



520

**ABILENE DRIVE
MISSISSAUGA, ON**

ABILENE DRIVE

KENNEDY ROAD

101,421 SF FREESTANDING BUILDING | FOR LEASE

STRATEGICALLY LOCATED WITH UNPARALLELED CONNECTIVITY

Tom Clancy
Broker, Principal
+1 647 774 6040
tom.clancy@avisonyoung.com

Ben Sykes*, SIOR
Executive Vice President, Principal
+1 416 903 5340
ben.sykes@avisonyoung.com

Nick Neila
Sales Representative
+1 647 869 6692
nick.neila@avisonyoung.com

**AVISON
YOUNG**

*Sales Representative

The opportunity

Prime Location | Situated near the intersection of Highways 401 and 410, offering excellent connectivity for transportation and logistics

Transit Accessibility | Mississauga Transit services the area, with a bus stop at Kennedy Road South and Abilene Dr, ensuring convenient access for employees

Sustainable Features | Roof completed in 2015 with solar installation

Main Floor Office Area	7,183 sf
2nd Floor Office Area	7,258 sf
Warehouse Area	86,252 sf
Shipping Mezzanine	728 sf
Total Rentable Area	101,421 sf

*Additional Storage Mezzanine	13,664 sf
-------------------------------	-----------

Lot Size	4.96 acres
----------	------------

Clear Height	24'
--------------	-----

Shipping	11 Truck Level & 1 Drive-in Door
----------	----------------------------------

Zoning	E2-24
--------	-------

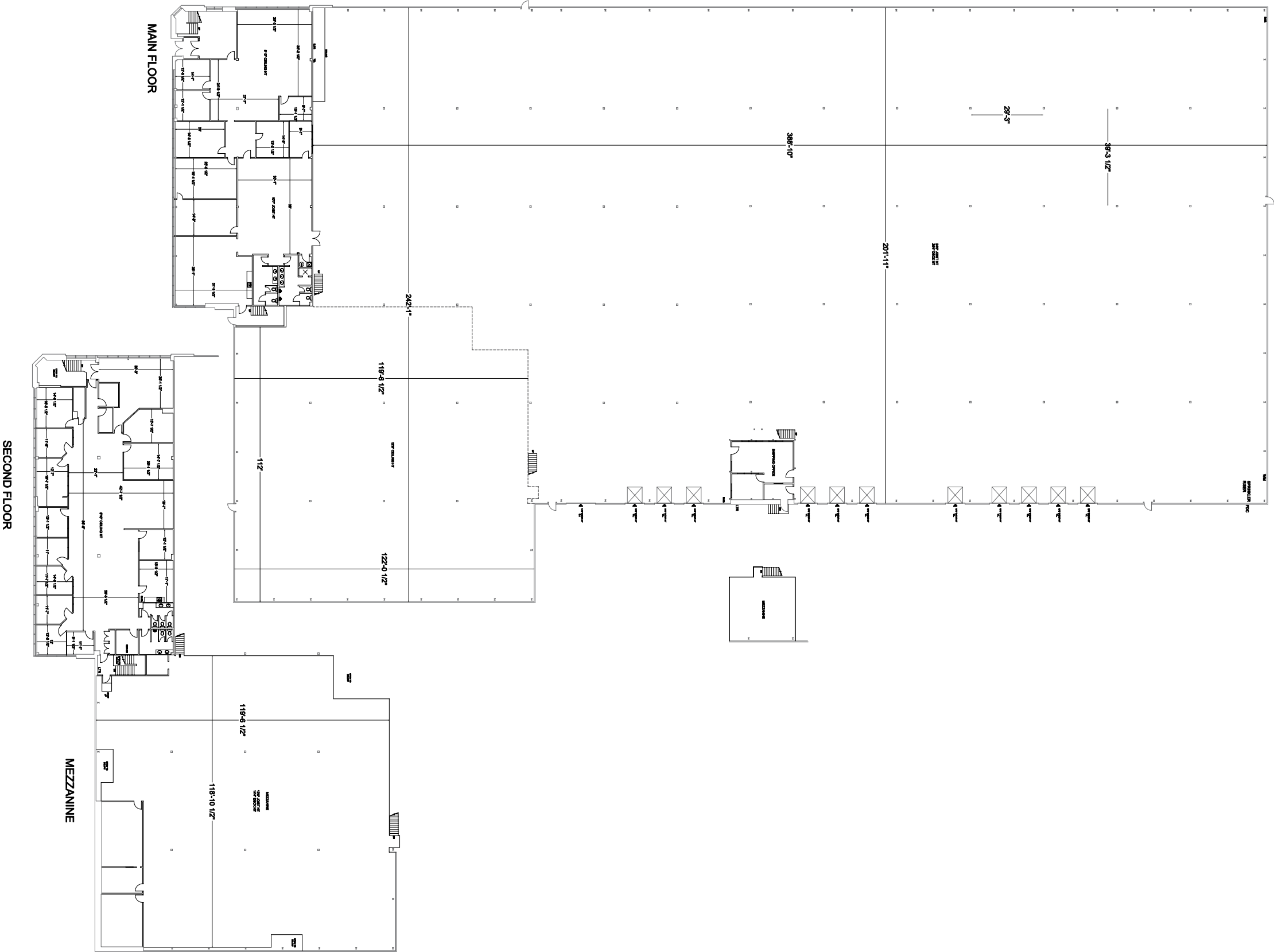
Asking Net Rent	\$16.95 psf
-----------------	-------------

T.M.I	\$1.64 psf (2025 est.)
-------	------------------------

Availability	60 - 90 days
--------------	--------------

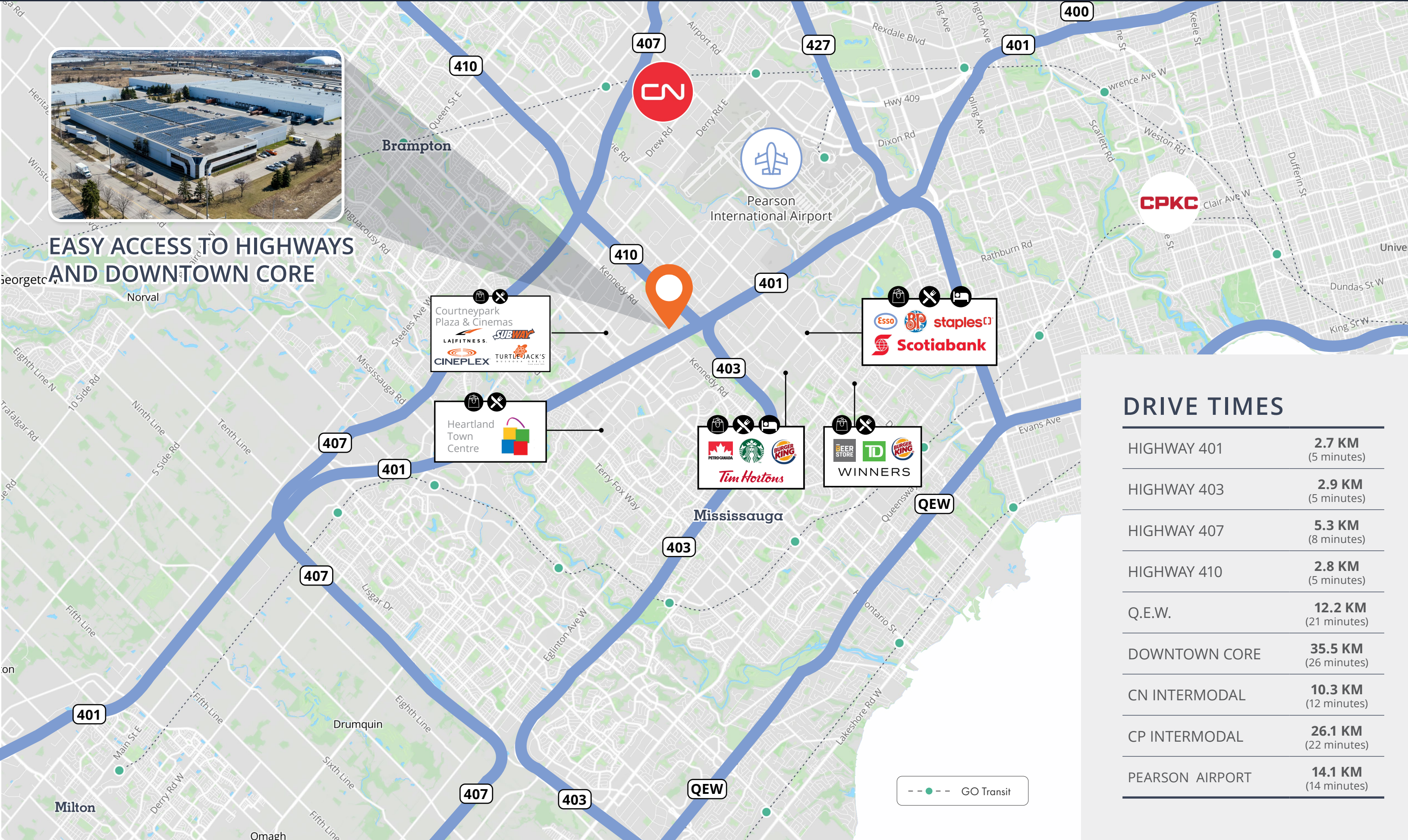


Floor plan





EASY ACCESS TO HIGHWAYS
AND DOWNTOWN CORE



DRIVE TIMES

HIGHWAY 401	2.7 KM (5 minutes)
HIGHWAY 403	2.9 KM (5 minutes)
HIGHWAY 407	5.3 KM (8 minutes)
HIGHWAY 410	2.8 KM (5 minutes)
Q.E.W.	12.2 KM (21 minutes)
DOWNTOWN CORE	35.5 KM (26 minutes)
CN INTERMODAL	10.3 KM (12 minutes)
CP INTERMODAL	26.1 KM (22 minutes)
PEARSON AIRPORT	14.1 KM (14 minutes)

AVAILABLE FOR LEASE

520 ABILENE DRIVE | Mississauga, ON



Zoning

E2-24 | EMPLOYMENT

Employment / Office Uses

- Medical Office
- Office

Business Activities

- Broadcasting / Communication
- Broadcasting / Communication
- Manufacturing
- Science and Technology
- Warehouse / Distribution
- Wholesaling
- Self-Storage
- Contractor Service Shop
- Medicinal Product Manufacturing*
- Plant-based Manufacturing*


Motor Vehicle Service

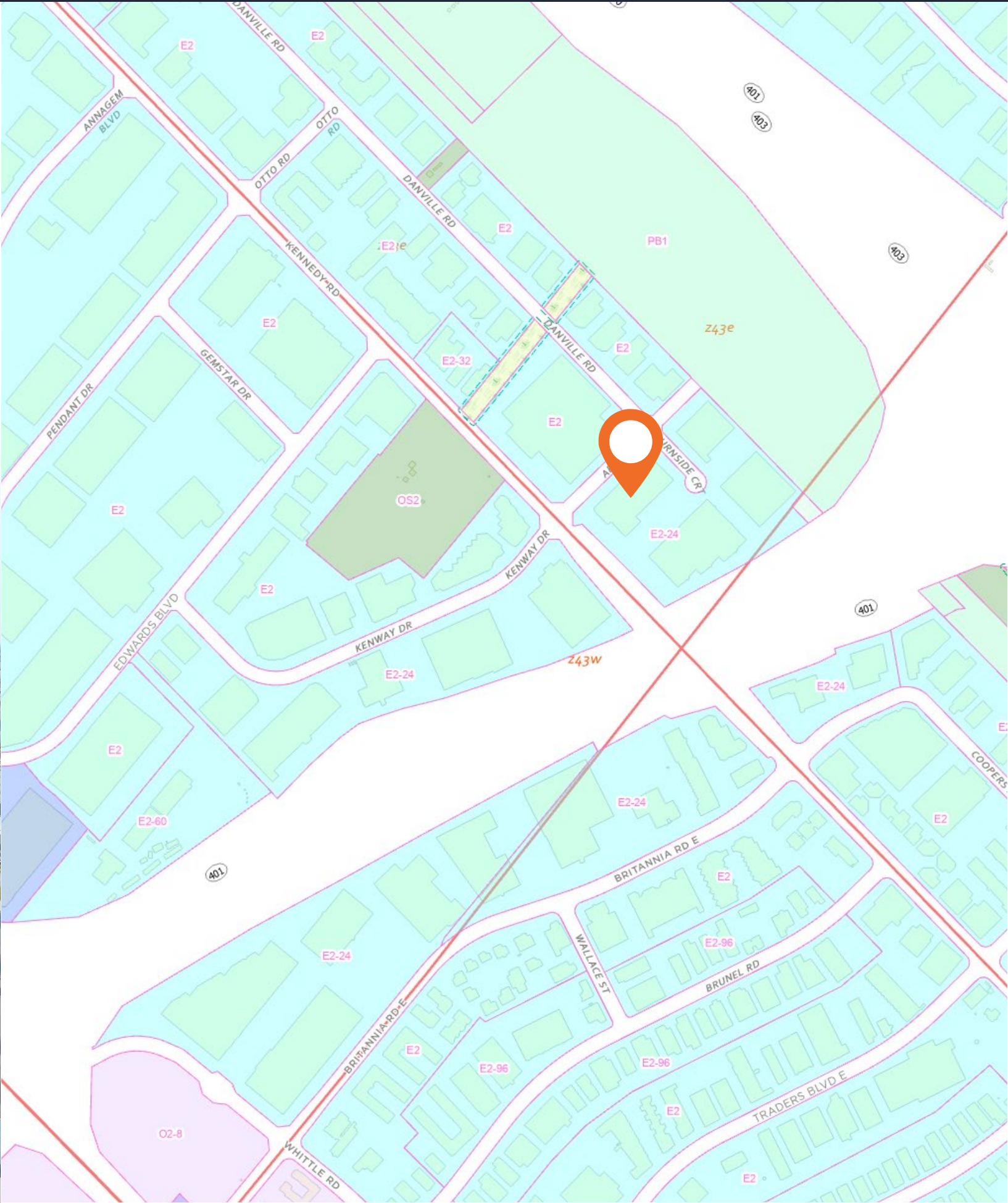
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles*

Commercial

- Restaurant
- Convenience Restaurant*
- Take-out Restaurant
- Commercial School
- Financial Institution*
- Veterinary Clinic
- Animal Care Establishment

**restrictions may apply*

 Click for more information





520

ABILENE DRIVE
MISSISSAUGA, ON

ABILENE DRIVE

KENNEDY ROAD

Tom Clancy

Broker, Principal

+1 647 774 6040

tom.clancy@avisonyoung.com

Ben Sykes*, SIOR

Executive Vice President, Principal

+1 416 903 5340

ben.sykes@avisonyoung.com

Nick Neila

Sales Representative

+1 647 869 6692

nick.neila@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 avisonyoung.ca

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.
© Mapbox, © OpenStreetMap

**AVISON
YOUNG**