

6630 TOMKEN RD
MISSISSAUGA, ON



FOR LEASE
95,381 SQ. FT.

Freestanding Industrial Building
Core location in Mississauga Industrial Node

Contact Us:

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*Sales Representative



PROPERTY SPECIFICATIONS

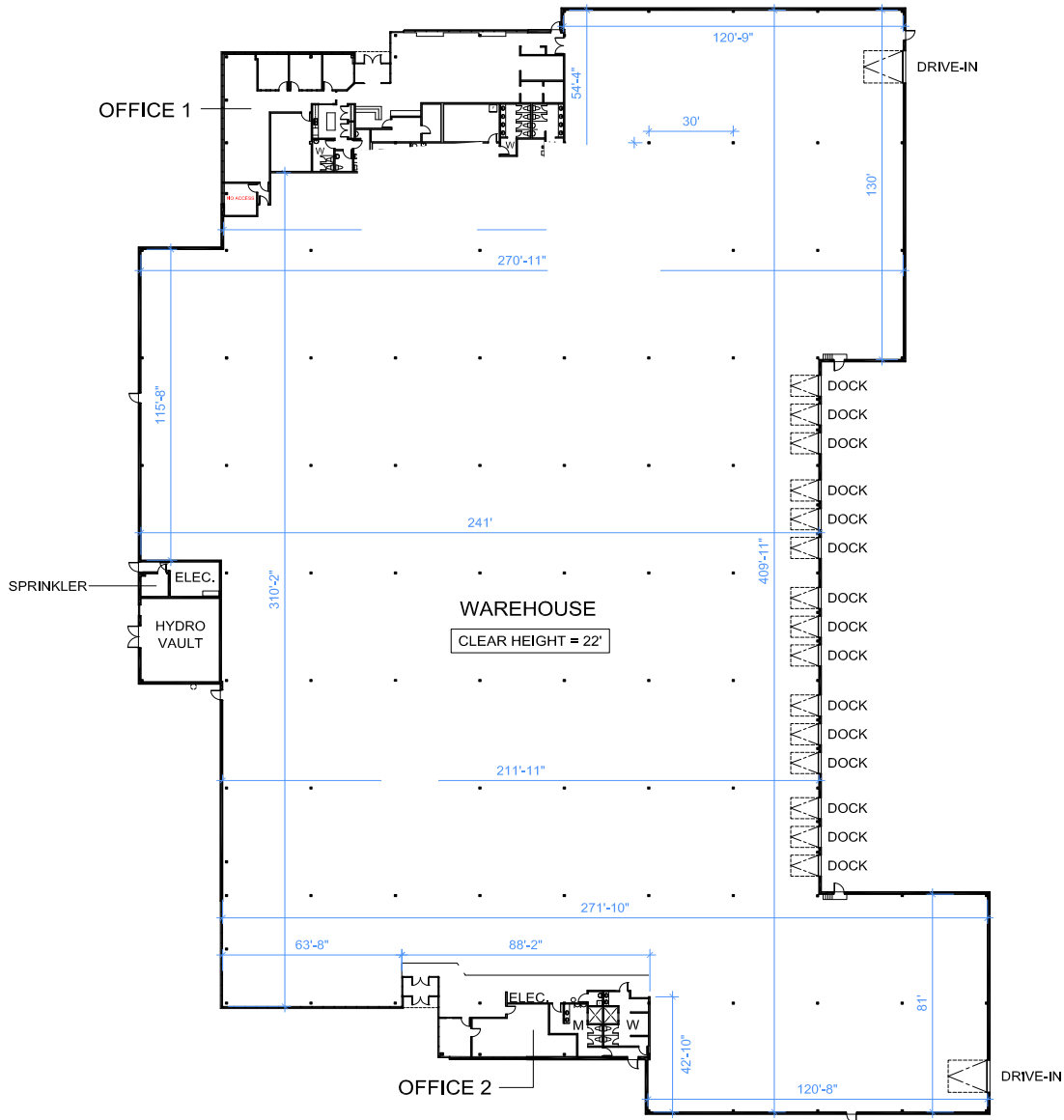


| | | | |
|---------------|-------------------------|--------------|---------------------------|
| TOTAL SIZE | 95,381 Sq. Ft. | SHIPPING | 15 T/L doors, 2 D/I doors |
| WAREHOUSE | 93% | CLEAR HEIGHT | 22' |
| OFFICE | 7% | POWER | 1,200 A, 600 V |
| ASKING RATE | \$17.95 Net Per Sq. Ft. | ZONING | E2 |
| T.M.I. (2023) | \$3.75 Per Sq. Ft. | OCCUPANCY | Immediate |

HIGHLIGHTS

- Functional freestanding building with efficient setup of shipping doors
- Precast and curtain wall glass construction
- Close proximity to major highways
- Public transit directly in front of the building

FLOOR PLAN



BUILDING IMPROVEMENTS

- Beautifully finished office area that is currently being used as a high-end showroom
- Secured shippers office area
- LED lighting throughout
- Painted white walls in warehouse
- Upgraded dock package, swing lights, duplex receptacles, hydraulic levelers
- Battery charging area
- Gated secured truck court
- Floor drains throughout

PHOTOS



ZONING

E2 EMPLOYMENT

PERMITTED USES

OFFICE

- Medical Office
- Office

COMMERCIAL

- Restaurant
- Convenience Restaurant (0018-2015)
- Take-out Restaurant
- Commercial School
- Financial Institution (0191-2009), (0018-2015)
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar (0018-2015)
- Motor Vehicle Service Station (0018-2015)
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

BUSINESS ACTIVITIES

- Broadcasting / Communications facility

- Manufacturing Facility
 - Science and Technology Facility
 - Truck Terminal
 - Warehouse/Distribution Facility
 - Wholesaling Facility
 - Waste Processing Station
 - Waste Transfer Station
 - Composting Facility
 - Self Storage Facility
 - Contractor Service Shop
 - Medicinal Product Manufacturing Facility (0055-2015)
 - Medicinal Product Manufacturing Facility - Restricted (0055-2015)
- Entertainment Establishment
 - Recreational Establishment
 - Funeral Establishment
 - Private Club
 - Repair Establishment
 - Parking Lot
 - University/College
 - Courier/Messenger Service

HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Overnight Accommodation

OTHER

- Animal Boarding Establishment
- Active Recreational Use
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility (0297-2013)

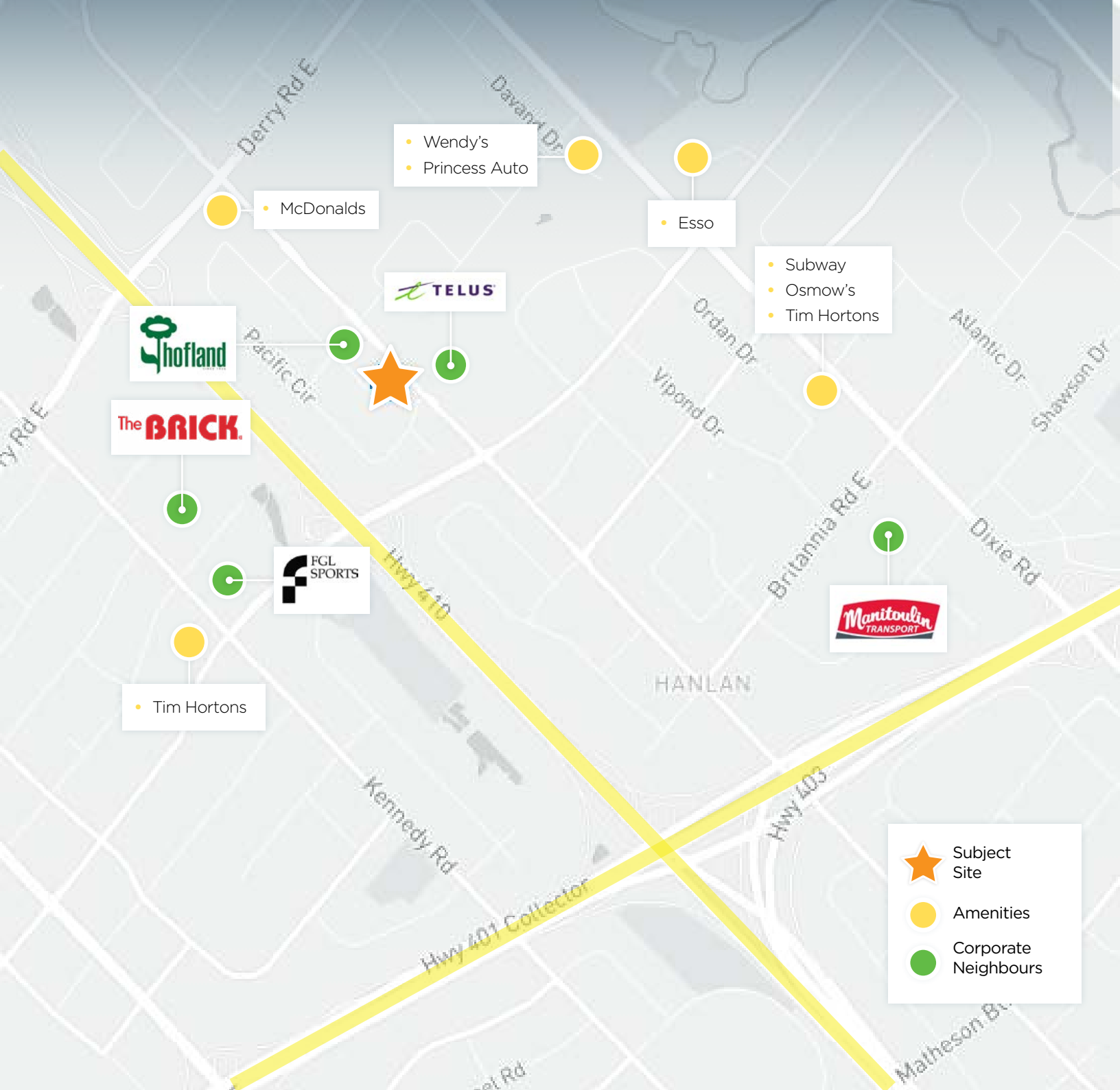
NON-PERMITTED USES

- × Adult Entertainment Establishment
- × Body-Rub Establishment
- × Night Club

For more information on E2 zoning in Mississauga, visit the link below:

CORE LOCATION

Premier Mississauga Industrial node, proximity to large labor pool, public transit and 400 series highways.



FOR LEASE | 6630 TOMKEN ROAD

MISSISSAUGA, ON



DRIVE TIMES

| | | | |
|----------------------------------|-------------------------------------|---------------------------------------|--------------------------------|
| Highway 410 3 Mins 1.4 KM | Highway 401 4 Mins 3.8 KM | Highway 403 8 Mins 6.0 KM | Highway 407 5 Mins 4.4 KM |
| Highway 427 10 Mins 11.5 KM | Pearson Airport 14 Mins 9.9 KM | Downtown Toronto 40 Mins 32.4 KM | |

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