

INDUSTRIAL SPACE
FOR LEASE

7490-7500 BATH ROAD

Mississauga, Ontario

Unit 7492 - 1,266 SF

100% Office Opportunity



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 **COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

7490-7500 BATH ROAD

Mississauga, Ontario

LEASE DETAILS

Basic Rental Rate: \$18.50 PSF

Taxes & Operating: \$8.36/SF

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



OPPORTUNITY

Unit 7492 - 1,266 SF

100% Improved Office space with 2 entrances to Suite, featuring 1 private office and complete with male & female washrooms and kitchenette. Office Only, No Shipping Garage Door.

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 - 2.3 per 1,000 sq.ft.

✓ Many nearby restaurants and amenities including Tim Hortons, Quiznos, gas station and more

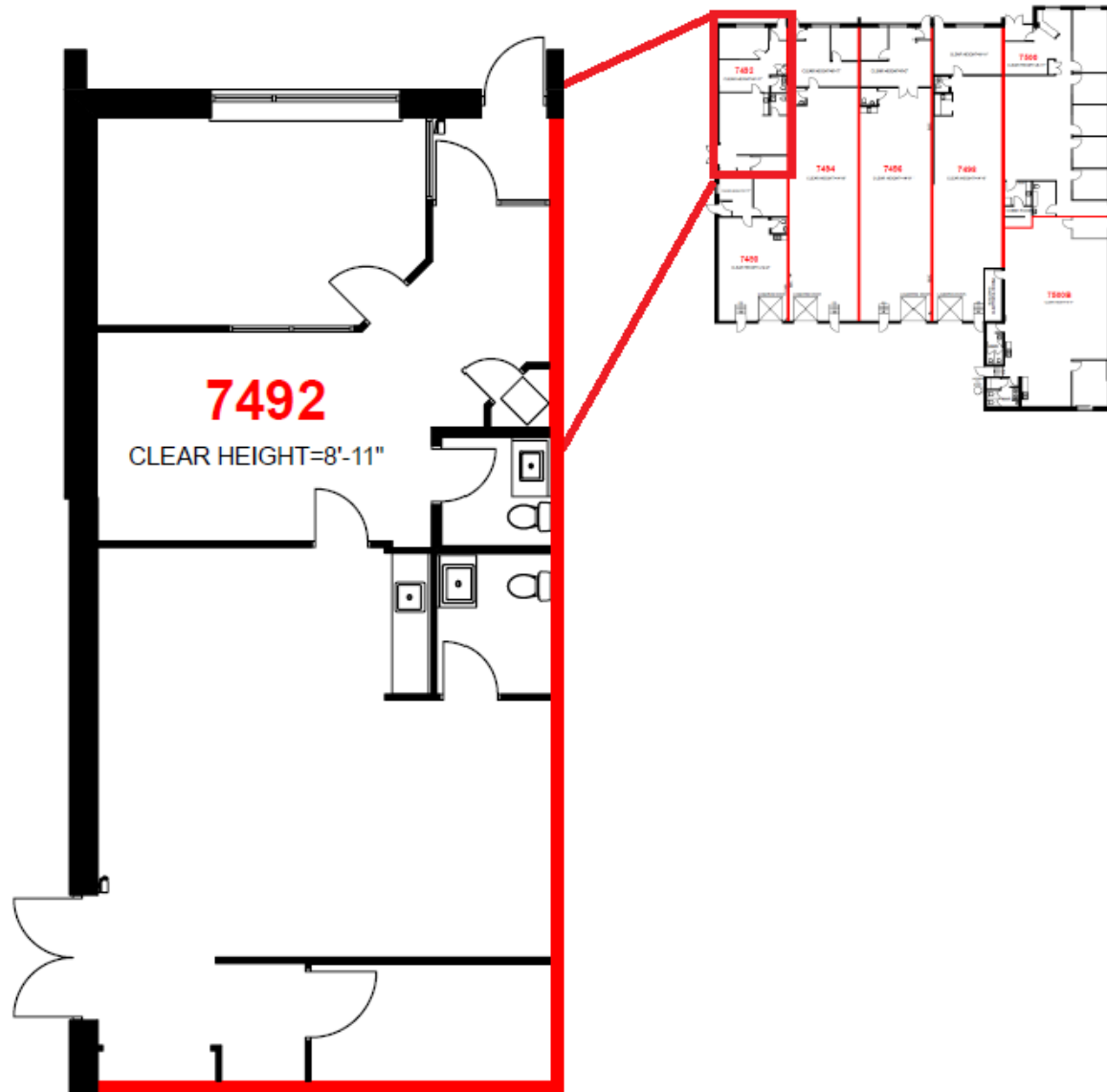
✓ Plenty of natural light
Excellent street exposure

7490-7500 BATH ROAD

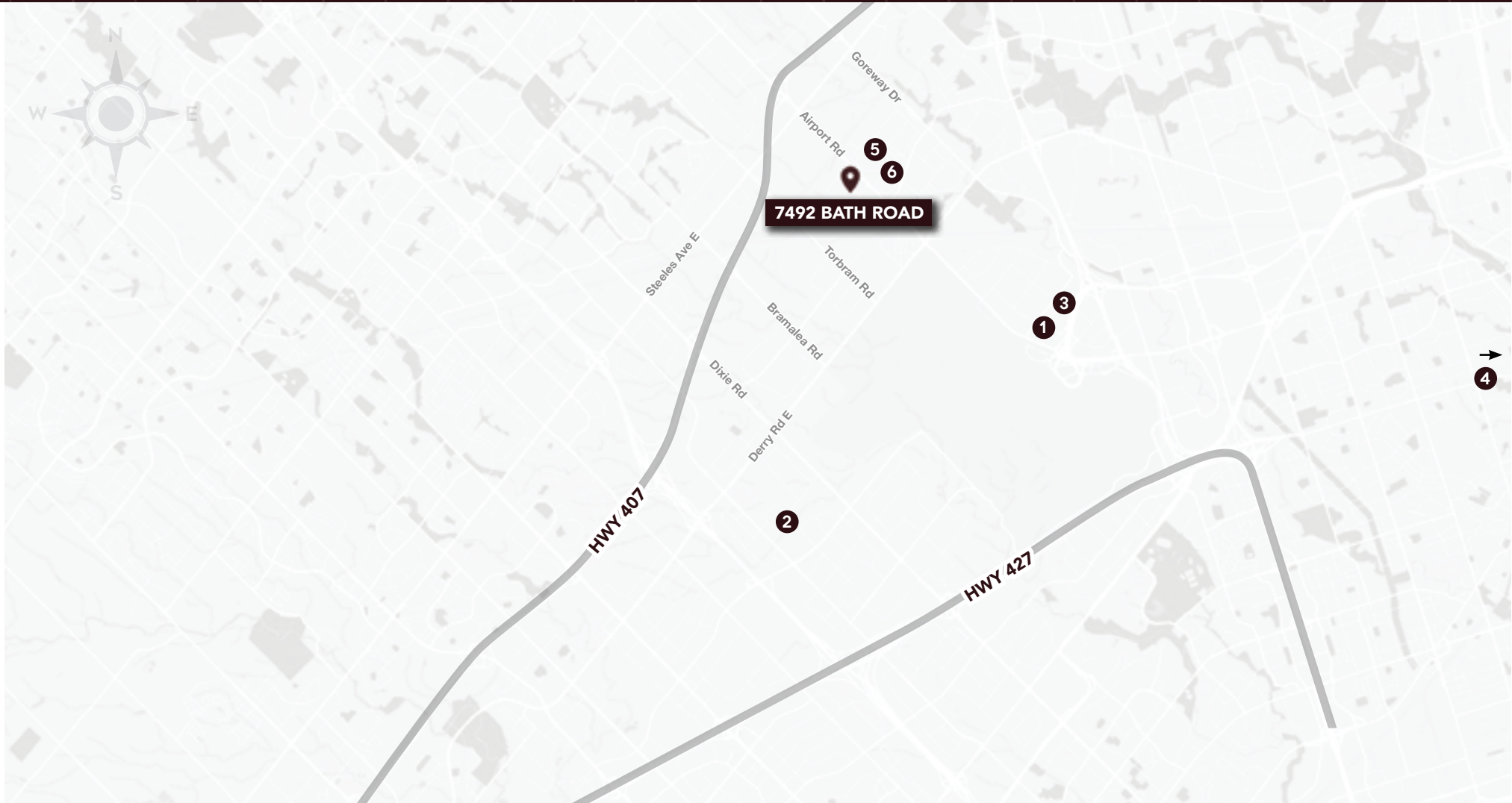
Mississauga, Ontario

Unit 7492

1,266 SF



AREA MAP



7490-7500
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