

# 6885-6895 Menway Court

*Mississauga, ON*

**For Lease: 66,543 SF Divisible To 27,470 SF**

**Functional Industrial Space with Flexible Configurations  
and Dock/Grade Loading**



## Contact

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# Property Details


6885 - 6895 Menway Court, Mississauga, ON


		6895	Flexible Addition	6885	Combined Units
	Available Size	29,060 SF	10,012 SF	27,470 SF	66,543 SF
	Office Area	4,249 SF	0 SF	3,088 SF	7,337 SF
	Clear Height	17'10" - 20'0"			
	Shipping	2 TL Doors 3 DI Door	Ability To Add Drive-In Doors	3 TL Doors 2 DI Door	5 TL Doors 5 DI Door
	Bay Size	30' x 40'			
	Asking Rate	\$18.25 PSF			
	Asking Price	Speak to Listing Agents			
	TMI (2025)	\$6.98 PSF			
	Possession	Immediate			


## Highlights


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Close proximity to Hwy 401, 403 & 407
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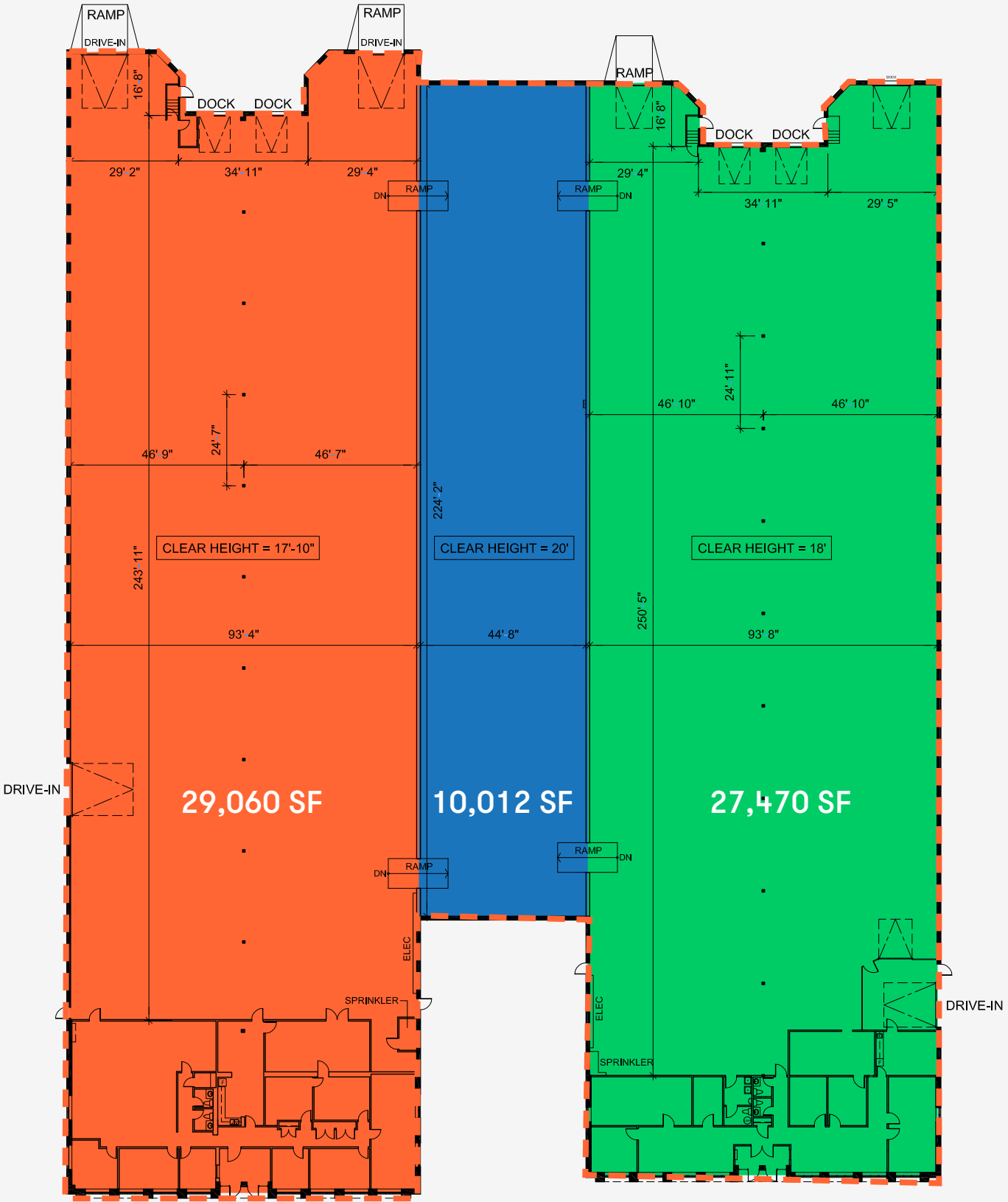
Freestanding Building With Deep Shipping Court
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E2 Zoning
- 

High Shipping Door Count
- 

Frontage on Brock Rd
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Excess land available for trailer and yard storage





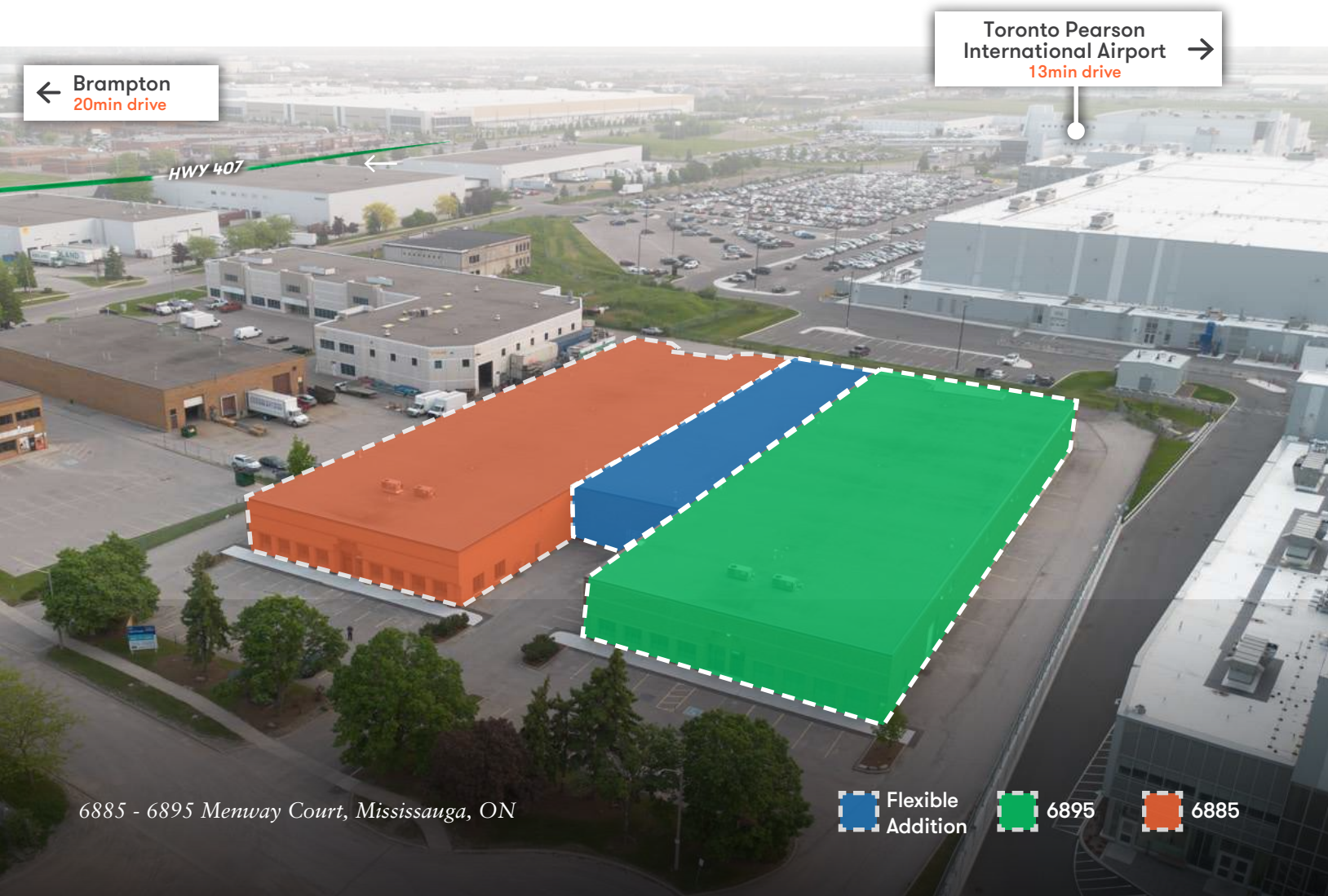
# Connectivity

6885 - 6895 Menway Court, Mississauga, ON

Positioned at the hub of Mississauga’s industrial landscape, 6885-6895 Menway Court delivers excellent access to Highways 401, 403 & 407, making logistics and distribution effortless.

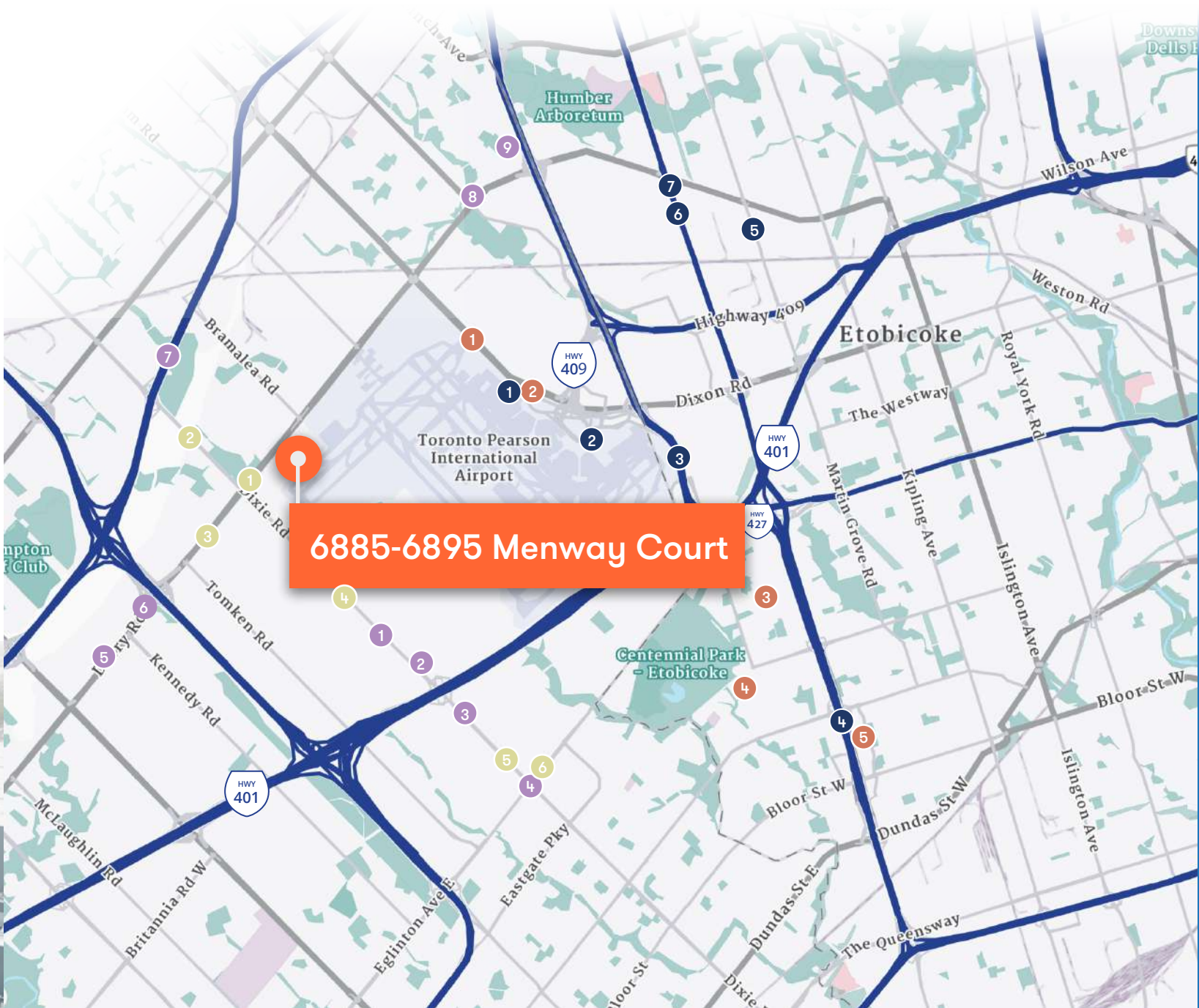
## Drive Distances

<b>5 Mins</b> To Highway 407	<b>7 Mins</b> To Highway 410	<b>15 Mins</b> To Highway 401
<b>20 Mins</b> Mississauga	<b>20 Mins</b> Brampton	<b>40 Mins</b> Downtown Toronto



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Flexible Addition 6895 6885



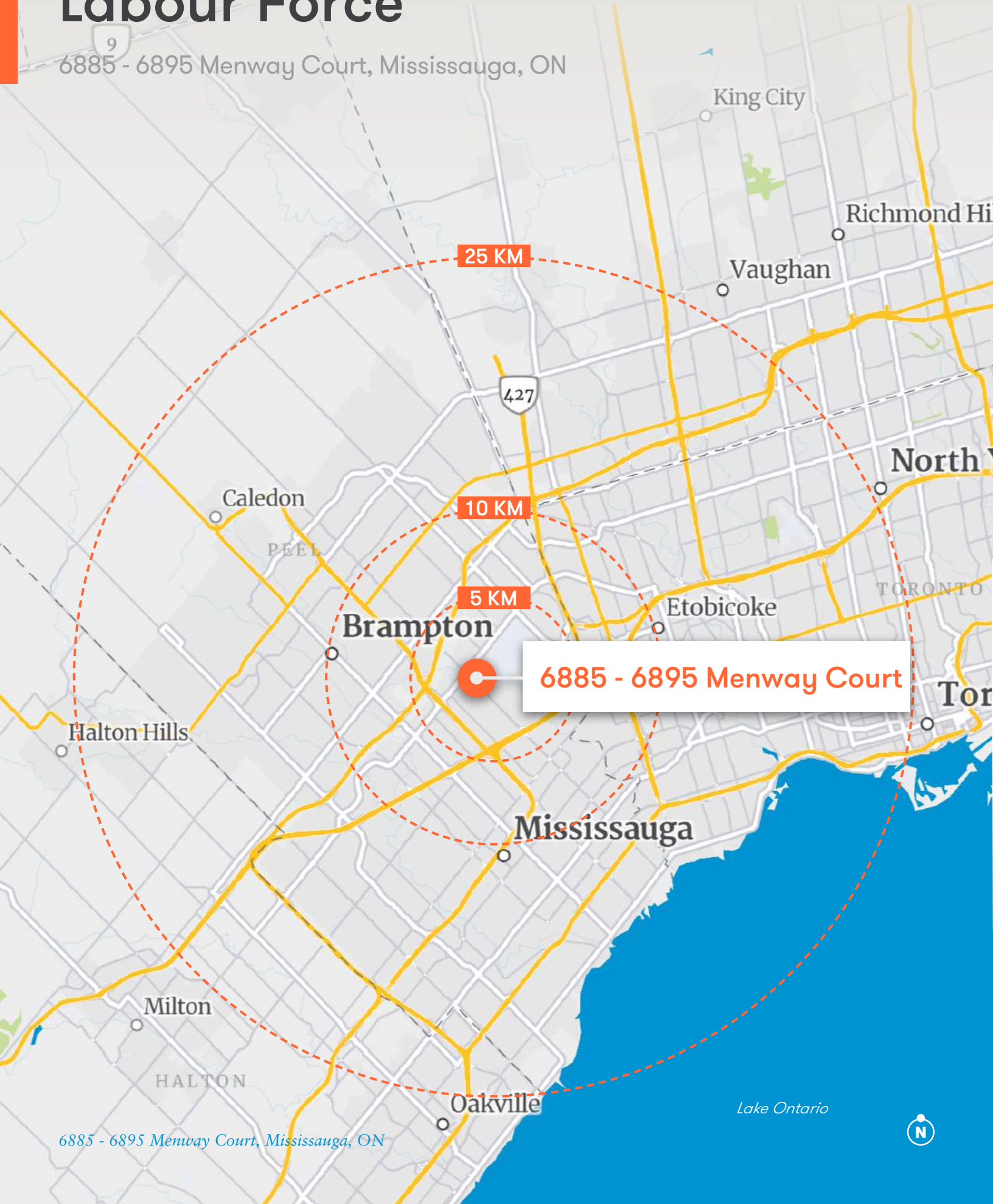
- |   |   |   |   |
|---|---|---|---|
| <b>Restaurants</b> <ul style="list-style-type: none"><li>1. Tim Hortons</li><li>2. Wendy's</li><li>3. Triple O's</li><li>4. Subway</li><li>5. McDonald's</li><li>6. Subway</li><li>7. Tim Hortons</li><li>8. KFC Canada</li><li>9. Burger King Canada</li></ul> | <b>Retail</b> <ul style="list-style-type: none"><li>1. Tag Heuer</li><li>2. Burberry</li><li>3. Moores Clothing</li><li>4. Joe Fresh</li><li>5. American Eagle Outfitters</li><li>6. Winners</li><li>7. Foot Locker</li></ul> | <b>Gas</b> <ul style="list-style-type: none"><li>1. Petro</li><li>2. Husky</li><li>3. Esso</li><li>4. Ultramar</li><li>5. Pilot Travel Centers</li><li>6. Canadian Tire Petroleum</li></ul> | <b>Banks</b> <ul style="list-style-type: none"><li>1. CIBC</li><li>2. Royal Bank of Canada (RBC)</li><li>3. BMO Bank of Montreal</li><li>4. Scotiabank</li><li>5. TD Canada Trust</li></ul> |
|---|---|---|---|









# Labour Force

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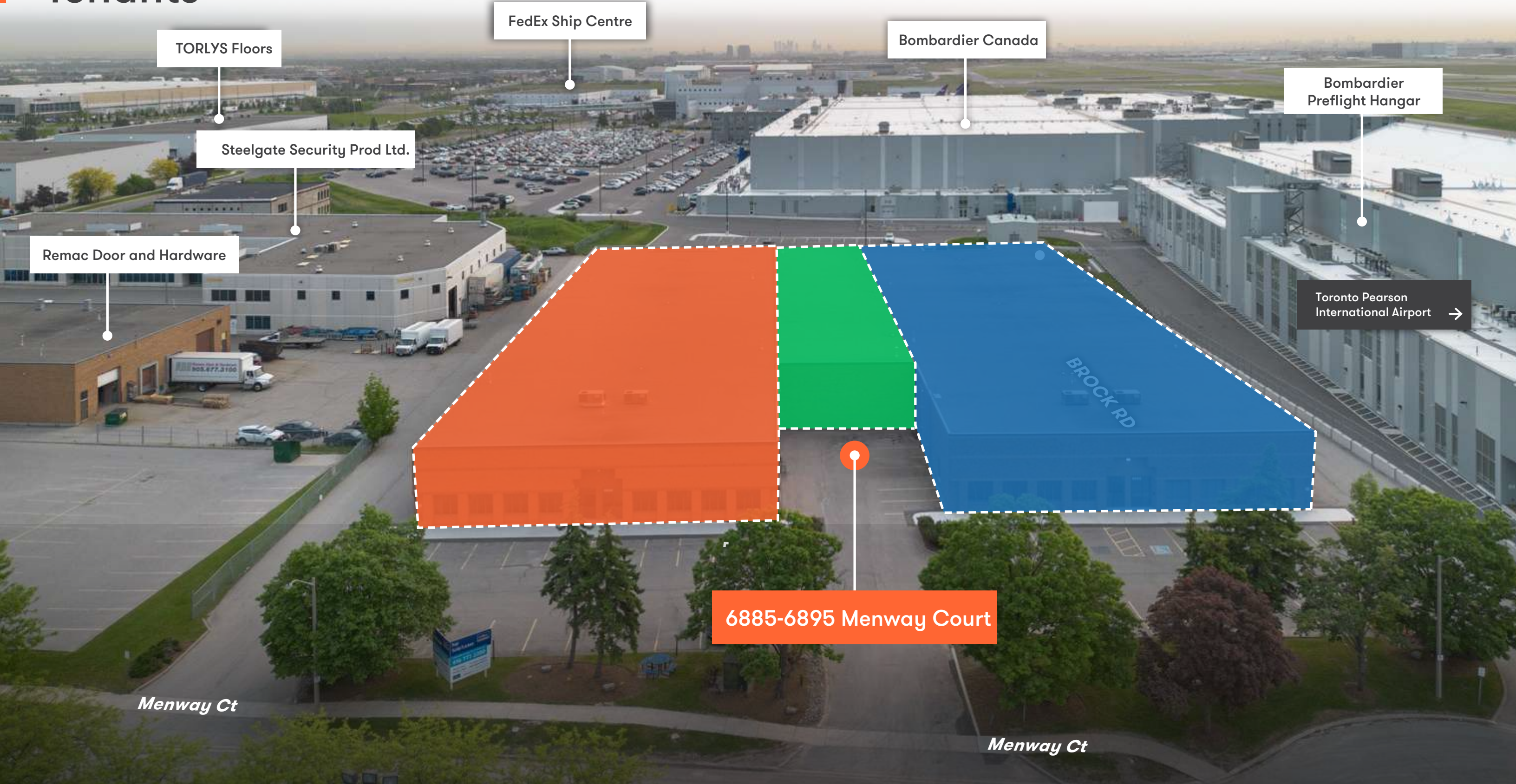
Mississauga, Ontario leverages its prime GTA location with direct access to Highways 401, 403, and 407, Pearson International Airport, and regional transit networks, drawing from a labour pool of over 4 million people. The city has grown steadily over the past decade and is home to more than 1,700 advanced manufacturing firms and 1,080 logistics companies, employing over 135,000 people combined. With strengths in advanced manufacturing, logistics, life sciences, ICT, and financial services, Mississauga offers a diverse economy supported by business-friendly policies and ongoing growth in its industrial and innovation corridors.

Demographics	5km Radius	10km Radius	25km Radius
 Growth stats	995,000	311,391	1,938,378
 Labour Force	63.9%	65.3%	60.5%
 Average Household Income	\$126,500	\$153,836	\$127,683
 Median Age	40.8	39.0	39.3





# Neighbouring Tenants



TORLYS Floors

FedEx Ship Centre

Bombardier Canada

Bombardier  
Preflight Hangar

Steelgate Security Prod Ltd.

Remac Door and Hardware

Toronto Pearson  
International Airport →

6885-6895 Menway Court

Menway Ct

Menway Ct





## About the landlord

Dream Industrial is a customer-focused owner, operator, and developer of high-quality industrial properties, managing over 71 million square feet across Canada, Europe, and the U.S. for more than 1,500 occupiers in diverse sectors. With a proven track record of delivering modern, best-in-class industrial assets, Dream Industrial has an active development pipeline of approximately 6 million square feet and an additional 7 million square feet available for expansion or built-to-suit projects. Part of the Dream Group of Companies and managed by Dream Unlimited Corp. (TSX: DRM), a global real estate asset manager with 27 billion dollars in assets under management, Dream Industrial includes Dream Industrial REIT and several private investment vehicles.

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