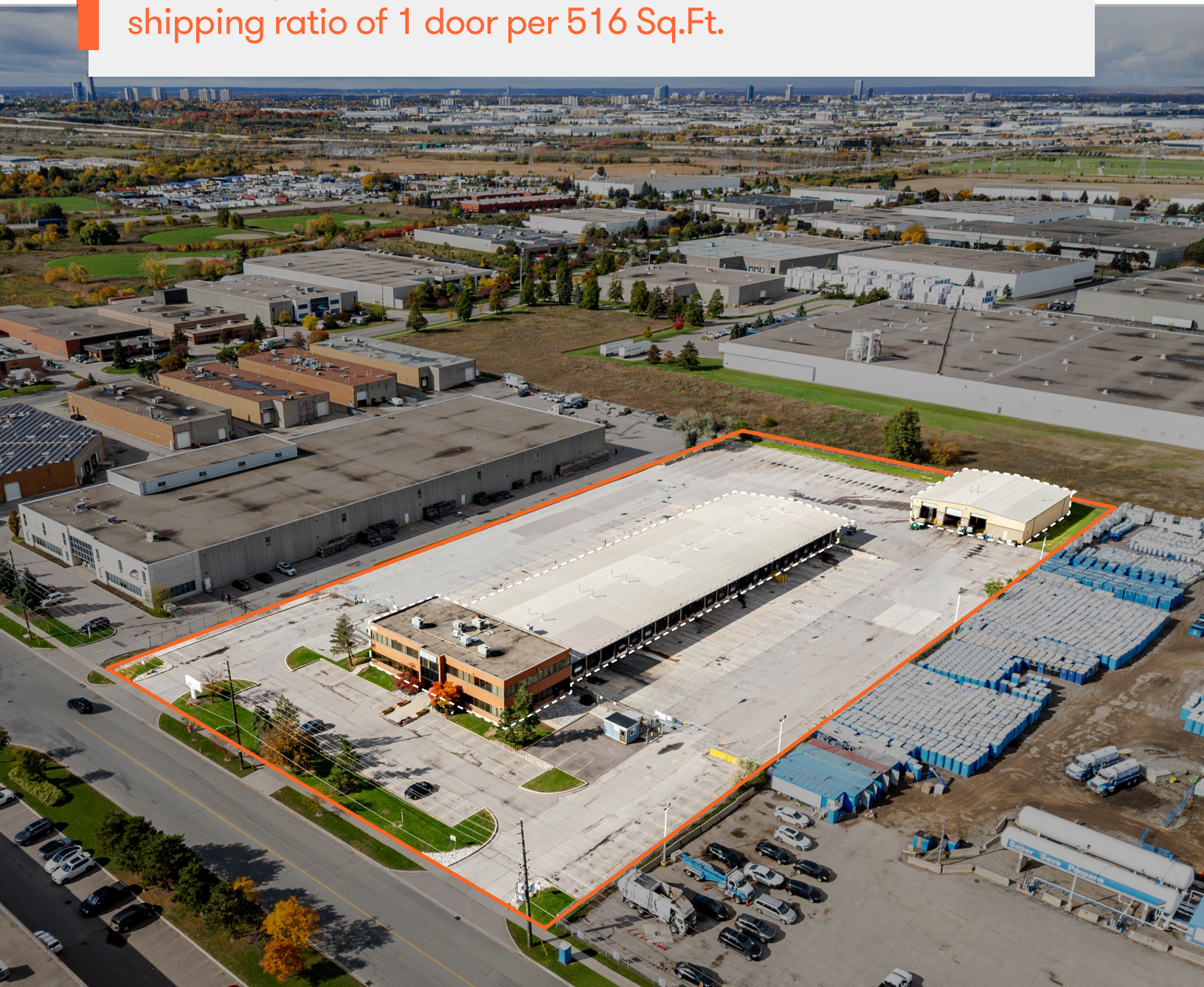


6900 Tranmere Drive












Mississauga, ON

For Lease | 41,566 Sq. Ft.

Rare, fully equipped **cross dock terminal** with exceptional shipping ratio of 1 door per 516 Sq.Ft.



Property Details

	TOTAL LOT SIZE	4.777 ACRES
	TOTAL BUILDING SIZE	41,566 SQ. FT.
	CROSS-DOCK AREA	23,466 SQ. FT.
	MAINTENANCE SHOP AREA	7,192 SQ. FT.
	OFFICE AREA	10,908 SQ. FT.
	SHIPPING DOORS	42 TL 2 VH 5 DI
	CLEAR HEIGHT	16'
	ZONING	E3
	ASKING RATE	\$35.00 SQ. FT. NET
	T.M.I. (2026)	\$7.49 SQ. FT.
	POSSESSION	IMMEDIATE

Highlights



Cross dock, office, and service facility are all located on site which transforms this asset into a full transportation terminal



Ideal cross dock configuration with a terminal width of +/- 100 feet and a shipping ratio of 1 door per 516 SQ.FT., all dock doors equipped with levelers



Eastern shipping apron contains a large concrete pad to protect yard from trailer legs while parked.

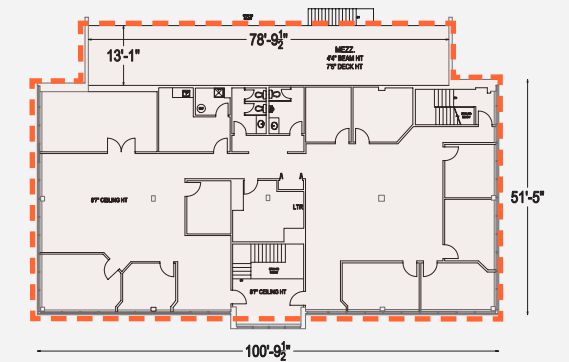
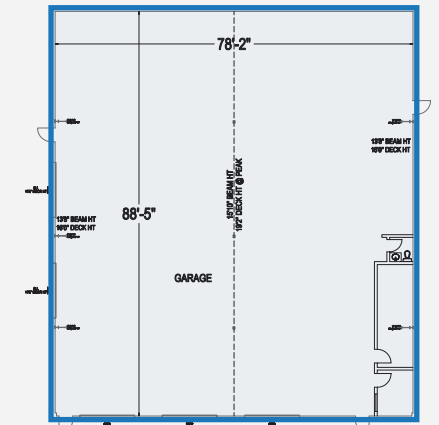
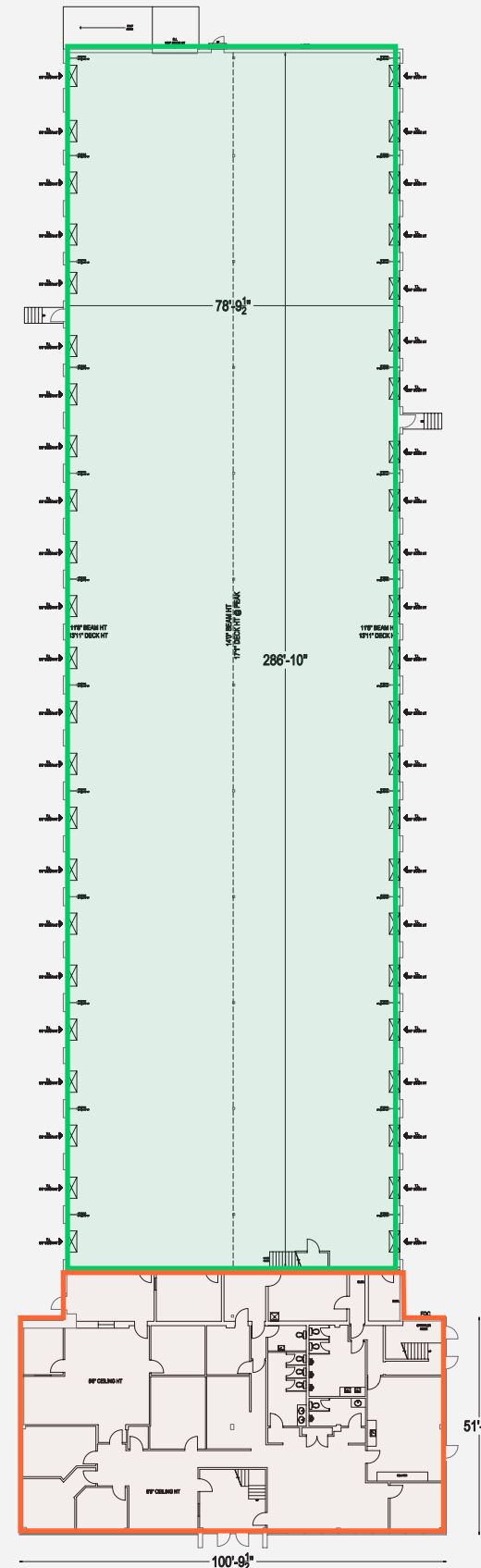






Fully paved, gated, and secured yard with two points of ingress/egress. Automated gate access with guardhouse.



Dixie Rd/Derry Rd location makes this one of the most efficient terminals in the GTA

Property Floor plans



-  Cross Dock Area
-  Maintenance Shop Area
-  Office Area
-  2nd Floor Office Area

Connectivity

Ideally situated near **Pearson International Airport**, 6900 Tranmere Drive offers a **fully equipped, turnkey transportation terminal**. This premier facility features a **cross-dock terminal, two floors of modern office space, a freestanding service shop, and ample trailer parking**. Located at the strategic intersection of **Dixie Road and Derry Road**, it stands out as one of the most **efficient and accessible** terminals in the Greater Toronto Area.

DRIVE DISTANCES

5 MINS

HIGHWAY 407

10 MINS

HIGHWAY 410

15 MINS

HIGHWAY 401

15 MINS

DOWNTOWN
TORONTO

15 MINS

HIGHWAY 427

50 MINS

TORONTO
PEARSON AIRPORT



ADDRESS & PROXIMITY

Distance to Pearson Airport, major highways (401, 427, 409, 407)



TRANSPORTATION ACCESS

Public transit routes, freight corridors, airport cargo access



NEARBY AMENITIES

Hotels, restaurants, business services, airport lounges

AMENITIES

1 RBC
TIM HORTONS

2 WENDY'S
TIM HORTONS
BOOSTER JUICE
SUBWAY
FRESHII
STARBUCKS
CIBC

3 SUBWAY
ZET'S RESTAURANT

4 TIM HORTONS
PETRO
SHELL

5 SUBWAY
LONE STAR TEXAS GRILL

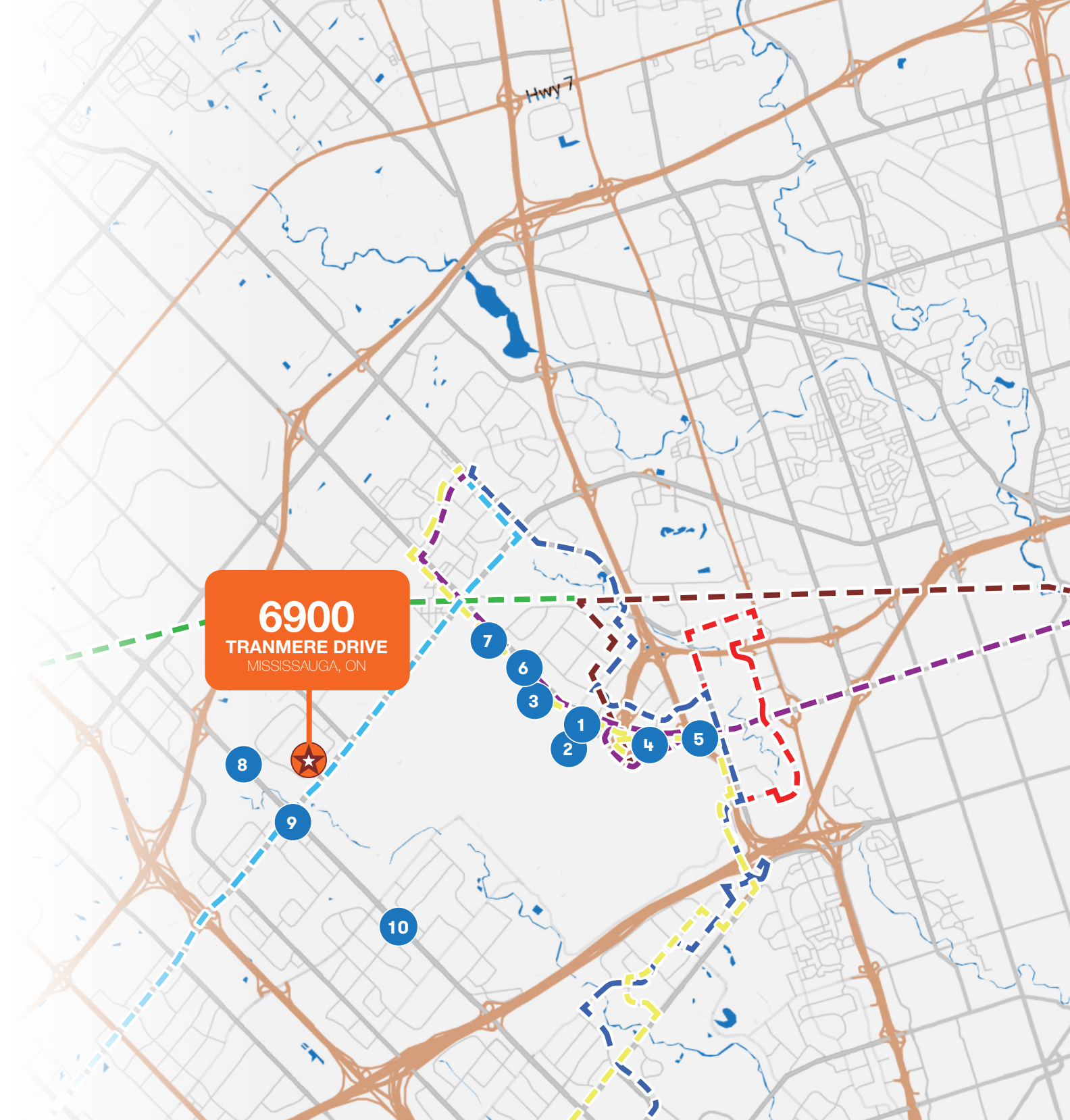
6 FRESH BURGER
CIBC

7 FIREHOUSE SUBS
A&W
TIM HORTONS
EGGSMART

8 TIM HORTONS
ESSO

9 PETRO

10 TRIPLE O'S
ESSO
ULTRAMAR



TRANSIT

Lawrence West
Route 53

West Mall
Route 112

Northwest
Route 24

Kitchener
GO





Malton Mississauga
Route 107

Union Pearson Express
GO

Airport
7

Labour Force

Located in the **heart of the Greater Toronto Area**, Mississauga is one of Canada's most dynamic industrial cities, home to **over 115,000 businesses** and a workforce **exceeding 500,000 people**. Mississauga boasts over **1,000 logistics companies**, contributing to its status as Canada's **second-largest logistics employment zone**, strategically located near **Pearson International Airport and major highways**.

Demographics	5km Radius	10km Radius	25km Radius
 Total Population	47,906	752,821	4,196,428
 Labour Force	27,558	430,879	2,490,583
 Average Household Income	\$101,526	\$121,237	\$155,935
 Medium Age	34.6	36.6	37.4

6900
TRANMERE DRIVE
MISSISSAUGA, ON

5 KM

10 KM

25 KM





Dream Industrial is a customer-focused owner, operator, and developer of best-in-class 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, industry-leading 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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