

2751-2783 THAMESGATE DRIVE

Mississauga, Ontario

Unit 2759-5
1,406 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: \$9.08 SF

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

AVAILABLE MARCH 1, 2026

OPPORTUNITY

Unit 2759-5 - 1,406 SF

Versatile, clean and functional industrial unit (with office space and warehouse) perfectly suited for light manufacturing, warehousing, R&D, or lab operations.

- Zoning: E2 – allowing a wide range of industrial, laboratory uses and many others
- Ceiling Height: 12'1" – ideal for equipment storage
- Shipping: Dock-level shipping door and man door
- Office Space: Built-out office component for administrative or technical support
- Power Supply: Electrical capacity to support lab or manufacturing operations
- HVAC & Ventilation: Capable of supporting temperature-controlled environments
- Other: 2 private washrooms

HIGHLIGHTS



Surrounded by major corporate tenants and suppliers

Excellent access to labour pools from Mississauga, Brampton and Etobicoke



One minute walk to MiWay bus service - route 45

Accessible from HWYs. 401, 410, 427 and 407

Ample on-site parking and truck access



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

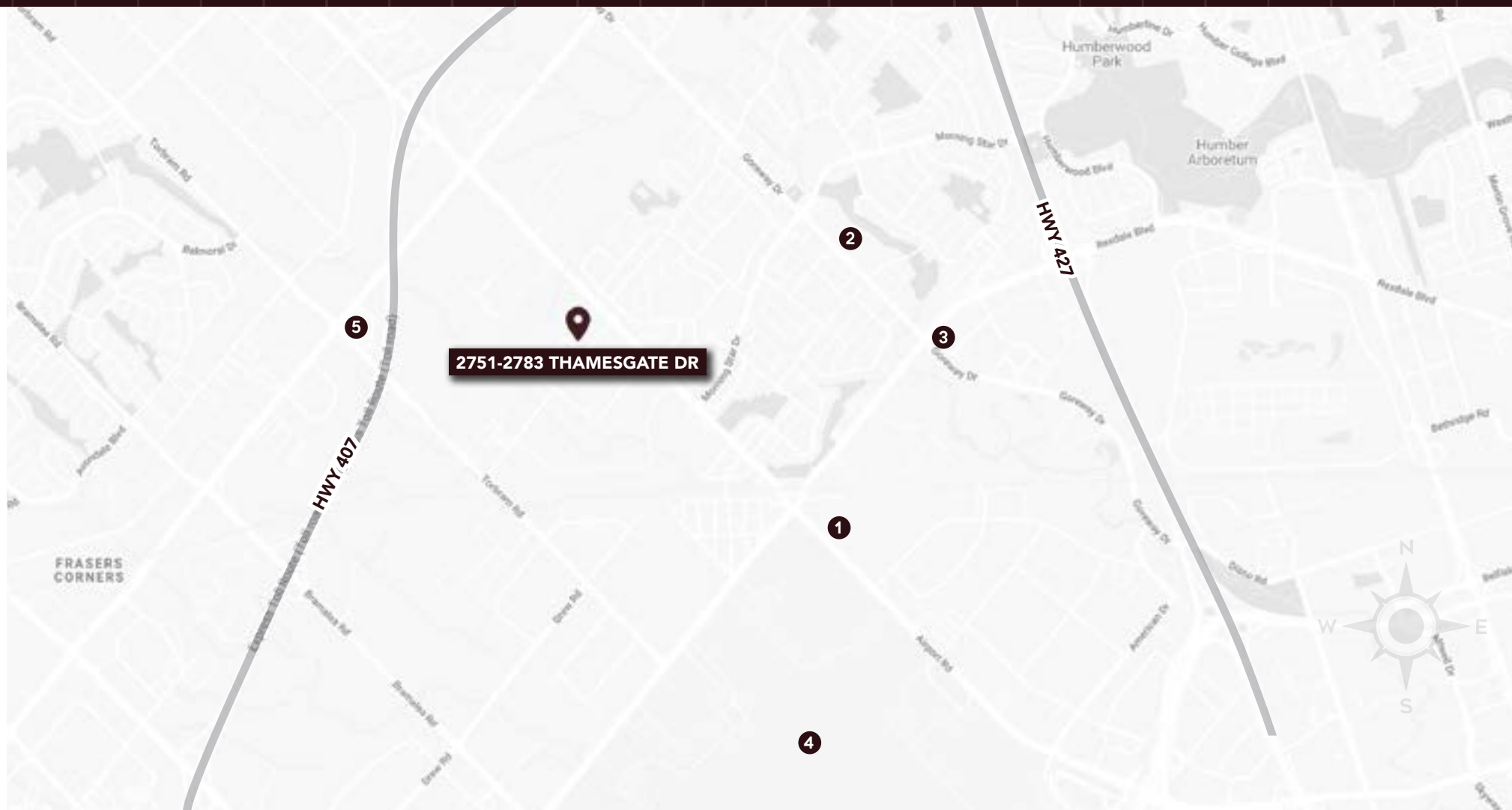


Plenty of natural light
Excellent street exposure



15 minute drive to Pearson International
35 minute drive to Billy Bishop Toronto City

AREA MAP



2751-2783
THAMESGATE DRIVE
Mississauga, Ontario

- 1 Tim Hortons
- 2 Westwood Square
- 3 McDonald's
- 4 Pearson International Airport
- 5 Tim Hortons

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THAMESGATE DRIVE Mississauga, Ontario

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