

7496-7500 BATH ROAD

Mississauga, Ontario

7498 Unit 1B
2,410 SF



INDUSTRIAL SPACE
FOR LEASE

MICHELLE VIGNA

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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LEASE DETAILS

Basic Rental Rate: \$20.00/SF

Taxes & Operating: \$7.66/SF

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



OPPORTUNITY

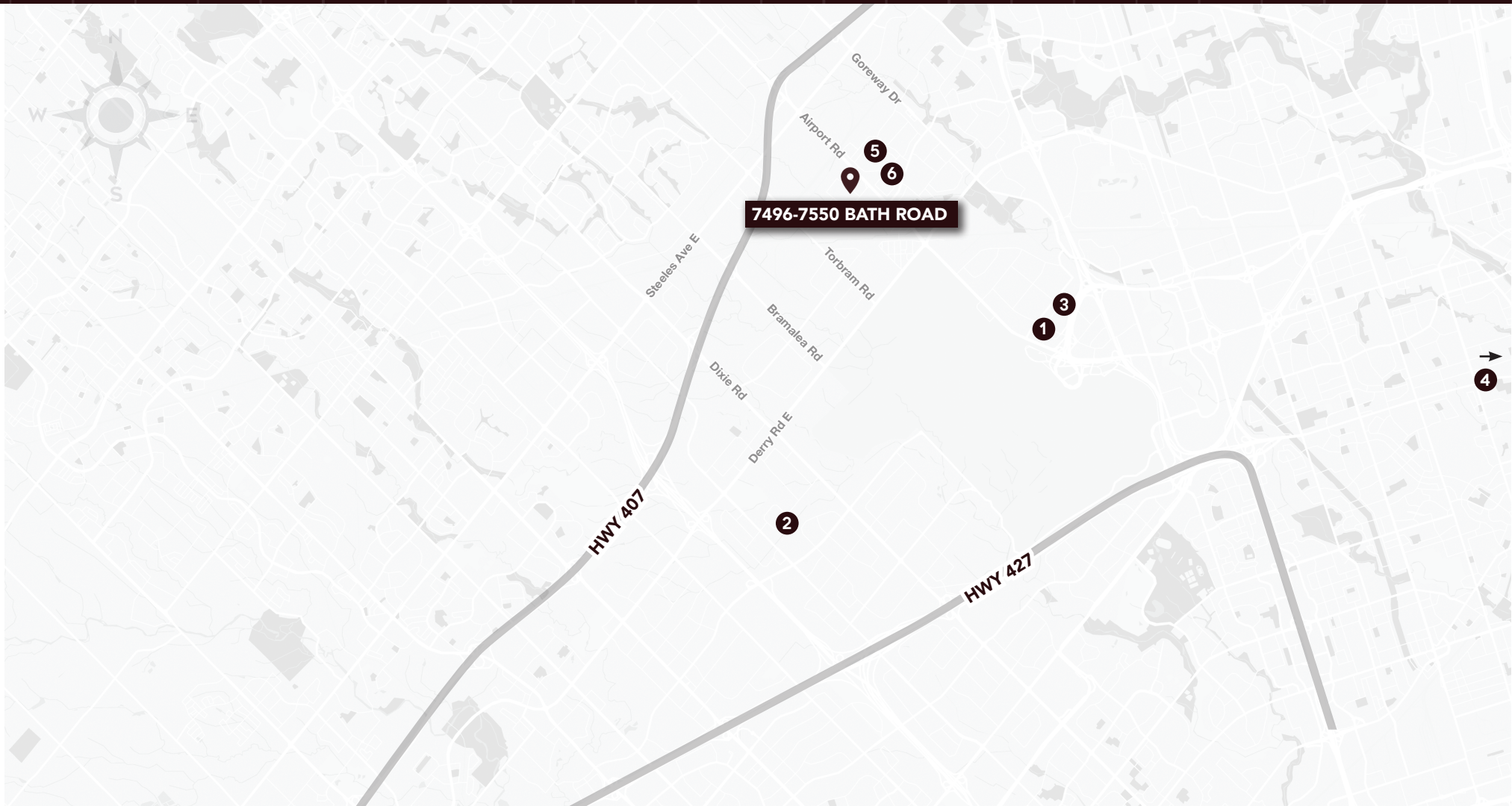
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AVAILABLE APRIL 1, 2025

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



7496-7500
BATH ROAD
Mississauga, Ontario

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

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