



# Rare Crossdock Opportunity

6855  
Columbus Road,  
Mississauga, ON

**FOR LEASE**

COLUMBUS ROAD

**GRAHAM MEADER**

Executive Vice President

416 578 8250

[graham.meader@colliers.com](mailto:graham.meader@colliers.com)

**COLIN ALVES, SIOR**

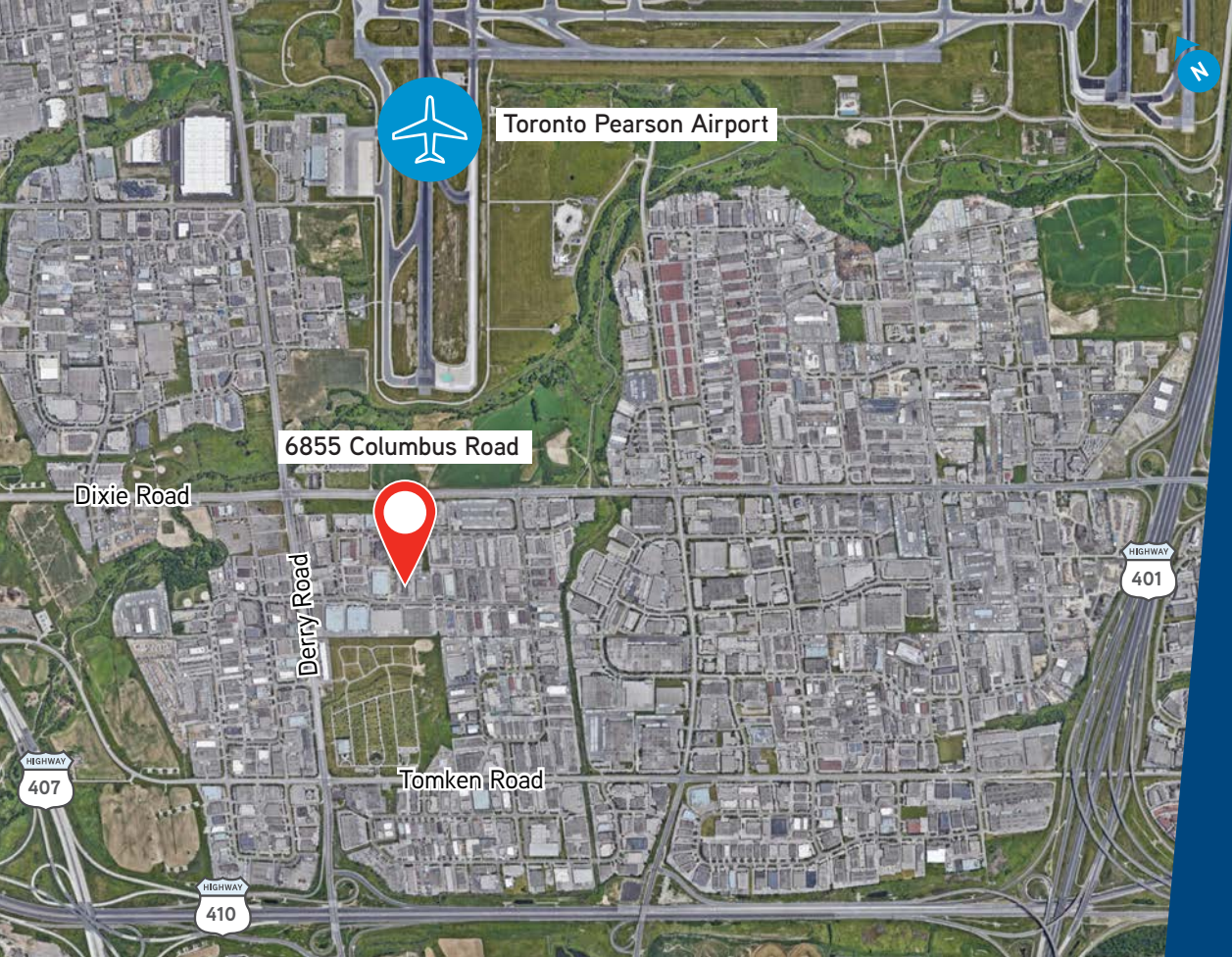
Executive Vice President

416 564 2500

[colin.alves@colliers.com](mailto:colin.alves@colliers.com)







## BUILDING FEATURES

20 truck level doors, 1 drive-in door & 1 garage bay

Approximately 60 trailer parking spaces

14' clear height

Improved, secured and gated yard

T5 lighting

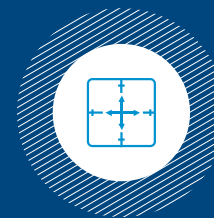
E3 zoning permits outside storage

Available January 1, 2022

Asking rate: Please speak to listing agent

## PROPERTY HIGHLIGHTS

- The Property is highly functional with cross dock, repair bays and excess land for trailer parking
- Dock leveler bumpers and seals have recently been replaced
- Lighting has been upgraded
- Excellent location with close proximity to Highways 410, 407 and 403
- Minutes to Toronto Pearson Airport



SITE SIZE

4.10  
ACRES



LEASEABLE AREA

26,261  
SF

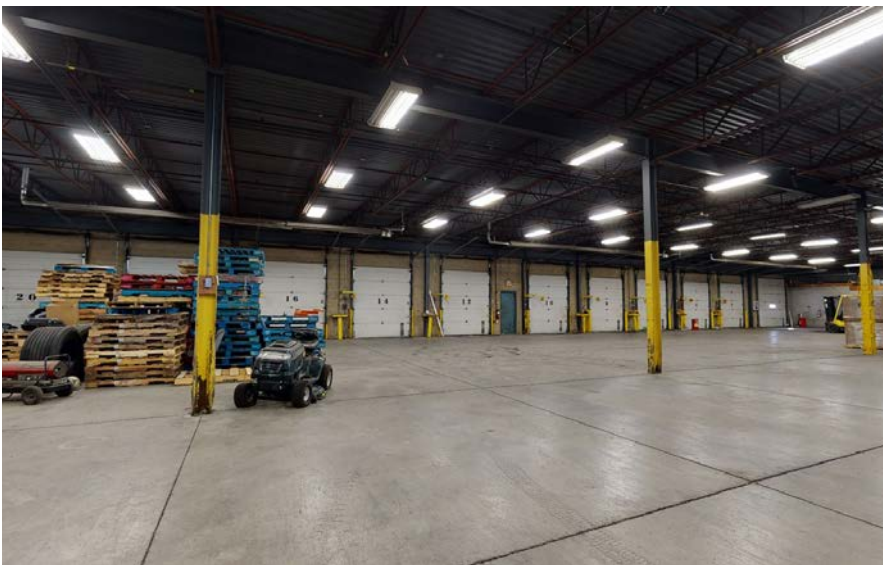


# PROPERTY PHOTOS

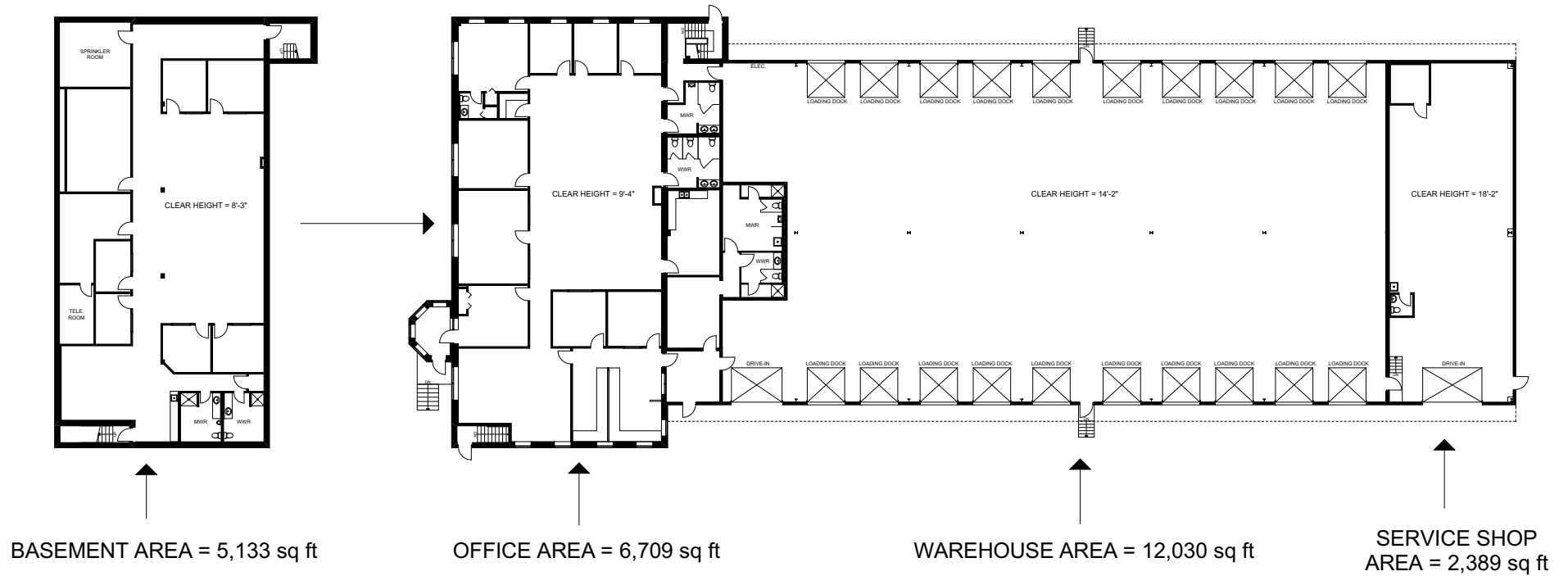




# PROPERTY PHOTOS



# FLOOR PLAN

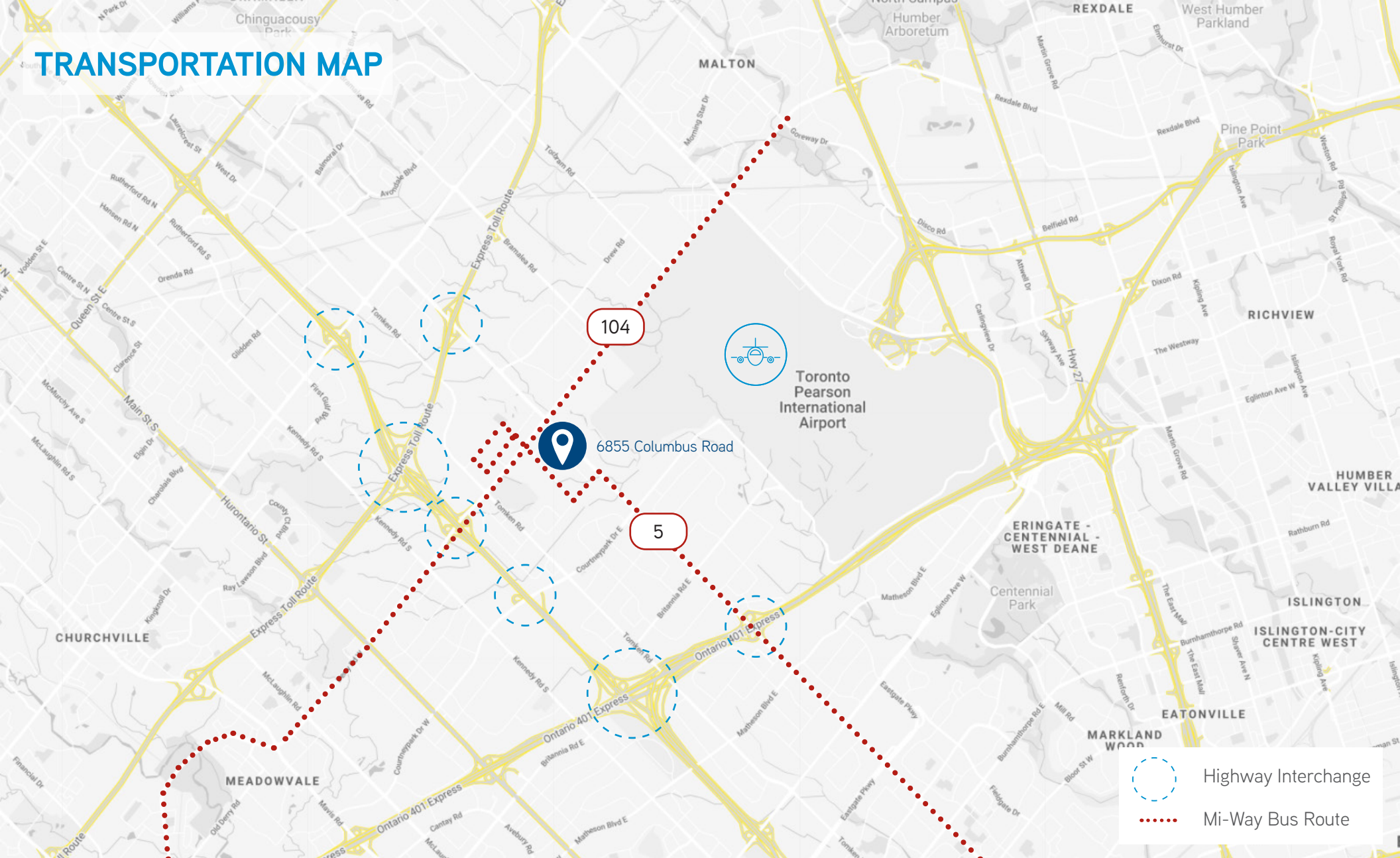


0 17 34  
feet





# TRANSPORTATION MAP



Colliers International  
401 The West Mall #800  
Toronto, ON | M9C 5J5  
+1 416 777 2200  
[collierscanada.com](http://collierscanada.com)

**GRAHAM MEADER**  
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416 578 8250  
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