

# Westport Business Centre

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

Industrial Space Available | 2,162 sf - 30,252 sf



**AVISON  
YOUNG**



**FOR LEASE**

## Get more information

**Janse Rain\***

Principal

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Sales Representative

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Platinum member

\*Sales Representative

# 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

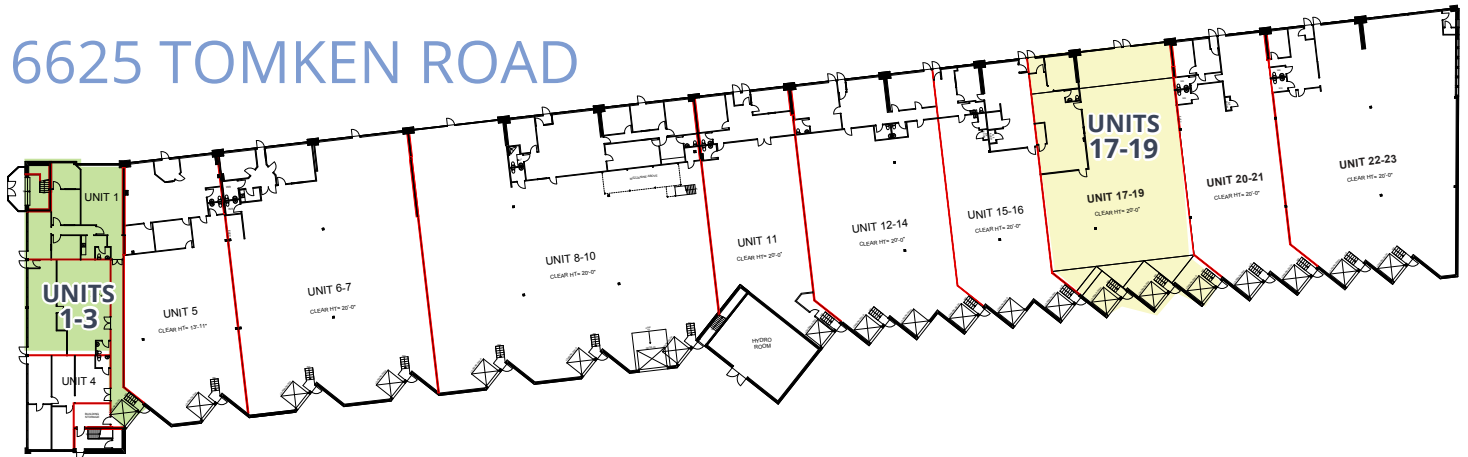
## PRICING



TYPE / SIZE	ASKING NET RENT	TMI (2021)	GROSS RENT
Industrial 0 - 5,000 sf	\$13.00 psf	\$5.09 psf	\$18.09 psf
Industrial 5 - 20,000 sf	\$12.00 psf	\$5.09 psf	\$17.09 psf
Industrial 20,000+ sf	\$11.50 psf	\$5.09 psf	\$16.59 psf
Flex*	\$13.00 psf	\$5.09 psf	\$18.09 psf

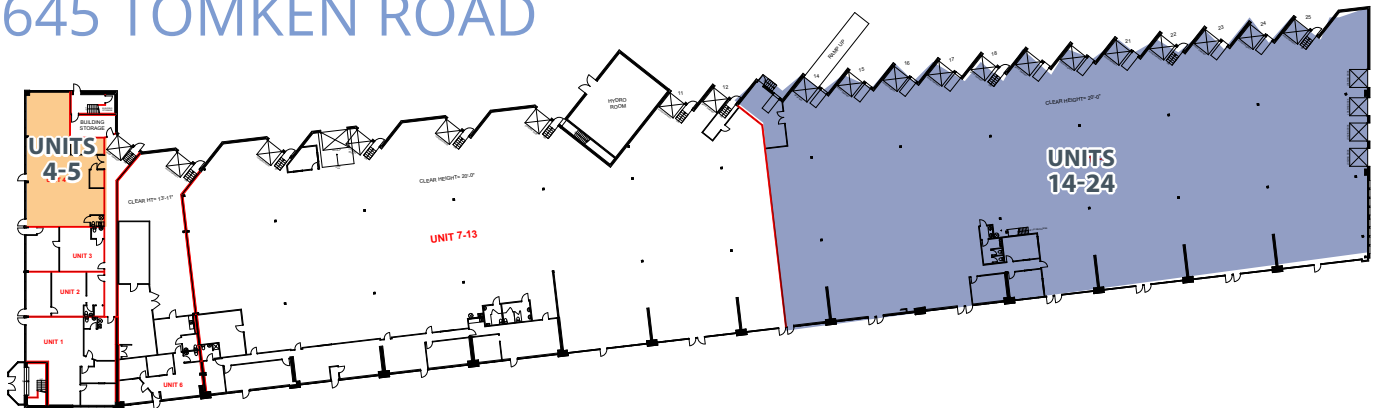
\*Applies to 6625 Tomken Rd - Units 1-3, 6645 Tomken Rd - Units 4-5, 6665 Tomken Road - Units 1-5, and 6705 Tomken Rd - Units 1-2.

## 6625 TOMKEN ROAD



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
1-3*	3,345	100%	1 T/L (shared)	14'	Immediate	2 private offices and 2 boardrooms/open area and access to 1 shared shipping door.
17-19	6,611	20%	3 T/L	14	Immediate	Functional unit with 3 truck level doors. Great shipping access for 53' trailers.

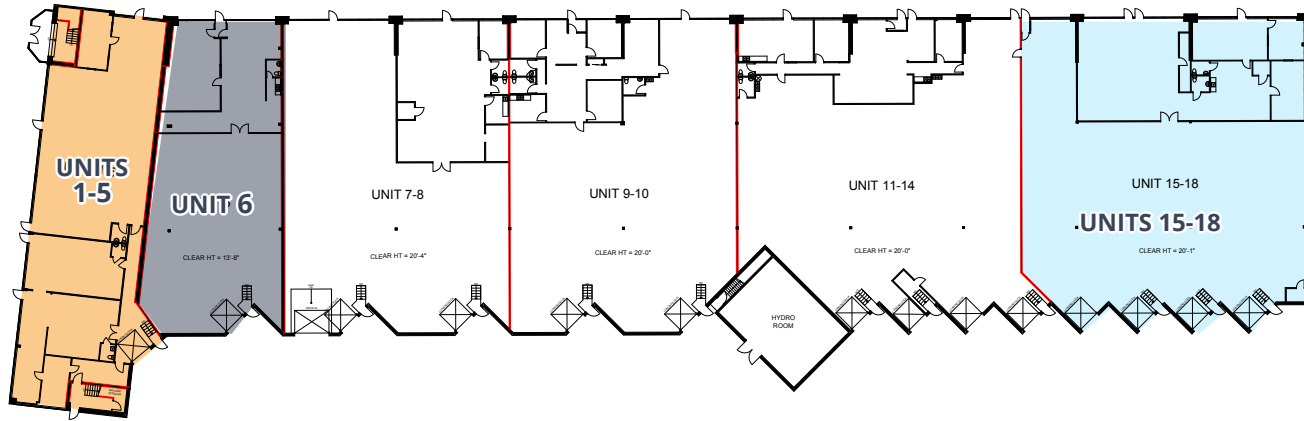
## 6645 TOMKEN ROAD



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
4-5*	2,162	100%	1 T/L	14'	Immediate	Small flex space with exposure on Tomken and access to shipping door.
14-24	30,252	3%	12 T/L 4 D/I	20'	January 2022	End-cap unit with unmatched shipping. Very functional with open layout.

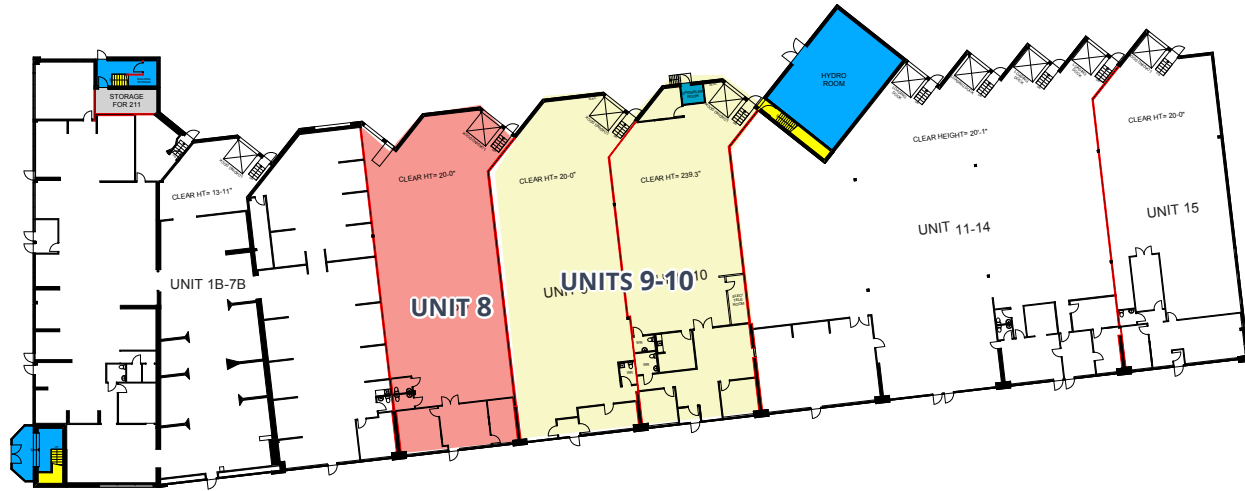
\*Please see page 2 for pricing details

## 6665 TOMKEN ROAD



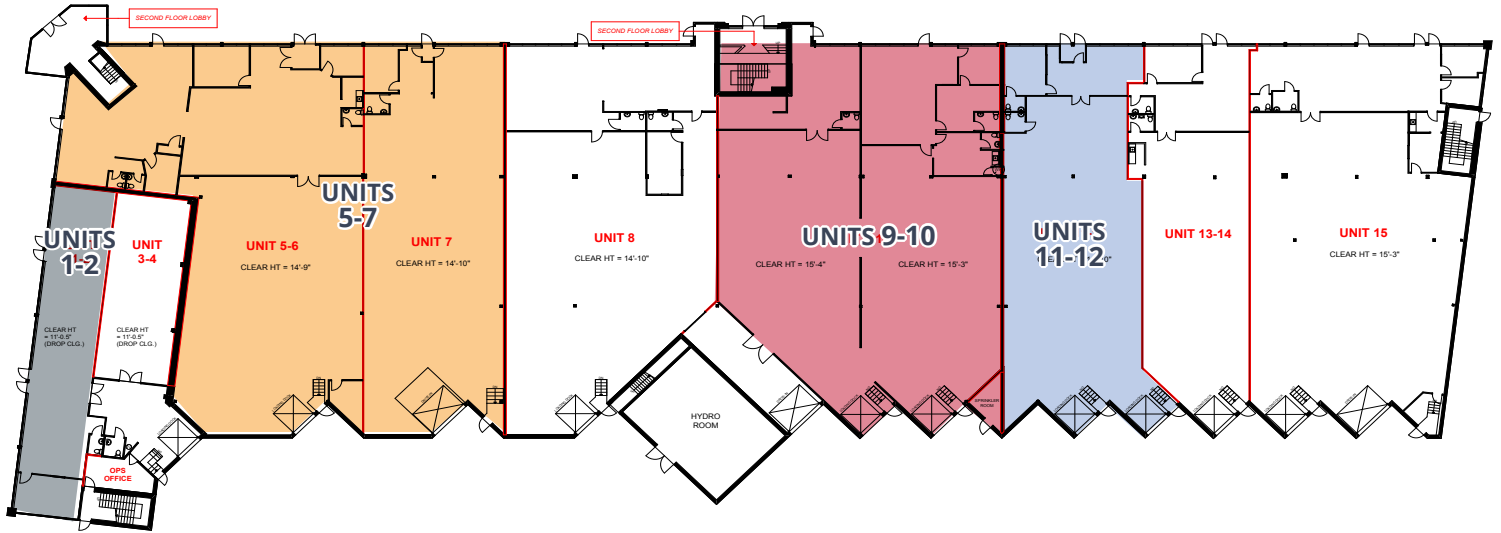
UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
1-5*	5,719	38%	1 T/L	14'	Immediate	Prime exposure on Tomken Rd. with plenty of natural light. Flex type warehouse with retail component.
6	5,279	17%	1 T/L	20'	30-60 days	Simple layout with one private office and access for 53' trailers.
15-18	11,097	25%	4 T/L	20'	July 2021	Clean and open unit. Office can be reduced.

## 6685 TOMKEN ROAD



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
8	4,731	15%	1 T/L	20'	30-60 days	Simple layout with two private office and access for 53' trailers.
9-10	9,139	10%	2 T/L	20'	Q3 2021	Simple layout with private offices and access for 53' trailers.

## 6705 TOMKEN ROAD



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	COMMENTS
1-2	2,011	100%	1 T/L (shared)	11'	Immediate	Showroom/Office fronting on Tomken. Access to shared shipping door
5-7	12,408	29%	1 T/L 1 D/I	14' 10"	Immediate	Frontage on Tomken and Midway. Good combination of showroom and warehouse.
9-10	8,482	27%	2 T/L	15' 3"	November 1, 2021	Simple layout with private offices and access for 53' trailer.
11-12	4,710	15%	2 T/L	14' 10"	November 1, 2021	Simple layout with private offices and access for 53' trailer.

# AVAILABILITY

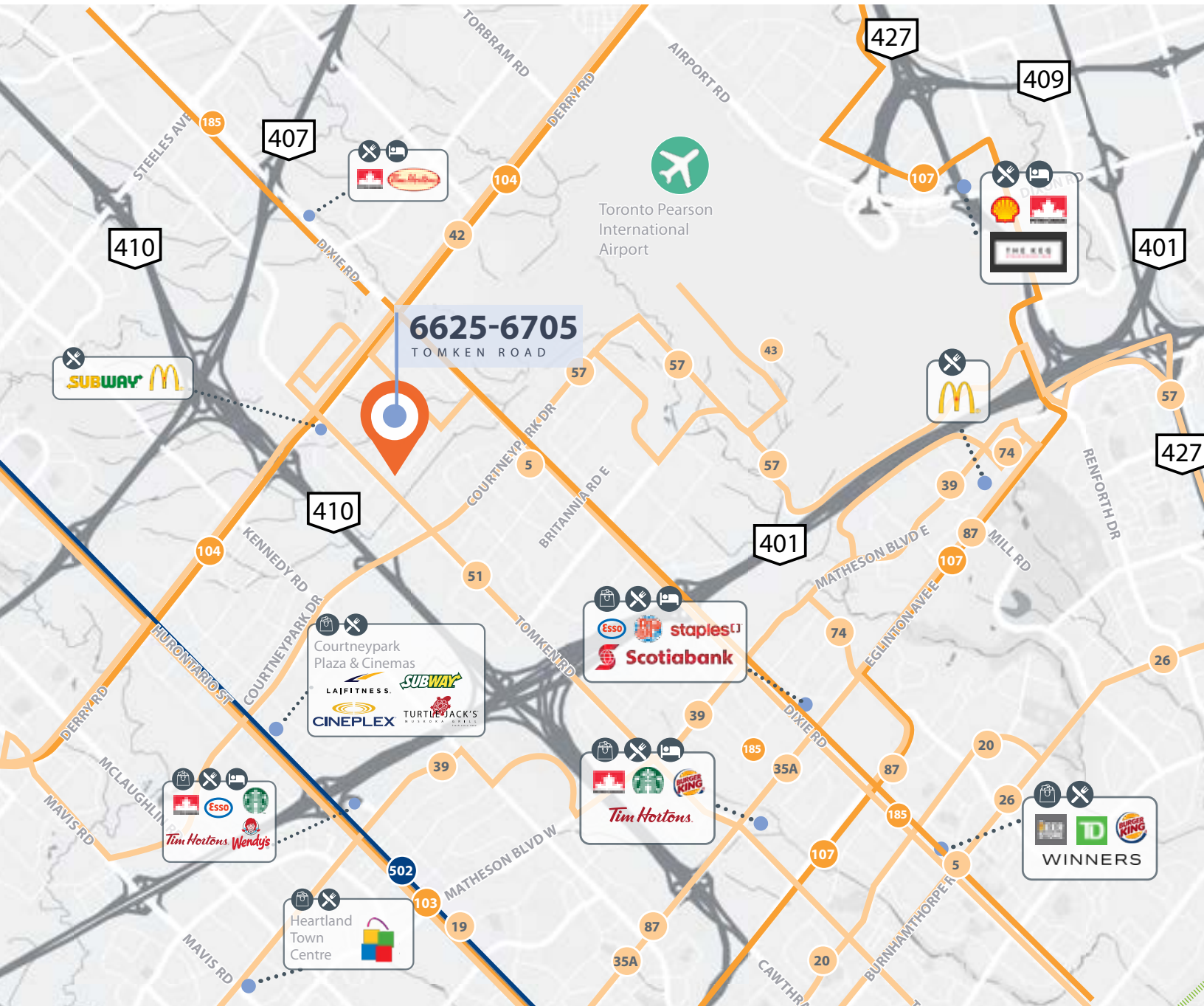
# Westport Business Centre

## 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 Courtney Park | 107 Malton Express     |
| 35A Eglinton-Tenth Line | 74 Explorer      | 185 Dixie              |



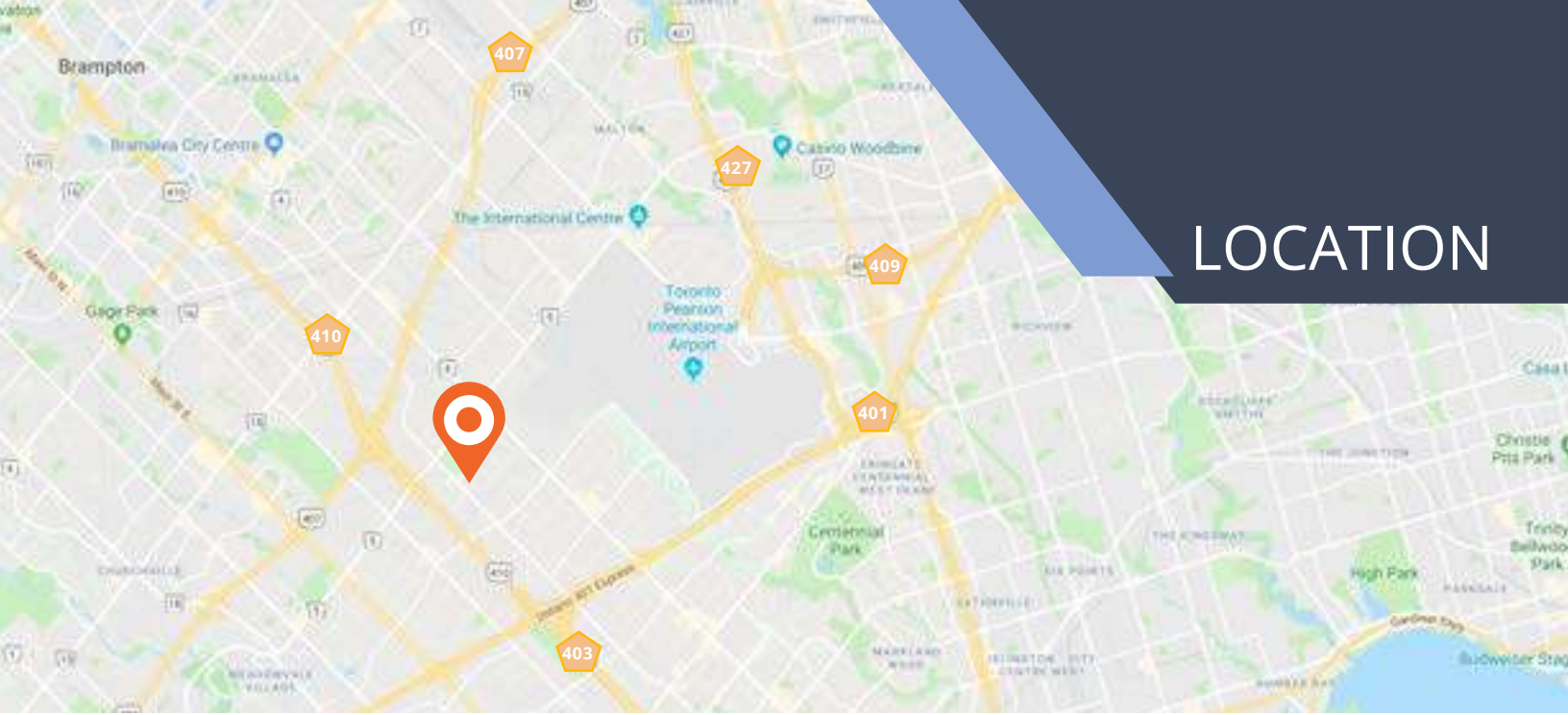
- |                     |
|---------------------|
| 502 Main-Hurontario |
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## DISTANCES FROM 6625-6705 TOMKEN ROAD

9.9 KM to Toronto Airport    1.3 KM to Highway 401

3.1 KM to Highway 407    3.7 KM to Highway 401





## LOCATION

# Westport Business Centre

## Get more information

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