

For Lease

# Prologis Edwards Distribution Center 1

6170 EDWARDS BOULEVARD | MISSISSAUGA, ON



POSITIONED FOR PERFORMANCE

**209,948 SF**

Freestanding Warehouse



# The GTA's most connected logistics facility

JLL Canada is pleased to present 209,948 SF at 6170 Edwards Boulevard, Mississauga—where direct access to 7 major highways, Toronto Pearson International Airport, and intermodal terminals creates the GTA's ultimate logistics advantage for warehouse operators and distribution providers.

## Key Highlights



**209,948 SF facility on 10.46 acres**



**Direct access to 7 major highways**



**Dual-sided shipping with 41 Truck Level & 2 Drive-In Doors**



**Secured yard with 20 trailer parking positions**












**30' clear height**



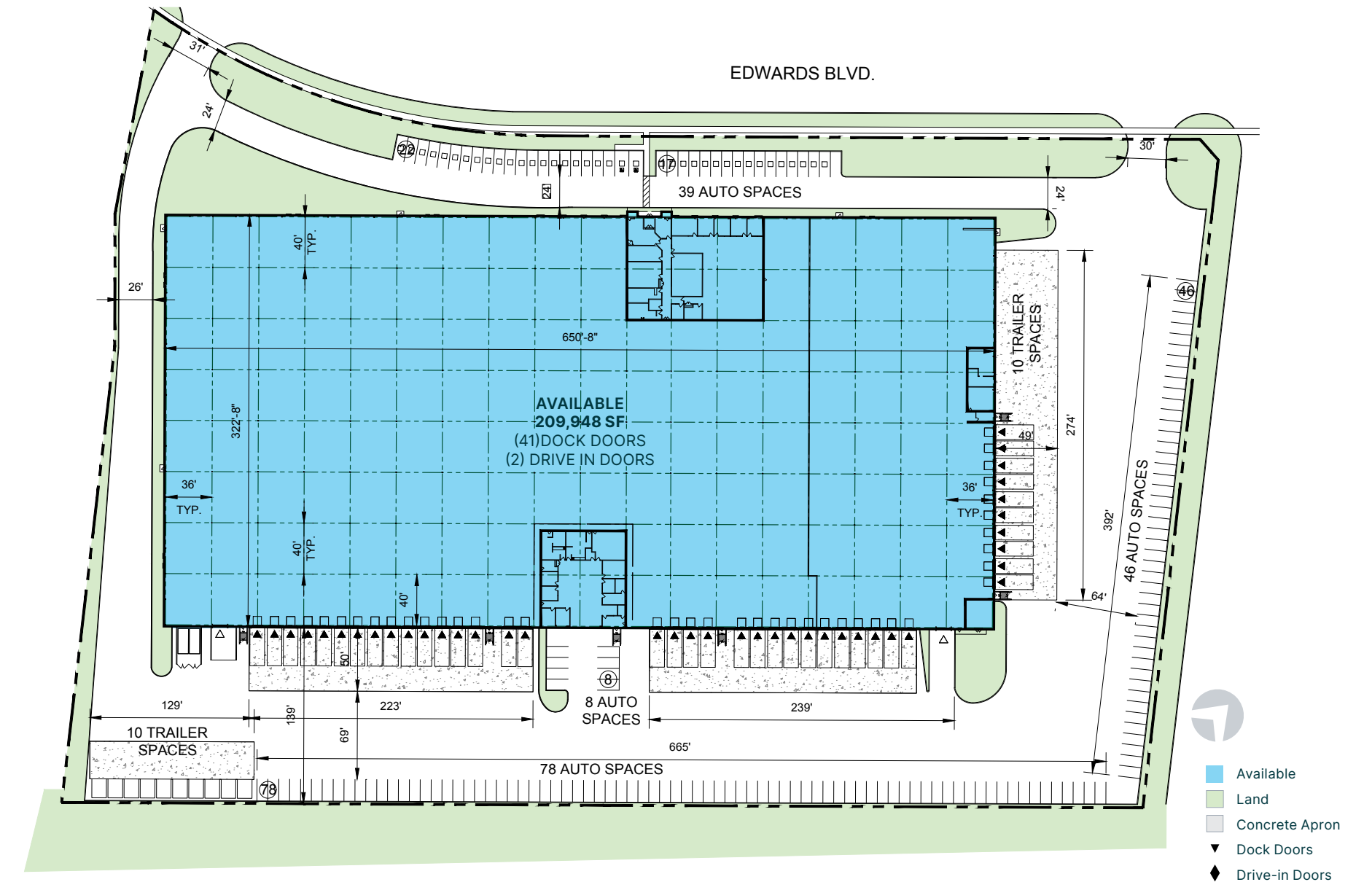
**1,200-amp upgradable electrical capacity**



# Property Details

 <p><b>Lot Size</b> 10.46 Acres</p>	 <p><b>Zoning</b> E2</p>	 <p><b>Building Size</b> 209,948 SF</p>
 <p><b>Clear Height</b> 30'</p>	 <p><b>Office Area</b> 14,724 SF</p>	 <p><b>Loading</b> 41 Truck-Level &amp; 2 Drive-In Doors</p>
 <p><b>Trailer Spots/ Yard</b> 20 Trailer Spots Ability to Secure Yard</p>	 <p><b>Access</b> Multiple Ingress/ Egress Points</p>	 <p><b>Power</b> 1,200 Amps</p>
 <p><b>Possession</b> September 1, 2026</p>	 <p><b>Asking Rate</b> \$17.50 PSF Net</p>	 <p><b>T.M.I.</b> \$4.61 PSF</p>

# Site Plan



# Where accessibility meets efficiency

6170 Edwards Boulevard sits at the intersection of the GTA's most critical logistics corridors—delivering seamless access to highways, intermodal terminals, and Canada's largest airport.



Home to Canada's largest airport serving **50 million** people each year



145 km drive to the U.S border



Connected by **3 principal railways** and **7 major highways**



## Key Distances

- Highway 401 **1.5 km**
- Highway 410 **2.5 km**
- Highway 403 **3 km**
- Highway 407 **6 km**
- Mississauga City Centre **8 km**
- CN Malport Intermodal Terminal **8 km**
- Toronto Pearson Airport (YYZ) **9 km**
- Downtown Brampton **11 km**
- CN Brampton Intermodal Terminal **12 km**
- Downtown Toronto **33 km**

# The Mississauga Advantage

Mississauga is Canada's fourth-largest city and eighth-largest workforce — a global business hub with direct access to North America's most critical transportation corridors.

## Key Demographics

**780,747**  
Total Population

**501,501**  
Workforce Population

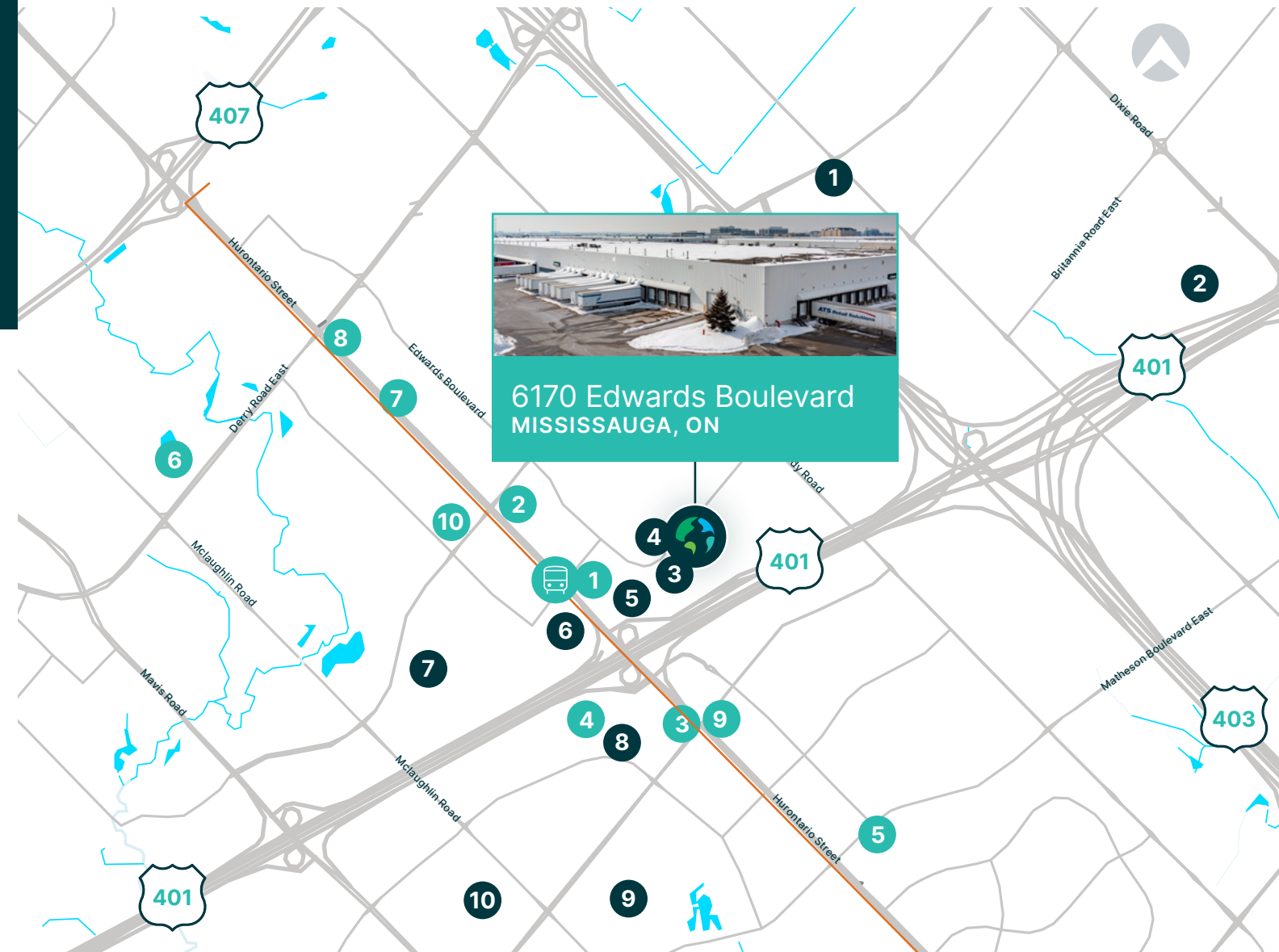
**\$102,000**  
Median Household Income

**9%**  
Projected Population Growth by 2031

**25**  
Universities & Colleges

**72.9%**  
Workforce with Post-Secondary

# Neighbouring Tenants and Amenities



### Neighboring Tenants

- 1 Purolator
- 2 Challenger Yard
- 3 Kuehne + Nagel
- 4 Walmart Logistics
- 5 DHL Warehouse
- 6 Amazon
- 7 Amazon
- 8 Ingram Micro
- 9 PepsiCo Canada
- 10 Mitsubishi Motors Canada

### Amenities

- 1 Starbucks Coffee Company
- 2 Kwalita Grand Indian Buffet
- 3 Maharaja Bhog
- 4 Fresh Bites
- 5 Mandarin Restaurant
- 6 Guru Lukshmi
- 7 Ishq Pure Vegetarian
- 8 St. Louis Bar & Grill
- 9 Tim Hortons
- 10 Playcious Mississauga

# Team Overview



## About Prologis

As the world's largest industrial real estate brand, Prologis defines the industry by creating intelligent infrastructure that powers global commerce. The company helps businesses operate smarter and grow sustainably by seamlessly connecting the digital and physical worlds through agile supply chains and clean energy solutions. Prologis offers an all-in-one platform, Prologis Essentials, to transform logistics challenges with optimized solutions for operations, energy, mobility, and the workforce. With unmatched scale and expertise, Prologis delivers build-to-suit products and full-service turnkey offerings to a range of partners, including Amazon, FedEx, and UPS. By shaping the future of logistics, Prologis focuses on delivering on its promises so clients can deliver on theirs.

[prologis.com](http://prologis.com)



## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 110,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people, and communities SEE A BRIGHTER WAY™. JLL is the brand name and a registered trademark of Jones Lang LaSalle Incorporated.

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