

INDUSTRIAL SPACE
FOR LEASE

7528-7550

BATH ROAD

Mississauga, Ontario

7534 - Unit 2 - 1,615 SF

7540 - Unit 5 - 1,600 SF



MICHELLE VIGNA

Leasing Manager | Real Estate Sales Rep

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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LEASE DETAILS

Basic Rental Rate: \$20.00/SF

Taxes & Operating: \$8.98/SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.



OPPORTUNITY

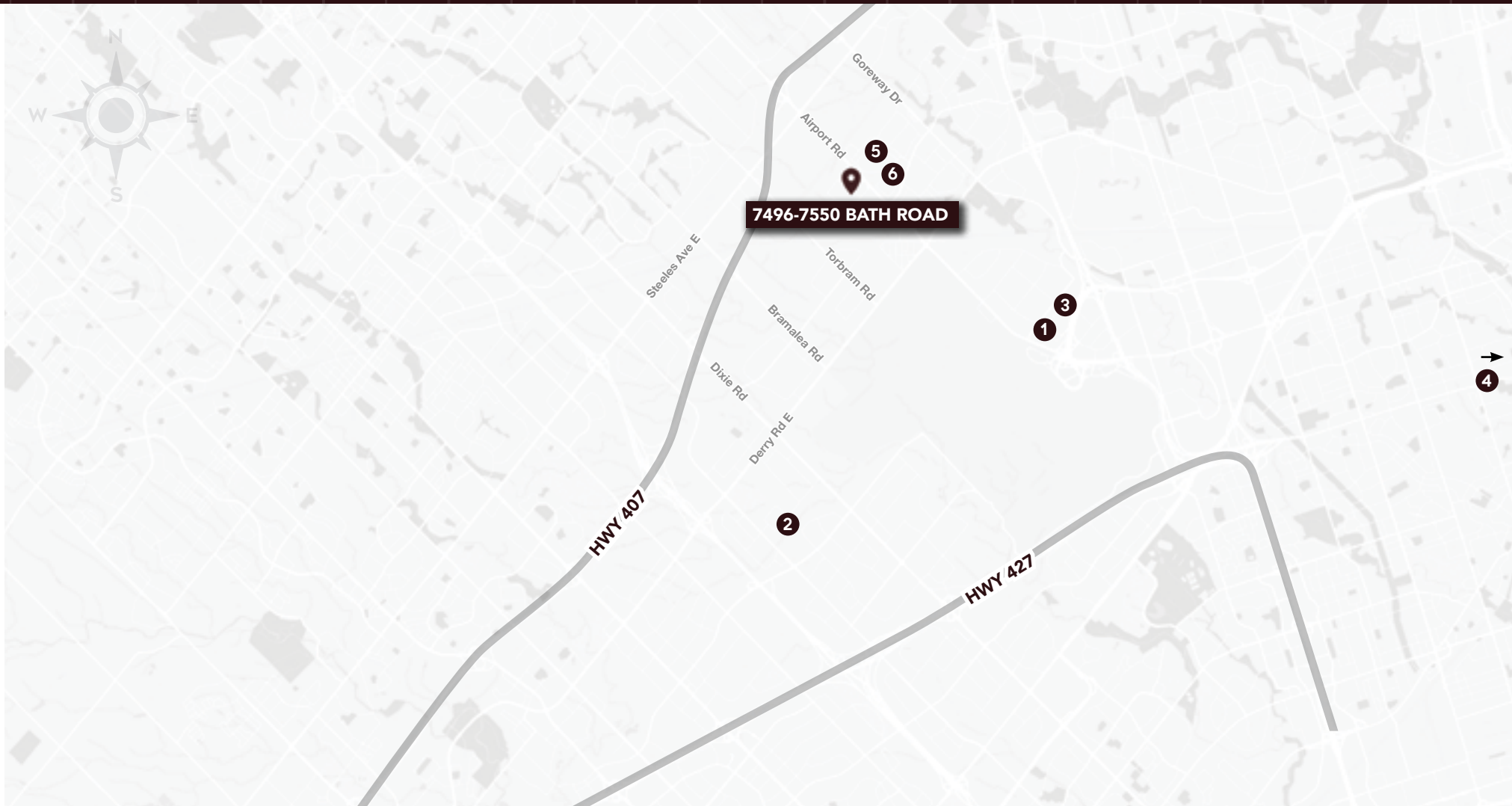
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HIGHLIGHTS

- ✓ 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



7528-7550
BATH ROAD
Mississauga, Ontario

- | | | | |
|---------------|---------------------------------|---------------------------------|-------------------------------------|
| ❶ UP Express | ❷ Toronto Airport Express | ❸ Pearson International Airport | ❹ Billy Bishop Toronto City Airport |
| ❺ Tim Hortons | ❻ Elmvale Acres Shopping Centre | | |

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