

**AVISON
YOUNG**

**EXCLUSIVE FOR SALE
INVESTMENT/USER OPPORTUNITY**

6460 KESTREL ROAD, MISSISSAUGA



24,463 SF Industrial Facility

Get more information

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Platinum member

Industrial Building

6460 Kestrel Road
Mississauga, ON



Property Summary

Building Area:	24,463 sf
Office Area:	10%
Lot Size:	1.24 acres
Clear Height:	18 ft
Shipping Doors:	3 truck level & 1 drive-in
Power Supply:	400A (TBV) 600V
Zoning:	E2
Taxes:	\$60,163.55 (2024)
Asking Price:	Contact Listing Agent

Highlights

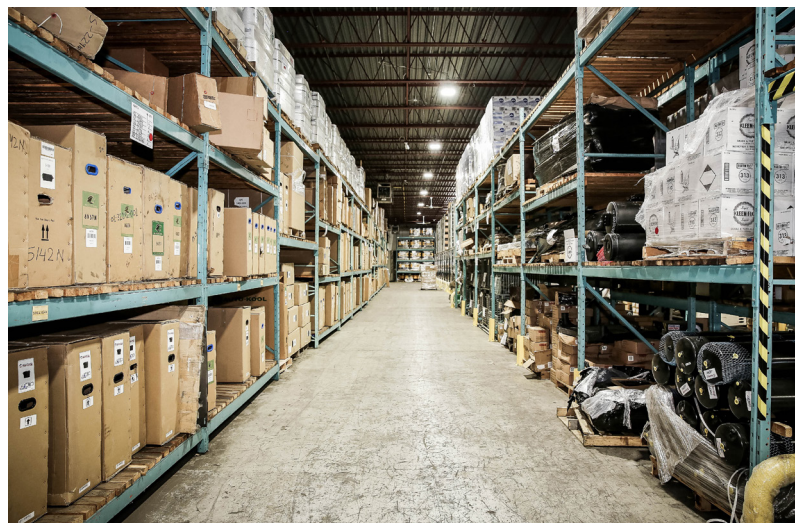
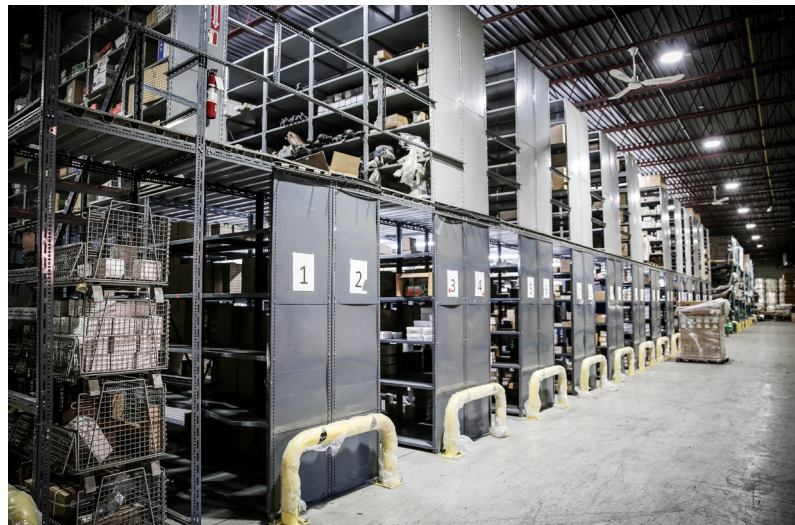
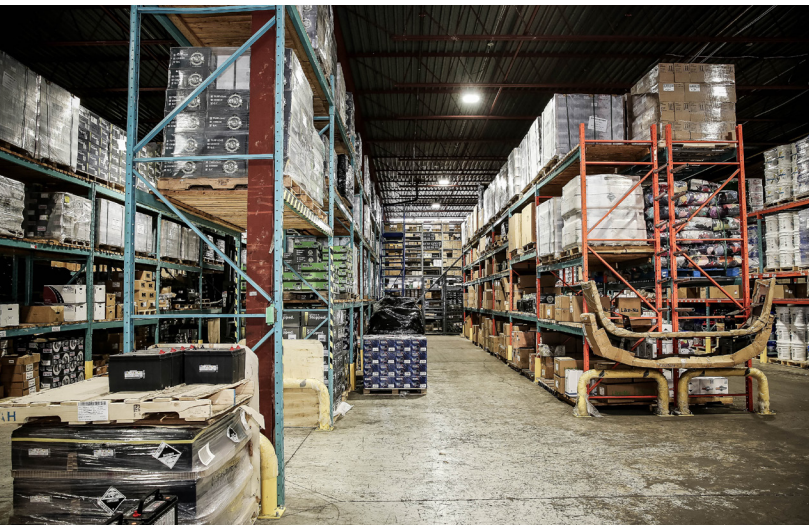
- Rare user/investor opportunity
- Prime location minutes to Hwy 401,407,403 and 410
- Well maintained industrial freestand
- New roof 2019
- Large oversized drive-in door
- LED warehouse lighting
- Vacant possession possible March 1st, 2027
- Tenanted until February 28, 2027 (no rights to renew)



Industrial Building

6460 Kestrel Road
Mississauga, ON

Photos



Zoning



Official Plan

Business Employment – This employment designation permits a broad range of industrial, office and retail use such as warehousing, distributing and wholesaling, transportation facilities, restaurant, secondary office, manufacturing, and research and development.

Zoning Classification

E2 - Employment Zone - An employment designation permitting a broad range of industrial, office, and retail uses such as manufacturing facility, warehouse/distribution facility, restaurant, take-out restaurant, office and medical office. The current use appears to conform to the zoning-by-law.

Permitted Use

- Employment
- Medical Office
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Plant-Based Manufacturing Facility

Commercial

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Rental Facility
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodation

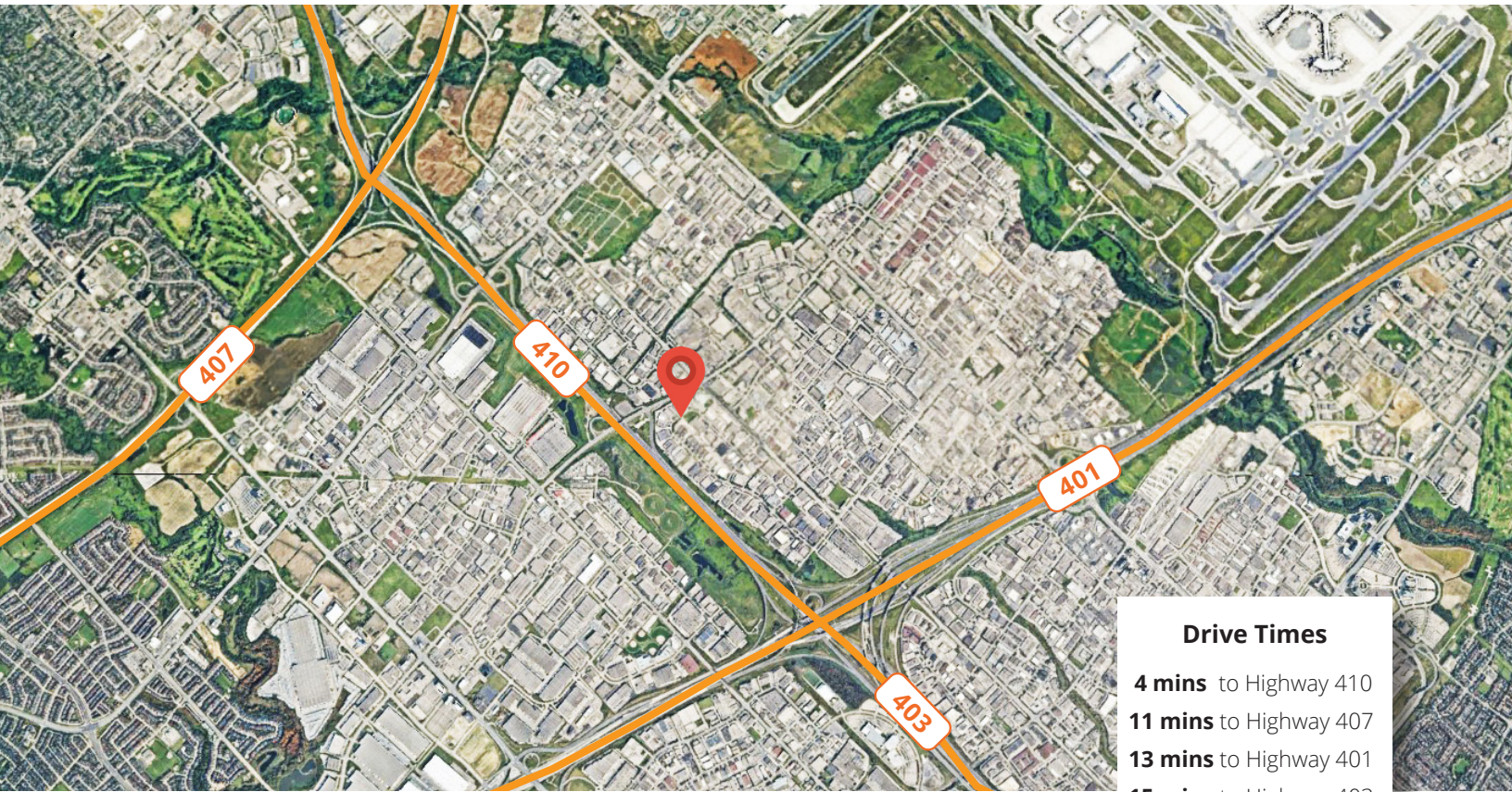
Other

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College

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Location



New roof 2019



Ample surface parking



Many amenities close by

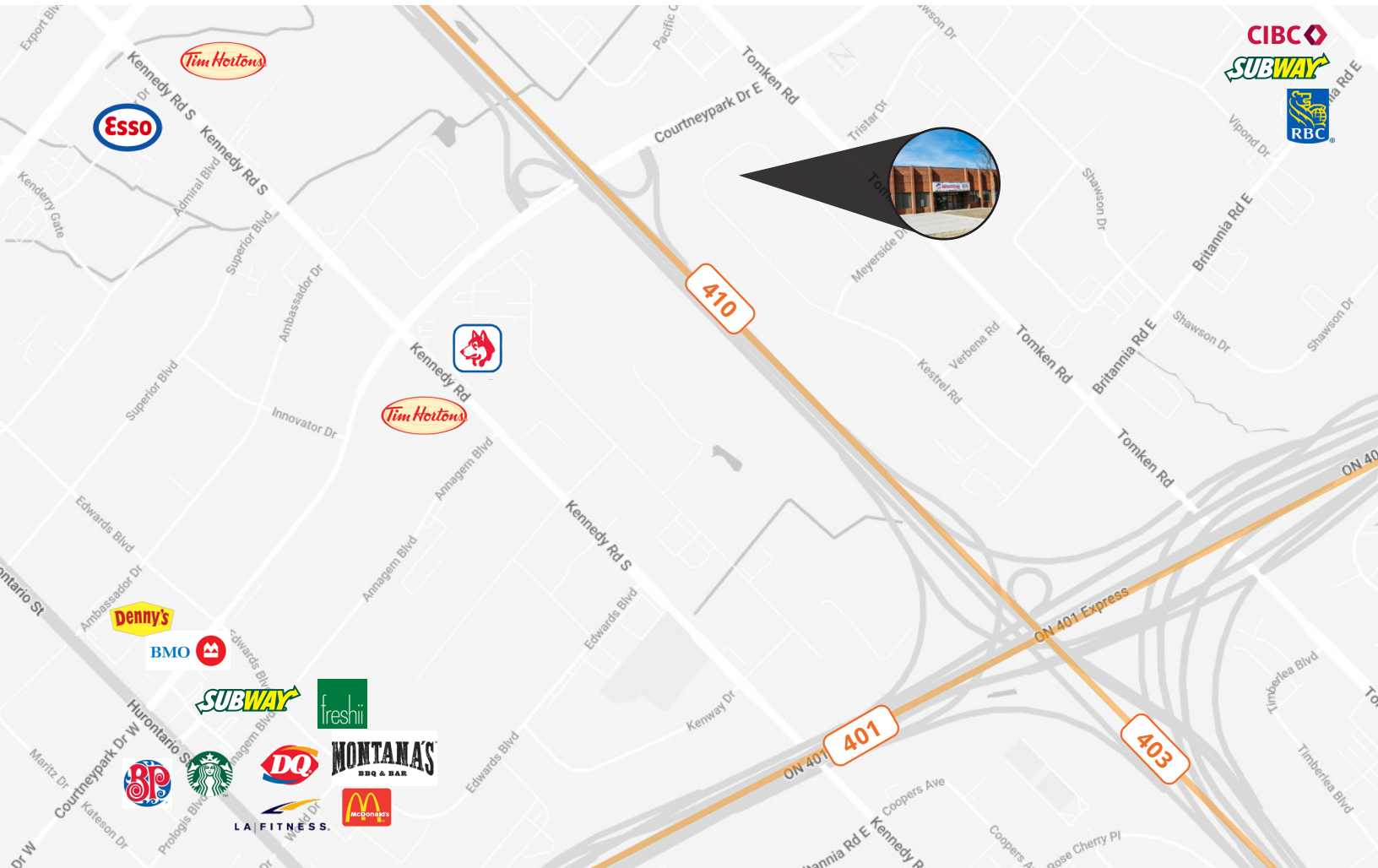


Location - minutes to Highways 401, 407, 403 & 410

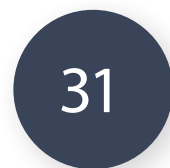
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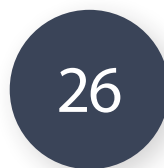
Amenities



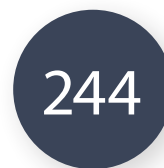
Amenities within 5km



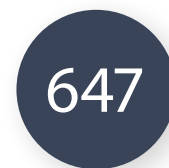
GAS STATIONS



BANKS



RESTAURANTS



RETAIL

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