

For Sale & Lease

6400 Northwest Drive

Mississauga, ON

75,370 SF Fully Air-Conditioned E3 Industrial
Heavy Power | One Turn to Pearson Cargo



Lennard:

Michael Law
Partner
Sales Representative

905.917.2045
mlaw@lennard.com
mlawrealestate.com

- **6400 Northwest Drive** is a freestanding, single-tenant industrial building of 75,370 sf on 3.75 acres in Mississauga's Airport Business Park, one turn from the Pearson cargo terminal. Fully air-conditioned throughout, which is rare for warehouse product of this size, it suits temperature-sensitive users in pharmaceuticals, health and personal care, food, electronics and technology.
- E3 zoning, the broadest employment zone in Mississauga, permits warehouse, distribution, manufacturing, truck terminal, transportation facility and outdoor storage uses.



Building Size
75,370 SF
Office Area (Approx.)
11,578 SF



Site Area
3.75 AC
Site Coverage (Approx.)
46%



Clear Height
18'



Shipping Doors
**6 Truck-Level
1 Drive-In**



Zoning
E3
(Employment /
Industrial)



Heavy Power
1,600 Amps



Year Built
1970
addition 1984

Highlights

- ◇ One turn to the Pearson cargo terminal
- ◇ Fully air-conditioned building
- ◇ E3 zoning: truck terminal, transportation facility and outdoor storage permitted
- ◇ Roof replaced in 2022
- ◇ Fully sprinklered
- ◇ 93 surface parking spaces
- ◇ The property is fully gated and secured

*For More Information,
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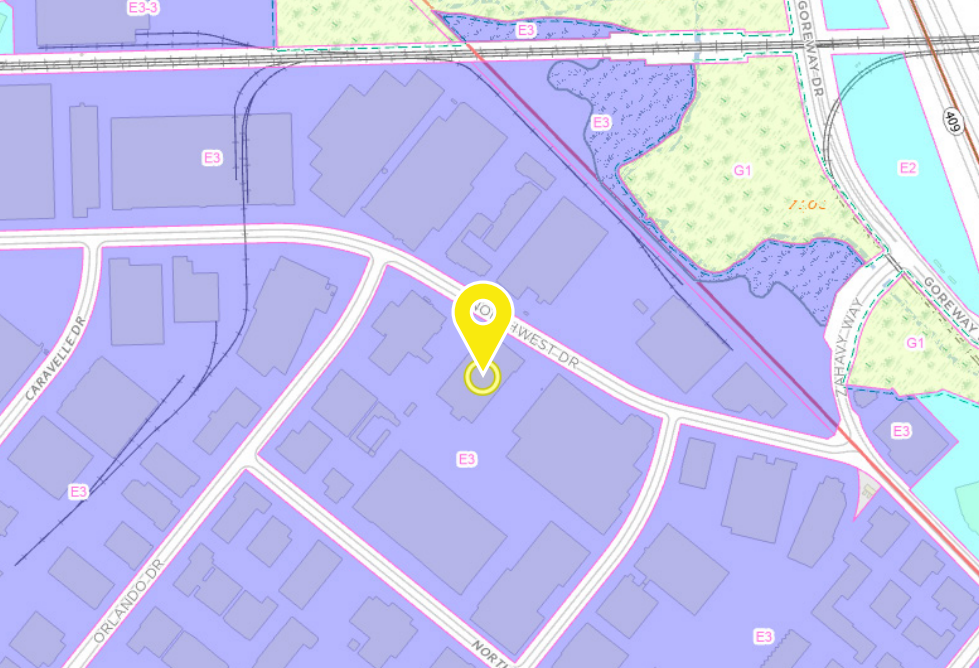
Sale Price
\$29,699,000

Net Lease Rent
\$15.50 PSF

Taxes 2026
\$133,871.88

TMI 2026
TBD

Possession
October 2027



Zoning

E3

Zone Description: Industrial
Zone Category: Employment
By-Law: 0225-2007

Office Uses:

Office
Corporate Office
Consulting Office
Government Office
Medical Office

Industrial & Manufacturing Operations:

Manufacturing Facility
Medicinal Product Manufacturing Facility / Medicinal
Product Manufacturing Facility - Restricted
Plant-Based Manufacturing Facility
Printing Establishment
Scientific Research and Development Facility

Warehousing, Distribution & Logistics:

Warehouse
Distribution Facility
Wholesaling Establishment
Truck Terminal
Self-Storage Facility

Trade, Service & Contractor Operations:

Contractor's Establishment
Building and Contractor's Yard
Repair Establishment
Service Shop

Vehicle & Transportation Services:

Motor Vehicle Body Repair Facility
Motor Vehicle Body Repair Facility - Commercial Motor
Vehicle
Motor Vehicle Repair Facility

Motor Vehicle Repair Facility - Commercial Motor
Vehicle
Motor Vehicle Rental Facility
Motor Vehicle Sales, Leasing and/or Rental Facility -
Commercial Motor Vehicles
Motor Vehicle Wash Facility
Motor Vehicle Wash Facility - Commercial Motor
Vehicle
Gas Bar
Motor Vehicle Service Station
Transport Driving School

Commercial & Assembly Uses:

Banquet Hall / Conference Centre / Convention Centre
Commercial School
Financial Institution
Restaurant
Take-out Restaurant
Convenience Restaurant
Animal Care Establishment / Veterinary Clinic

Utility, Energy & Infrastructure:

Power Generating Facility
Public Utility / Utility Installation
Waste Processing Station / Waste Transfer Station
(subject to specific provisions)

Ancillary & Accessory Operations:

Accessory Uses (including Accessory Retail Sales and/
or Accessory Retail Display)
Outdoor Storage / Outdoor Display (permitted under
E3 specific provisions)
Parking Lot / Vehicle Pound Facility



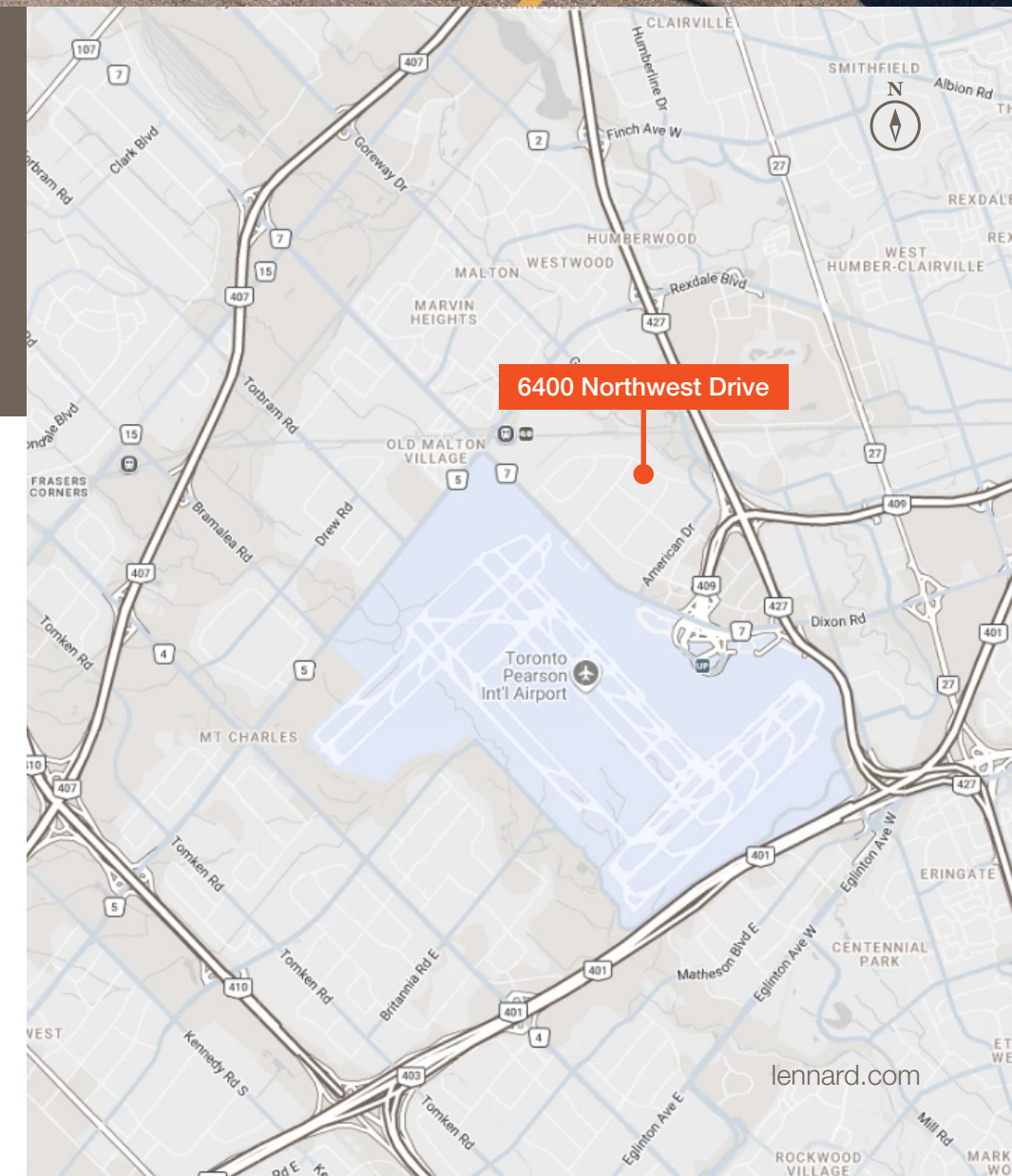
Strategically located in northwest
Mississauga, 6400 Northwest
Drive offers convenient access to
major GTA highways, including
Highways 401, 407, 409 and
427, as well as Toronto Pearson
International Airport.

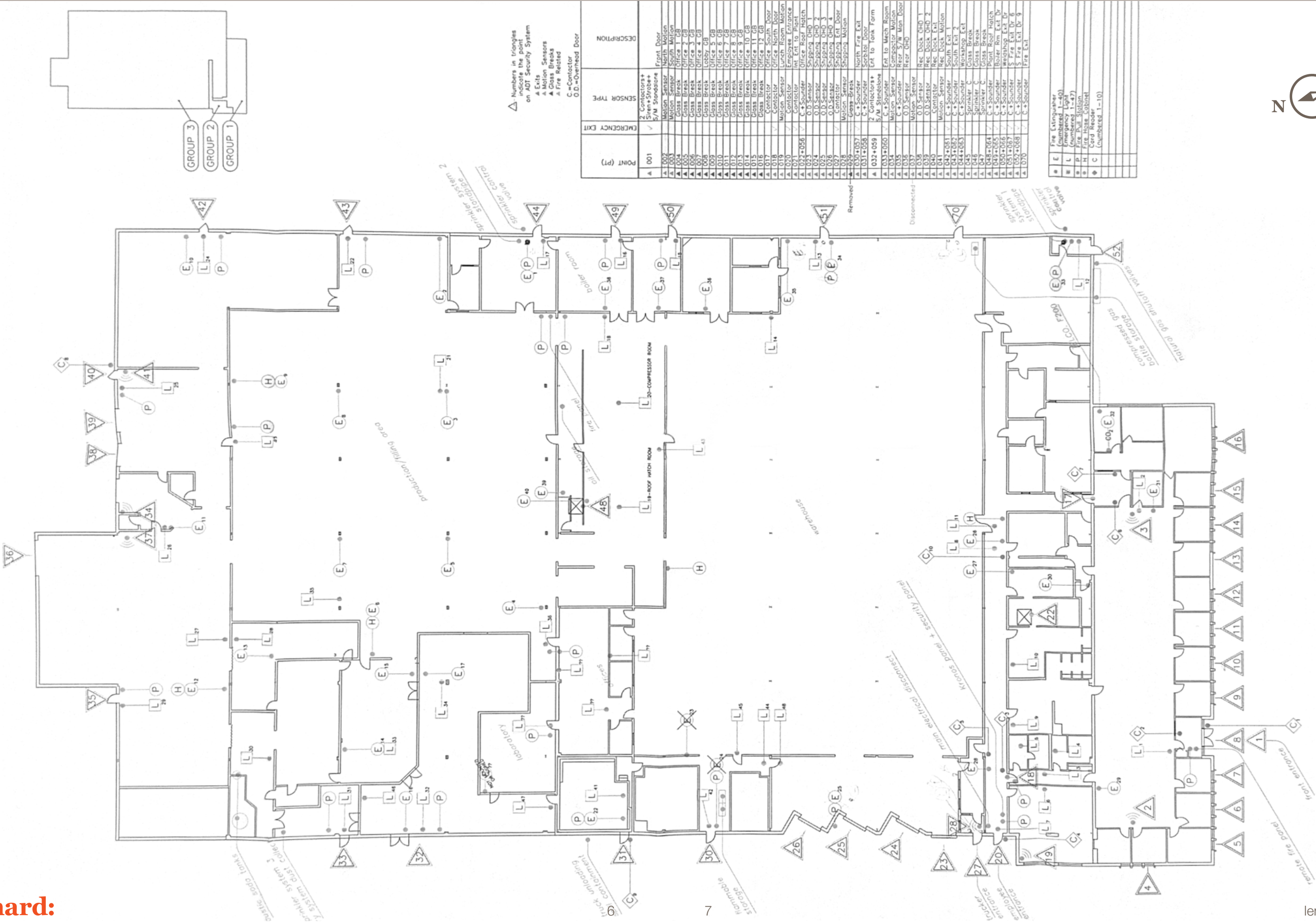
Proximity to Major Highways

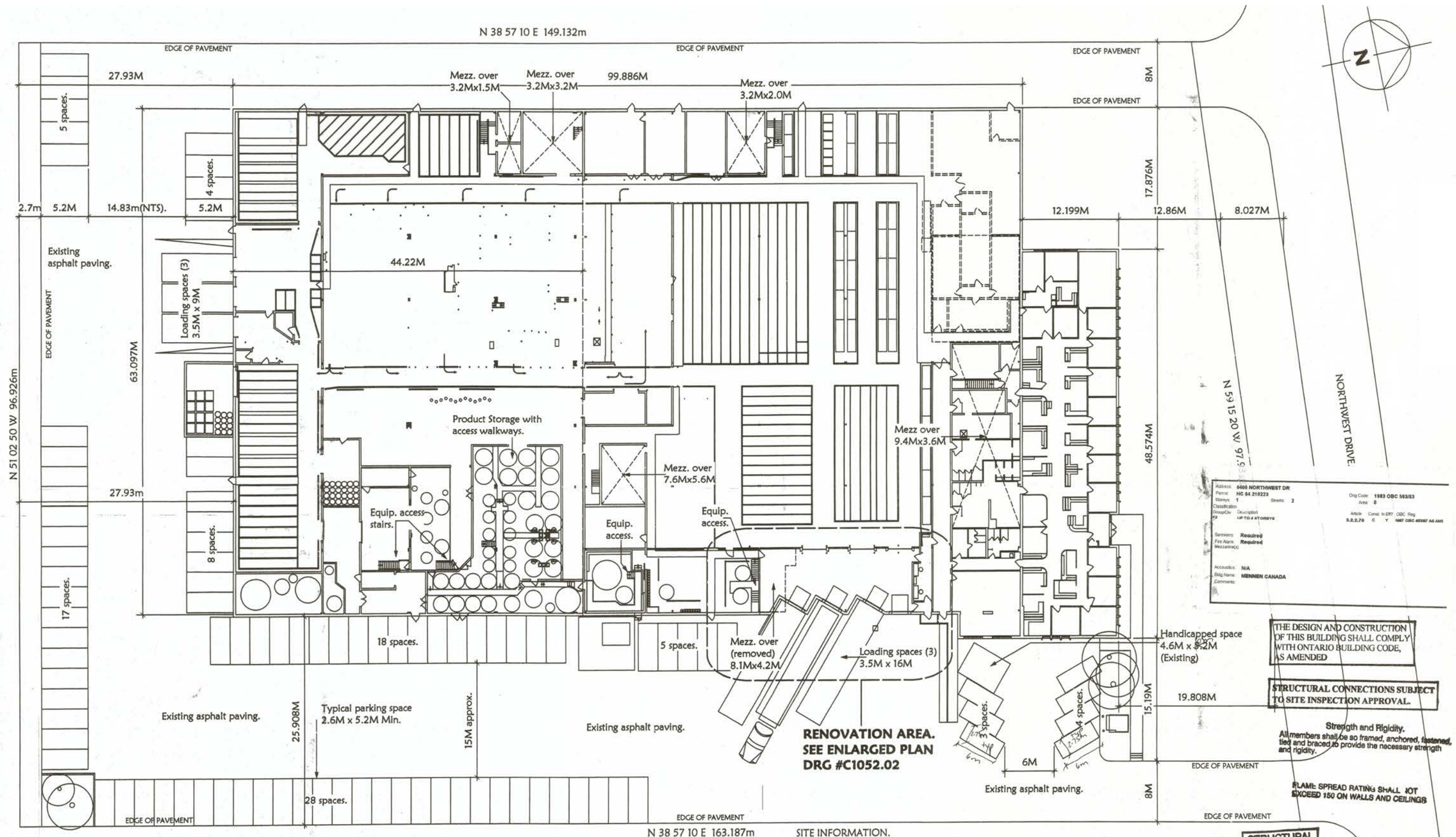
Highway 427	3-5 min
Highway 409	3-5 min
Highway 401	5-8 min
Highway 27	5-8 min
Highway 407 ETR	8-12 min
Highway 410	12-18 min
Highway 403	12-18 min
QEW	18-25 min

Commuter Rail

Malton Go Station	5 min
Up Express Pearson Aripport	7 min







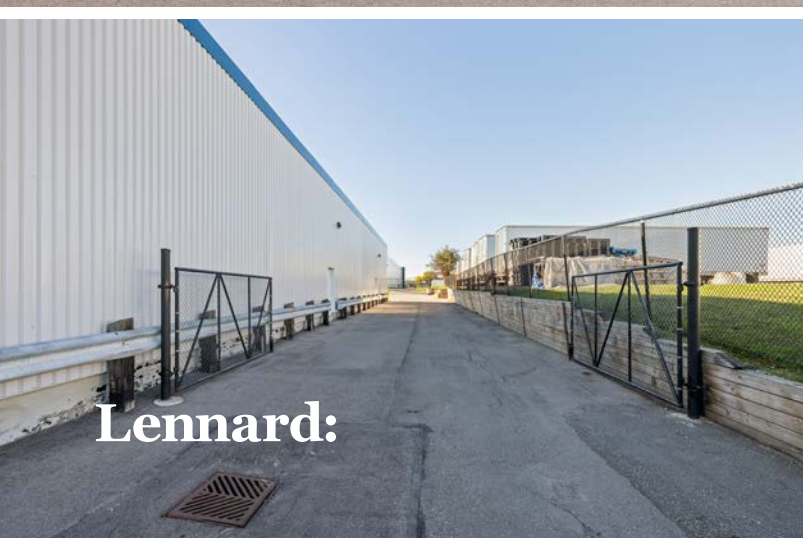
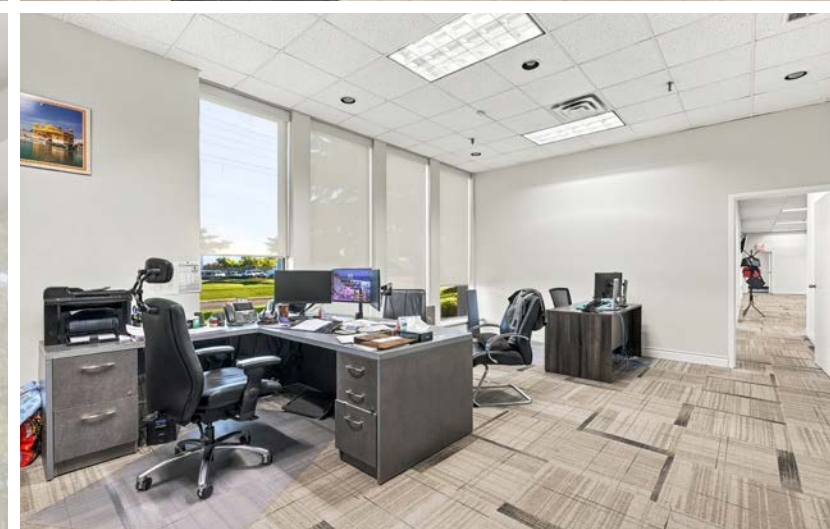
FOR EXISTING AND NEW FLOOR AREAS OF LOADING AREAS AND MEZZANINE SEE DRAWING #C1052.02.

PART OF LOT 8, CONCESSION 7, CITY OF MISSISSAUGA, COUNTY OF PEEL. BASED ON A SURVEY BY DUNNING TAYLOR OLS. DATED - 29th SEPTEMBER 1969, PROPERTY LIMITS RESTAKED 22nd AUGUST 1984.

SITE INFORMATION.
LOT AREA - 15135.92m2.
EXIST. BUILDING AREA - 7042.44m2, GROSS INCLUDING MEZZANINES.
MEZZANINE REMOVED PER DRG #02 - 43.02m2.
BUILDING AREA REMOVED PER DRG #02 - 29.74m2.
NEW BUILDING AREA - 7042.44 - LESS 43.02 LESS 29.74 = 6969.68m2 GROSS.
PAVED AREAS AND LANDSCAPED AREAS ARE EXISTING AND UNCHANGED.

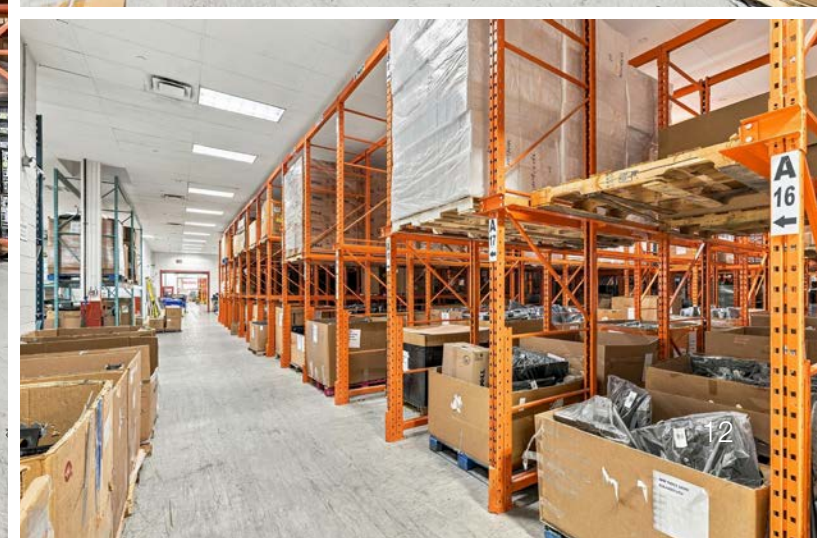
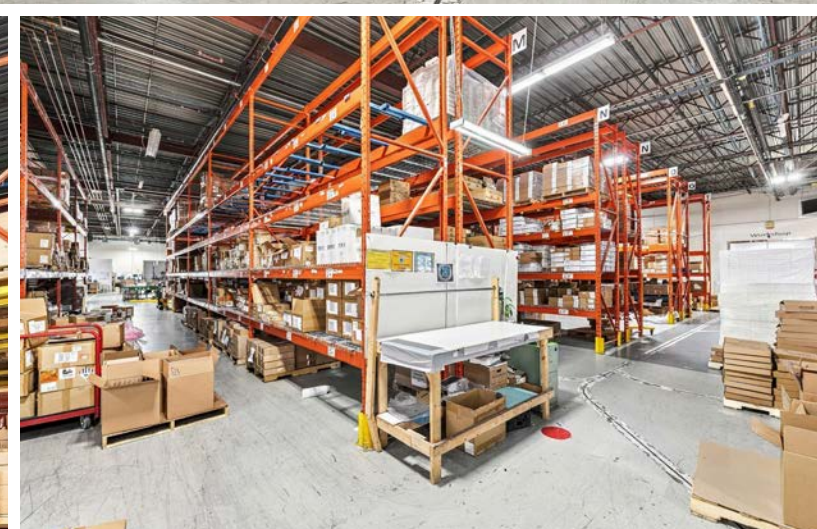
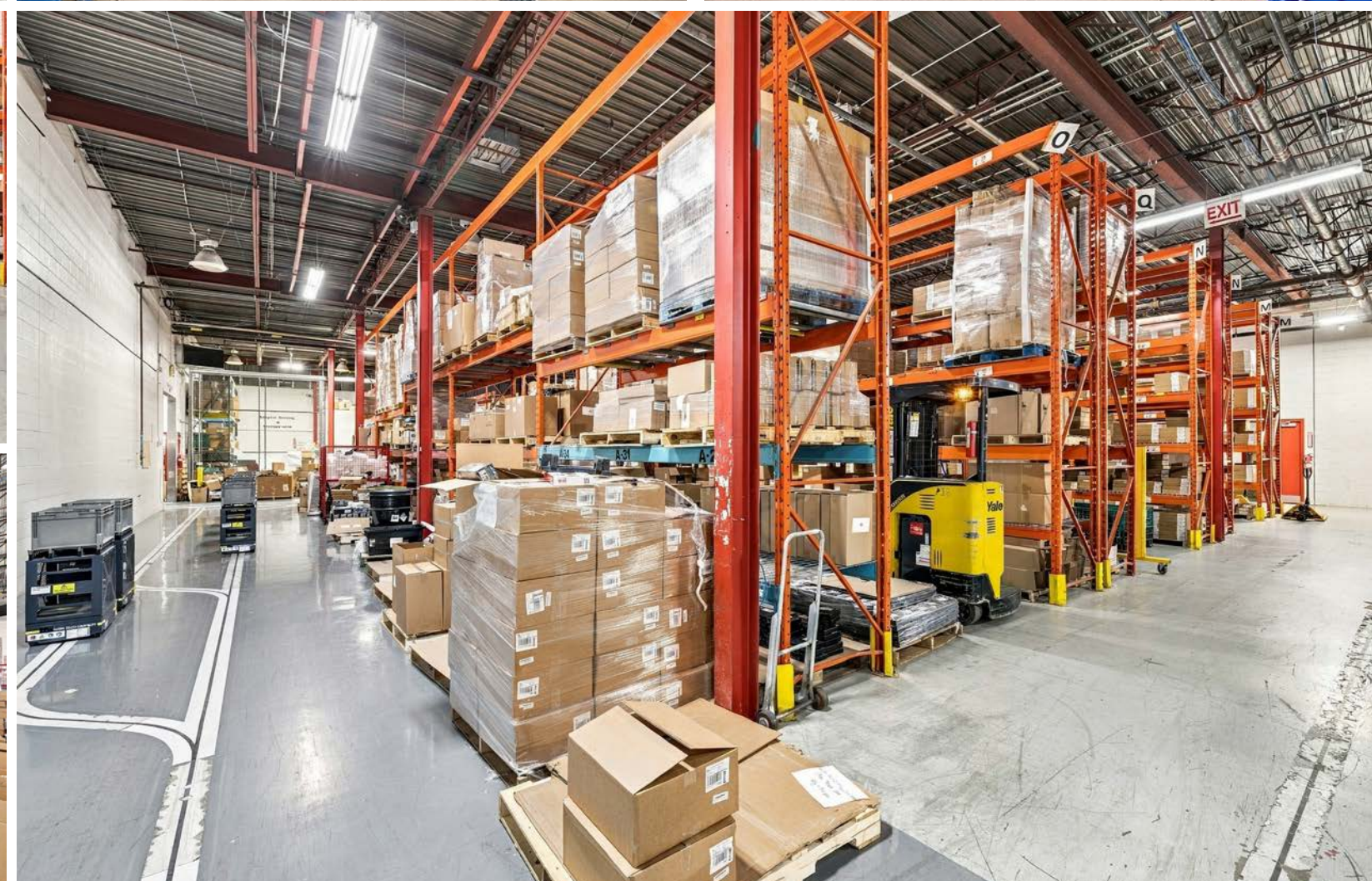
BUILDING COVERAGE - 6901.58 m2

PARKING - REQUIRED - 89 CARS, PROVIDED - 93 CARS (1 handicapped). ALL EXISTING. LOADING BAYS - 7 PROVIDED.



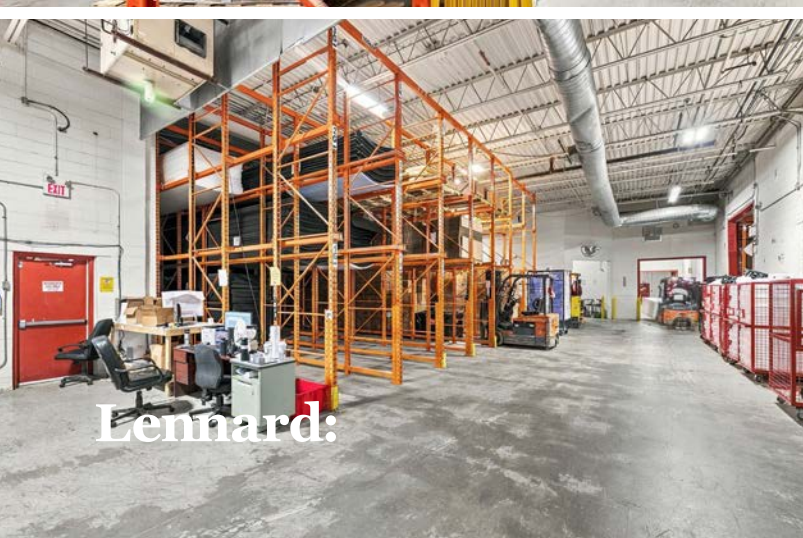
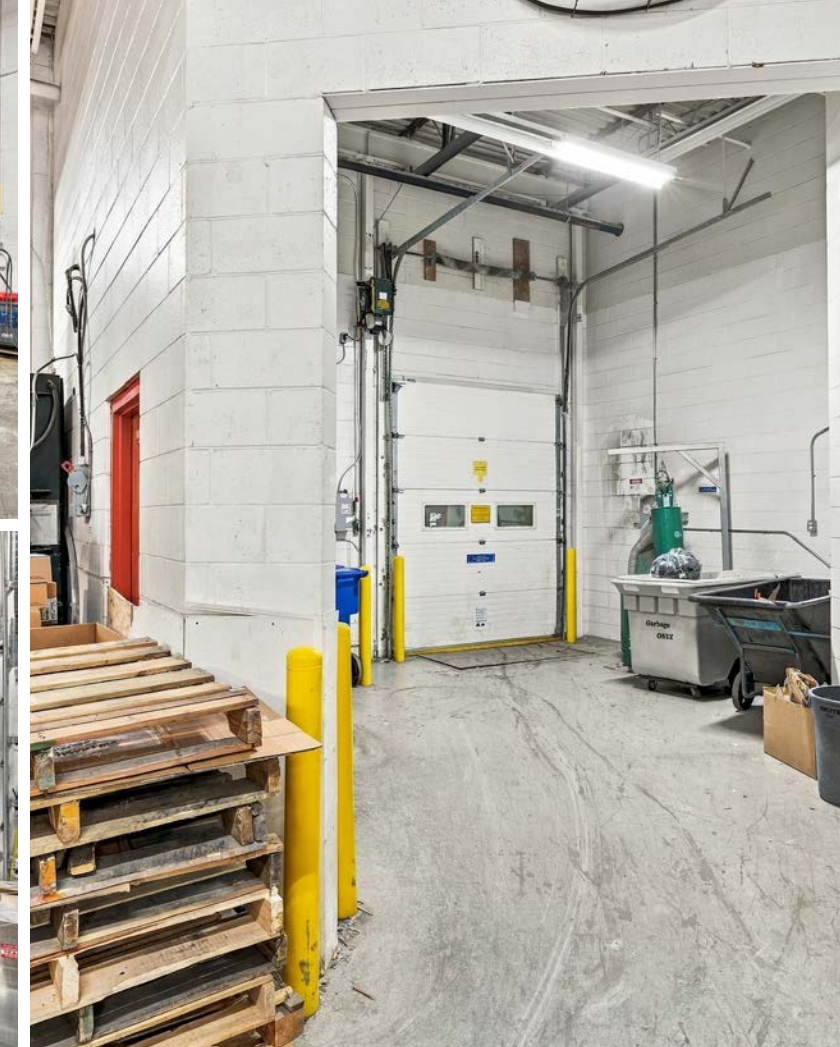
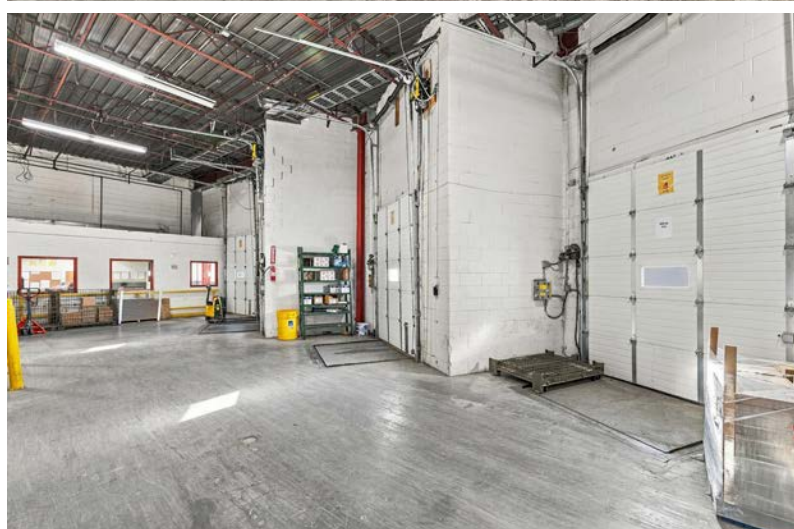
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Lennard Commercial Realty, Brokerage

209-1 Yorkdale Road, Toronto, M6A 3A1

905.752.2220

lennard.com



Lennard:

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