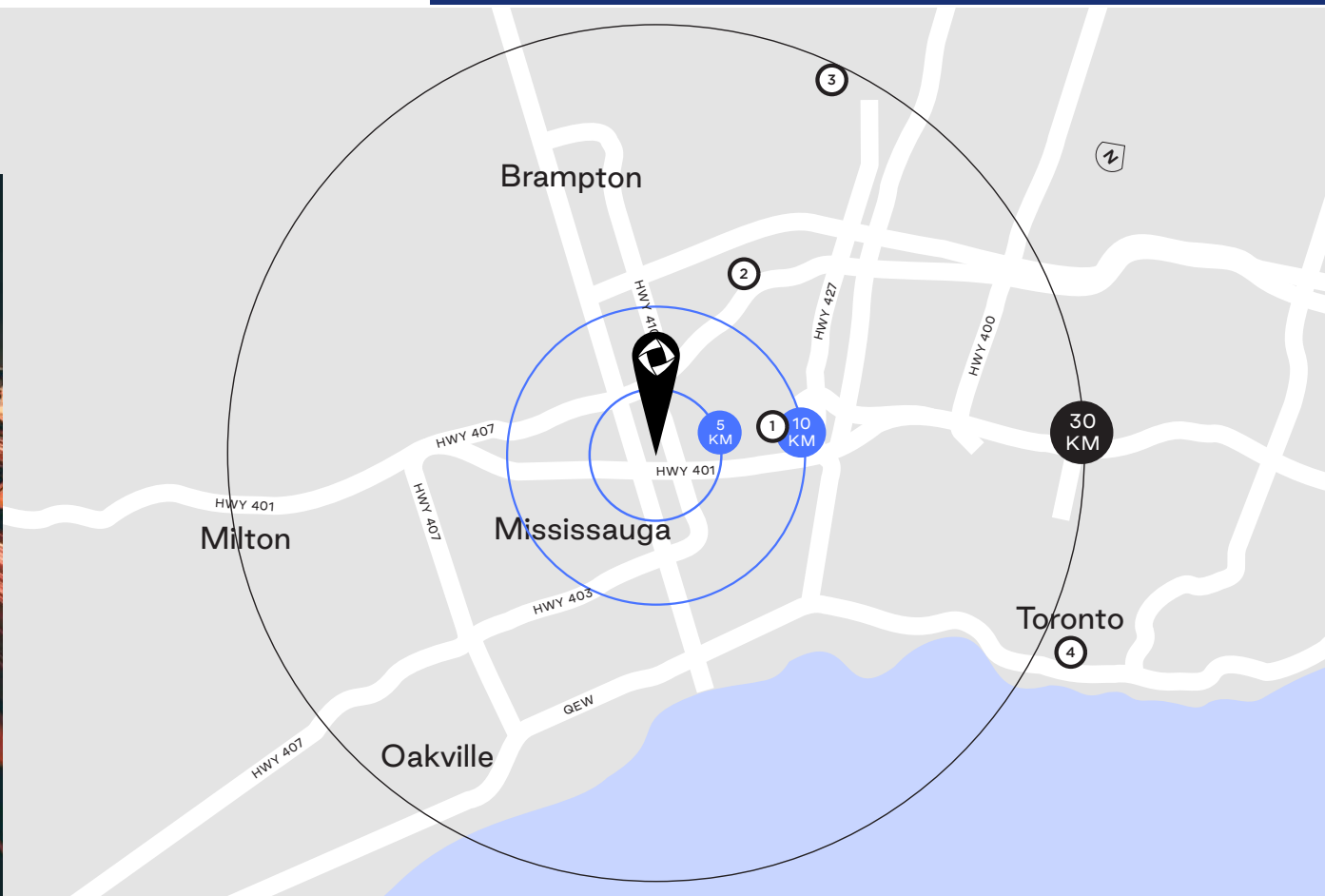
**407 ETR**  
4.5 KM

**401**  
6.2 KM

**403**  
5 KM

**427**  
10.5 KM

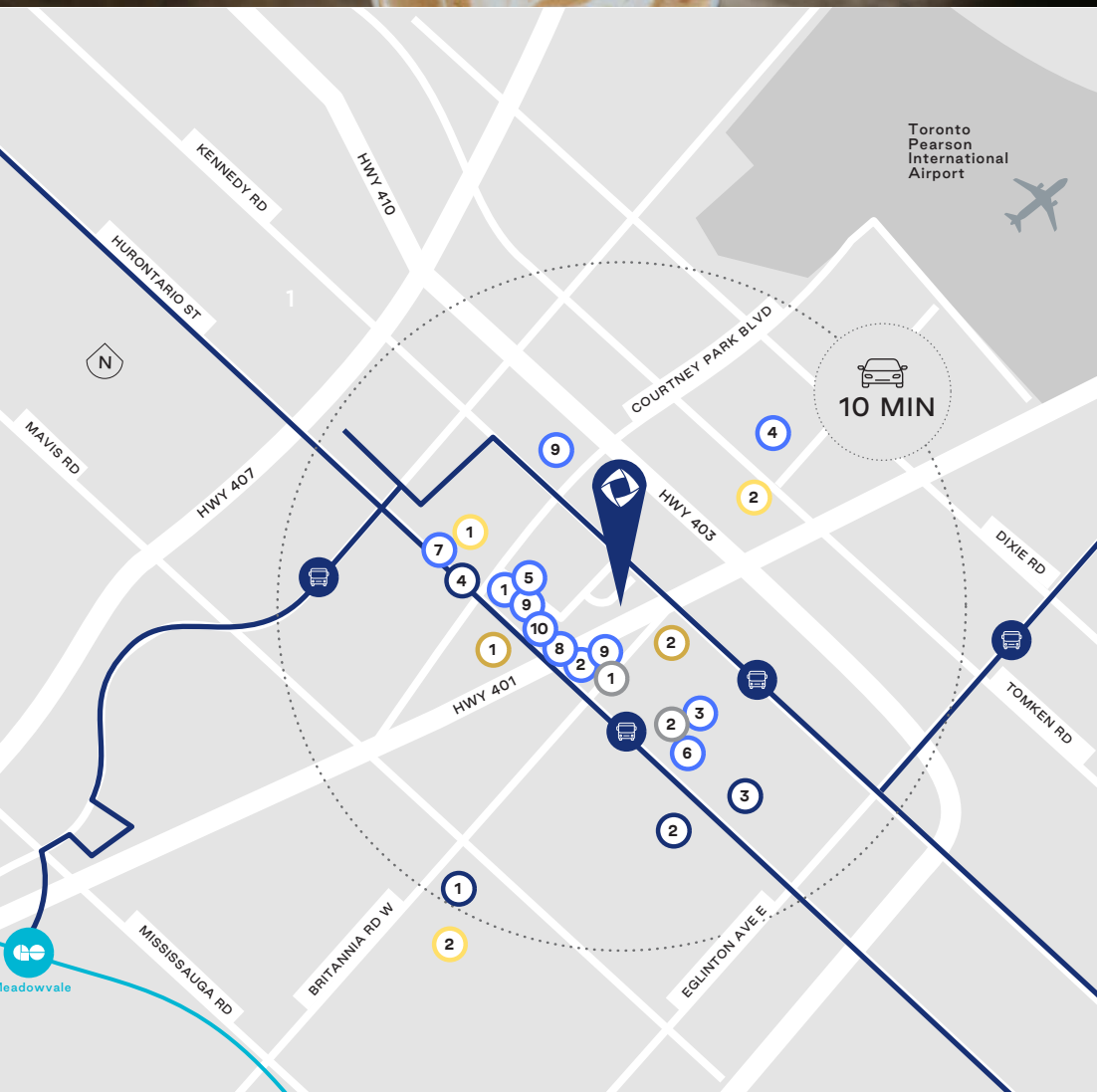
- 1** Toronto Pearson Airport **9 KM**
- 2** Brampton Intermodal **14 KM**
- 3** CP Intermodal **30 KM**
- 4** Downtown Toronto **30 KM**



# The Neighbourhood

## Ultimate access.

The site provides immediate access to a wide range of amenities, including restaurants, cafés, hotels, and more.



### RESTAURANTS

1. Boston Pizza
1. Denny's
1. Turtle Jacks
1. Twin Fish
1. Industria Pizzeria + Bar
1. Kwality Indian Buffet
1. Moxie's
1. Montana's
2. El Sombrero
3. Culnaria Restaurant
4. Mazaj Lounge
5. Naan Kabob
6. Mandarin Restaurant

### QUICK PICKUPS

5. Dairy Queen
6. Burger King
7. McDonald's
8. Wendy's

### COFFEE

9. Tim Horton's
10. Starbucks

### BANKS

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

### FITNESS/RECREATION

1. LA Fitness
2. BraeBen GC
3. Brampton GC

### CHILD CARE

1. Kids & Company
2. Bright Path

### HOTEL

1. Holiday Inn
2. Hilton Garden Inn

# Unparalleled Proximity

Located at 6160 Kenway Drive, this prime site offers exceptional connectivity throughout the GTA. With direct links to major highways and convenient public transit options, it supports seamless fleet operations while tapping into a broad, diverse workforce.

WITHIN A  
30 KM RADIUS:

WITHIN A  
60 MINUTE DRIVE:

HOUSEHOLD  
POPULATION  
IN THE LABOUR  
FORCE

+2.8M

+4.5M

TOTAL  
POPULATION

+4.9M

+8.0M

AVERAGE  
HOUSEHOLD  
INCOME

\$143.7K

\$139.8K



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.



Meadowvale GO Station is located 11.5 KMs from the site.

# Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success. Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



## QuadReal's Path to Net Zero

2025



2030



2040



2050



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

# About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

45M+ SF

Canadian Commercial  
Real Estate Portfolio

1900+

Employees

\$98.5B

Spanning 24 countries

Spanning

Canada, The U.S., The U.K.,  
Europe and Asia-Pacific

22 Bishopsgate, London



60 Birmingham St, GTA

# Development

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

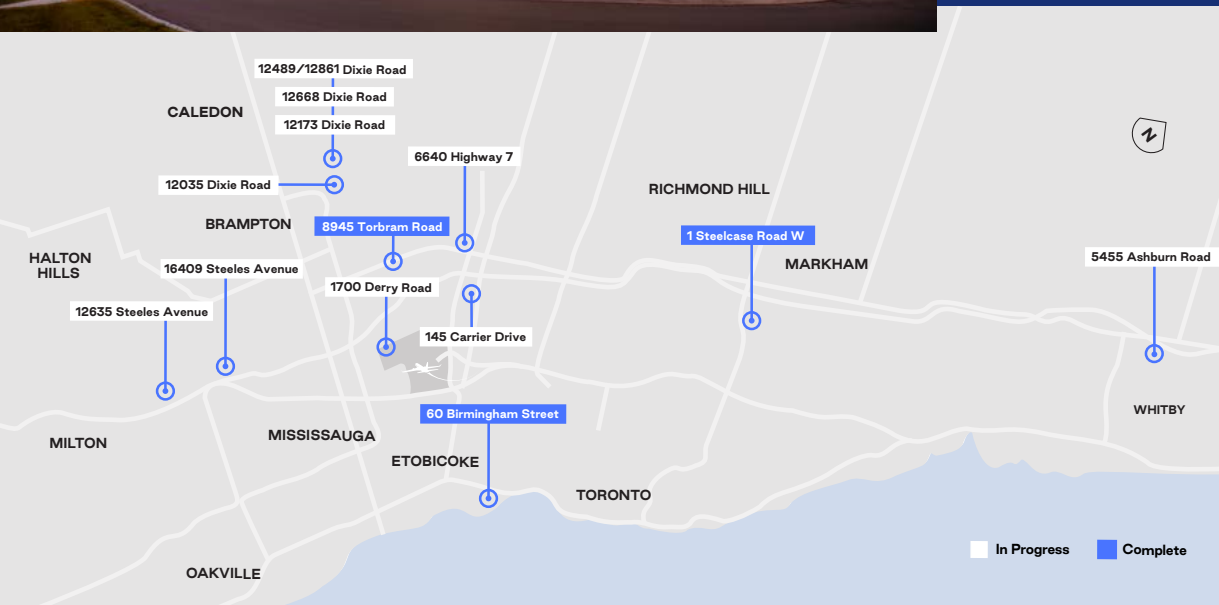
The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities.

There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.



**\$6.6B+**

Five-Year Development Pipeline in Canada



Our Industrial Development Pipeline in the GTA

**10 Sites**

**10.2M SF**

**703 Acres**

## Contact:

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