

WESTPORT BUSINESS CENTRE

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

Industrial Space Available | 1,710 sf - 28,312 sf



FOR LEASE

Partnership. Performance.

For more information, please contact:

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WESTPORT BUSINESS CENTRE



PROPERTY DETAILS



- 53' trailer access



- Bright space with lots of natural light



- Wide range of sizes and layouts available



- Great access to public transit



- Ample free parking



- High end industrial complex



- White boxing available

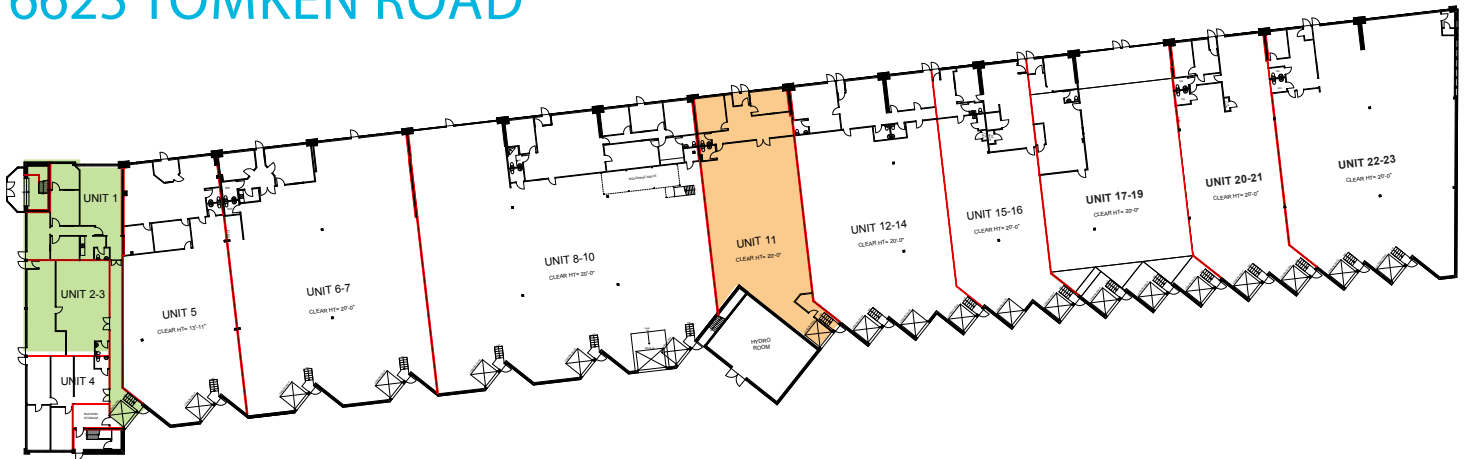
PRICING



TYPE / SIZE	ASKING NET RENT	TMI (2020)	GROSS RENT
Industrial 0 - 5,000 sf	\$13.00 psf	\$5.43 psf	\$18.43 psf
Industrial 5 - 20,000 sf	\$11.50 psf	\$5.43 psf	\$16.93 psf
Industrial 20,000+ sf	\$10.00 psf	\$5.43 psf	\$15.43 psf
Flex*	\$13.00 psf	\$5.43 psf	\$18.43 psf

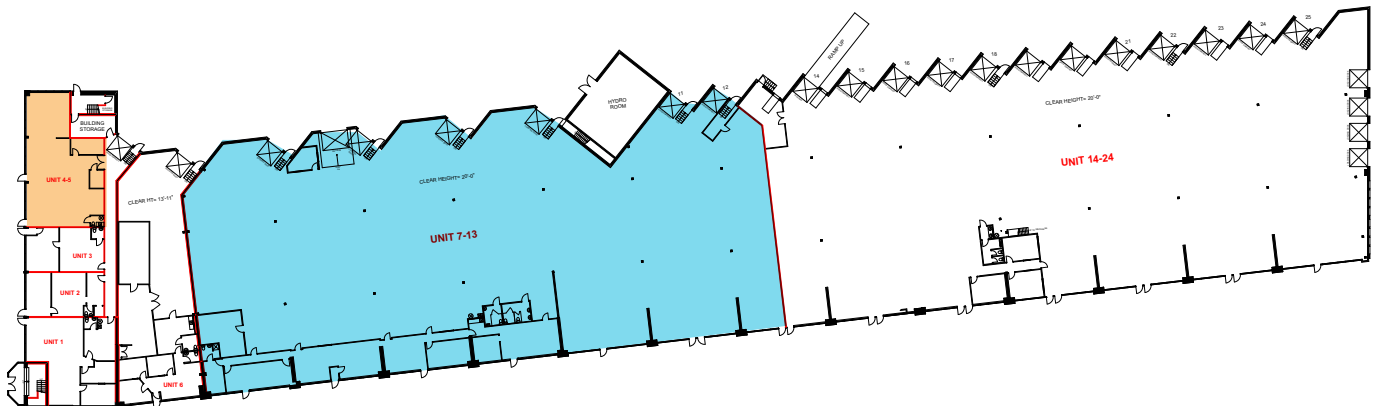
*Applies to 6625 Tomkrn Rd - Unit 1-3, 6645 Tomken Rd - Unit 1,3,4-5 and 6665 Tomken Road - Units 1-5

6625 TOMKEN ROAD



SUITE	SIZE	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
Units 1-3*	3,345 sf	100%	1 T/L (shared)	14'	Immediate	2 private offices and 2 boardrooms/open area and access to 1 shared shipping door
Unit 11	3,957 sf	23 %	1 T/L	20'	Immediate	Functional layout with 2 private offices

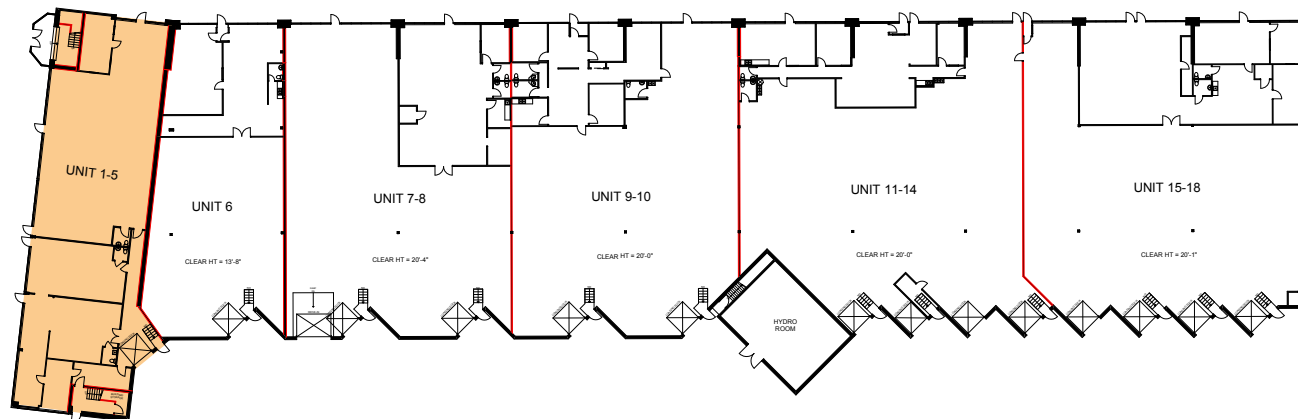
6645 TOMKEN ROAD



SUITE	SIZE	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
Units 4-5*	2,162 sf	100%	1 T/L	14'	Immediate	Small flex space with exposure on Tomken and access to shipping door.
Units 7-13	28,312 sf	10%	6 T/L 1 D/I	20'	Immediate	Shipping court can accommodate 53' trailers. Upgraded sprinkler system in place.

*Please see page 2 for pricing details

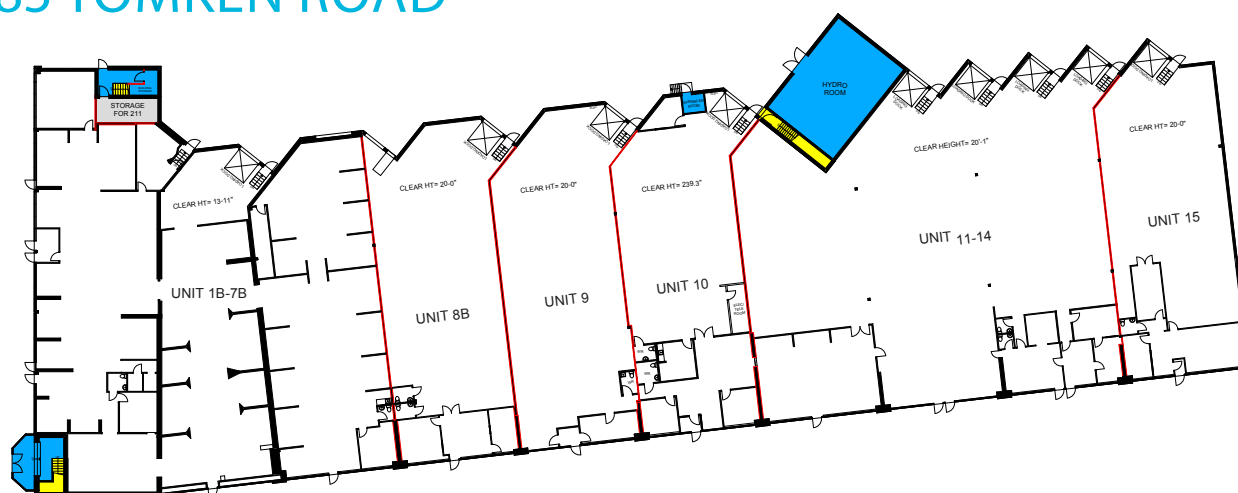
6665 TOMKEN ROAD



SUITE	SIZE	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
Units 1-5*	5,719 sf	38%	1 T/L	14'	Immediate	Prime exposure on Tomken Rd. with plenty of natural light. Flex type warehouse with retail component.

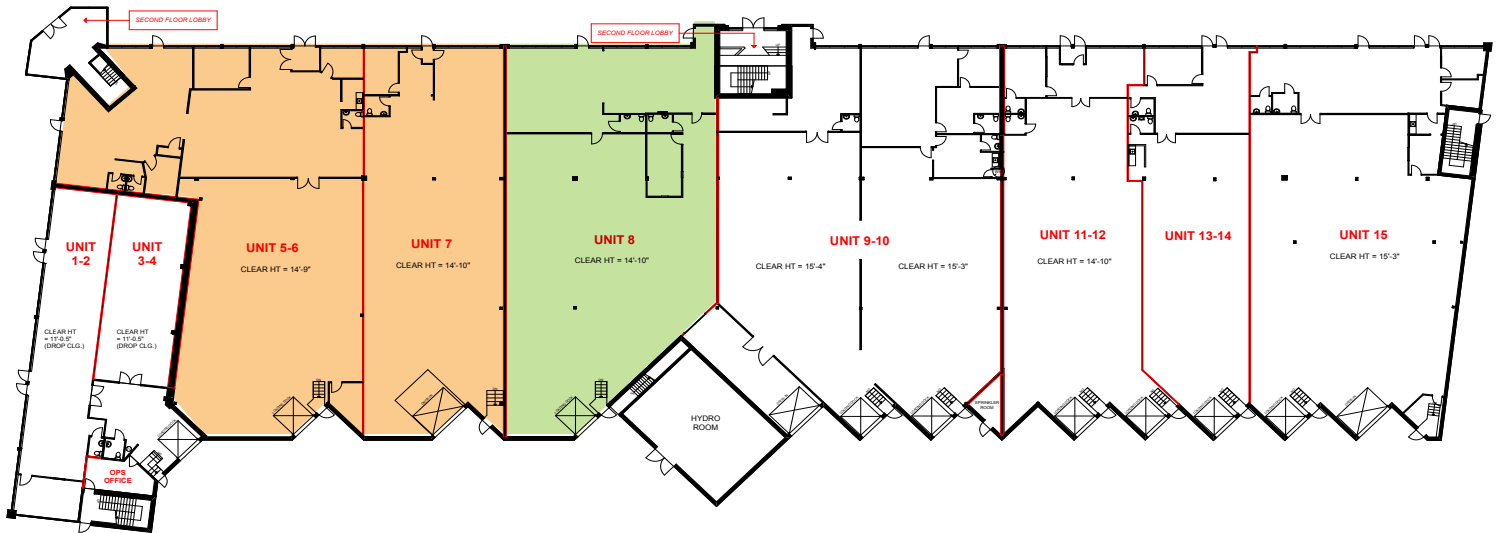
*Please see page 2 for pricing details

6685 TOMKEN ROAD



No Vacancy

6705 TOMKEN ROAD

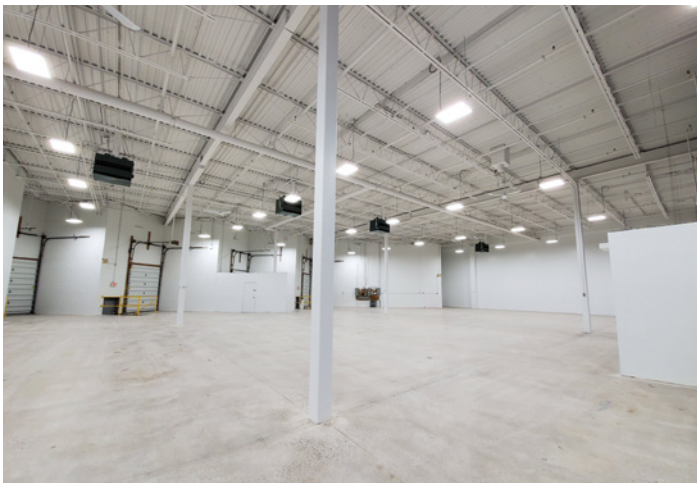


SUITE	SIZE	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
Units 5-7	12,408 sf	29%	1 T/L 1 D/I	14'10"	Immediate	Frontage on Tomken and Midway. Good combination of showroom and warehouse.
Unit 8	7,300 sf	29%	1 T/L 1 D/I	14'10"	Immediate	Simple layout with access for 53' trailers.
Units 5-8	19,708 sf	29%	2 T/L 2 D/I	14'10"	Immediate	Combined with neighbouring unit. Frontage at corner of Tomken and Midway.

AVAILABILITY

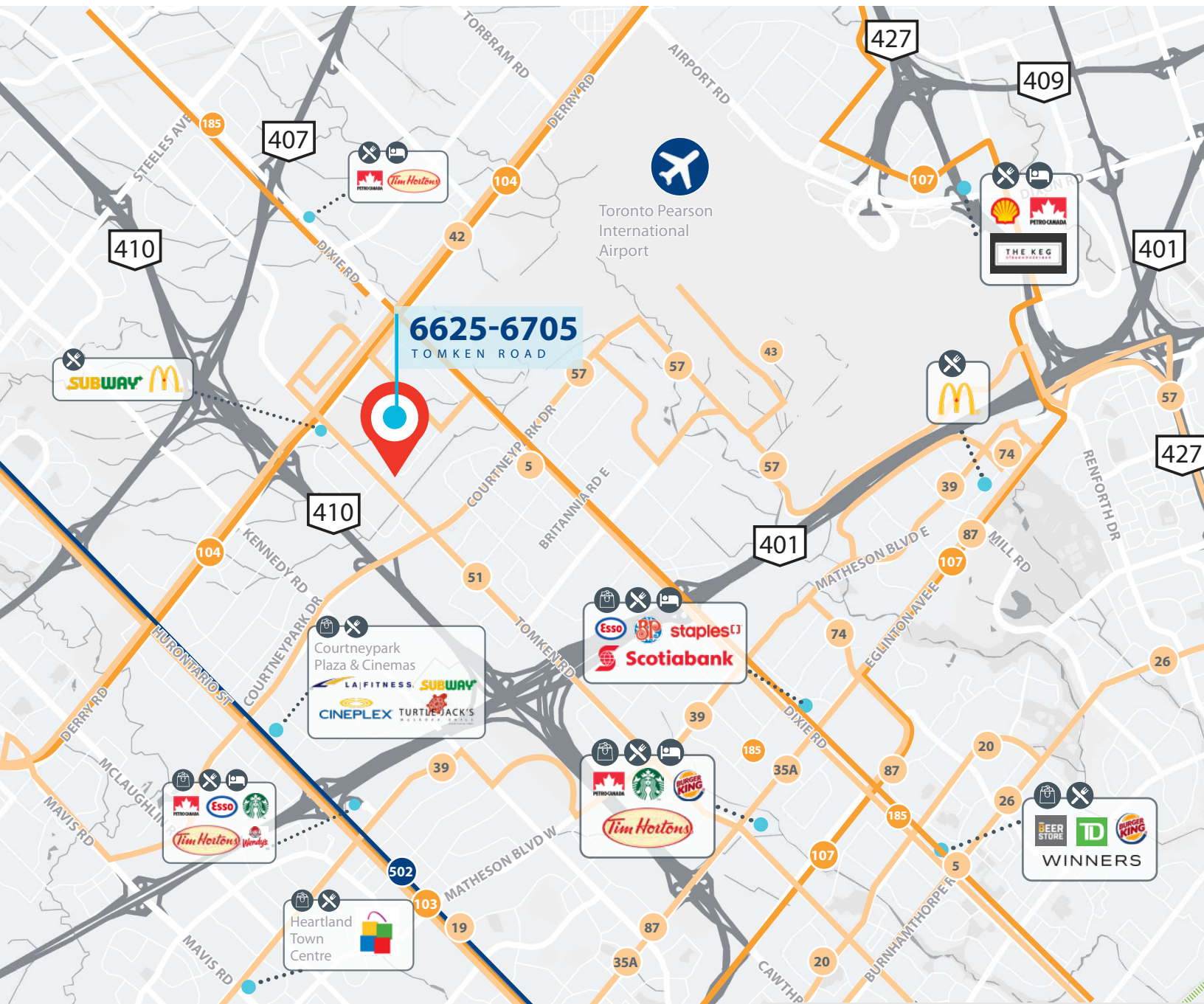
WESTPORT
BUSINESS CENTRE

RECENTLY UPGRADED UNIT - 6665 TOMKEN RD



TRANSIT & AMENITIES

WESTPORT BUSINESS CENTRE



PUBLIC TRANSIT



- | | | |
|-------------------------|-----------------|------------------------|
| 5 Dixie | 39 Britannia | 87 Meadowvale-Skymark |
| 19 Hurontario | 42 Derry | 103 Hurontario Express |
| 20 Rathburn | 51 Tomken | 104 Derry Express |
| 26 Burnhamthorpe | 57 Courtneypark | 107 Malton Express |
| 35A Eglinton-Tenth Line | 74 Explorer | 185 Dixie |

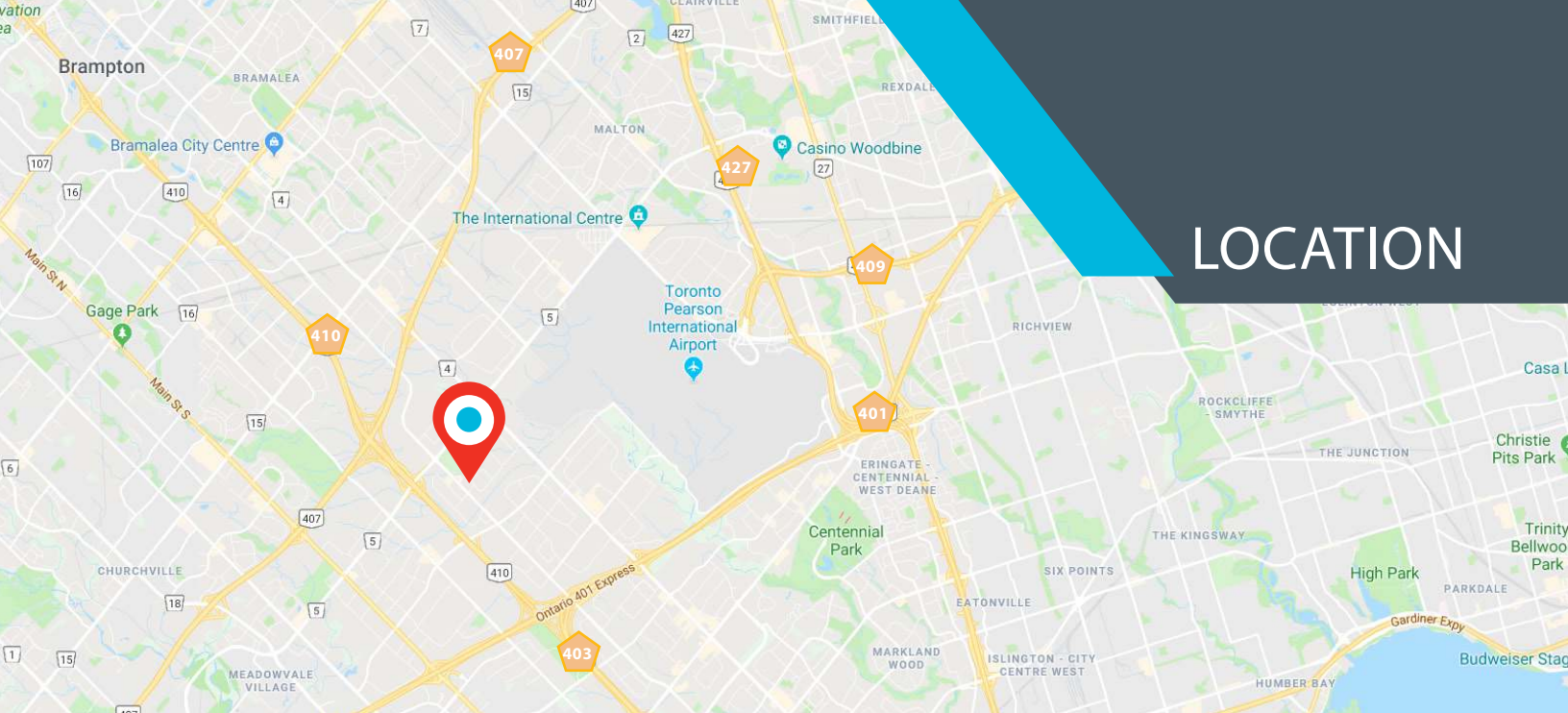


- 502 Main-Hurontario

DISTANCES FROM 6625-6705 TOMKEN ROAD

9.9 KM to Toronto Airport 1.3 KM to Highway 410

3.1 KM to Highway 407 3.7 KM to Highway 401



LOCATION

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YOUNG**

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