



Industrial Units For Lease

5650 TOMKEN ROAD, MISSISSAUGA

Up to ±15,815 Sq. Ft. Available • ±16' Clear Height

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CBRE

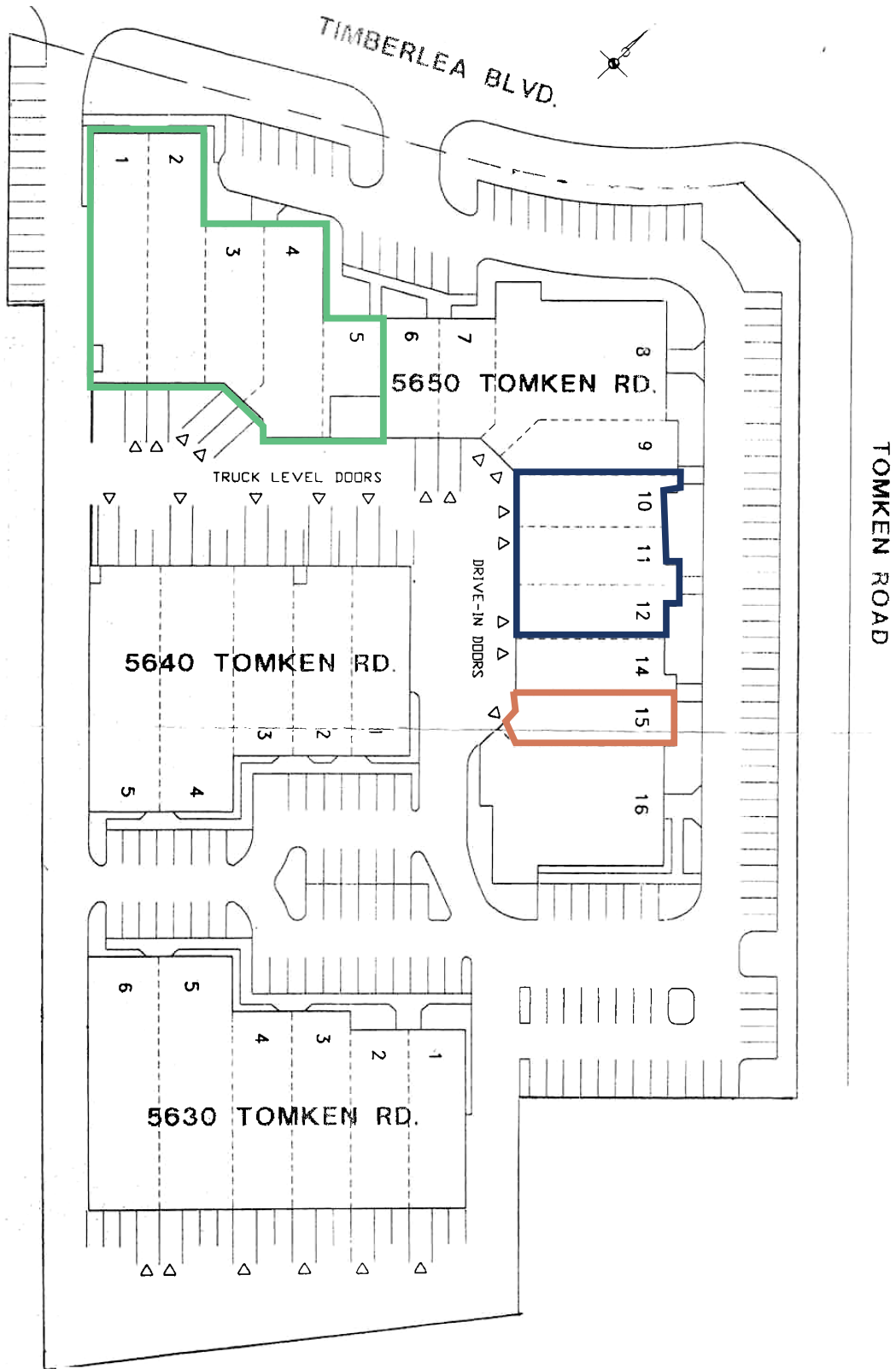
Property Details

	UNIT 3-5	UNIT 1-5	UNIT 10-12	UNIT 15
LOCATION	Tomken Road & Matheson Blvd E			
TOTAL AREA	±7,686 Sq. Ft.	±15,815 Sq. Ft.	±7,395 Sq. Ft.	±2,646 Sq. Ft.
OFFICE AREA	±20%	±25%	±90%	±70%
ASKING RATE	\$18.95 Per Sq. Ft. Net		\$17.50 Per Sq. Ft. Net	
T.M.I. (EST. 2025)	\$6.56 Per Sq. Ft.	\$4.64 Per Sq. Ft.	\$6.56 Per Sq. Ft.	
CLEAR HEIGHT	16'		±7'8"-16'5"	±8'9"-17'8"
SHIPPING DOOR	2 Truck Level	4 Truck Level 1 Drive-In	2 Drive-In	1 Drive-In
POSSESSION	Immediate	Unit 1-2: 30-60 days Unit 3-5: Immediate	Immediate	Immediate
ZONING	E2			

- ◆ Professionally owned and managed
- ◆ Quick access to Highways 401, 403 and 410



Site Plan



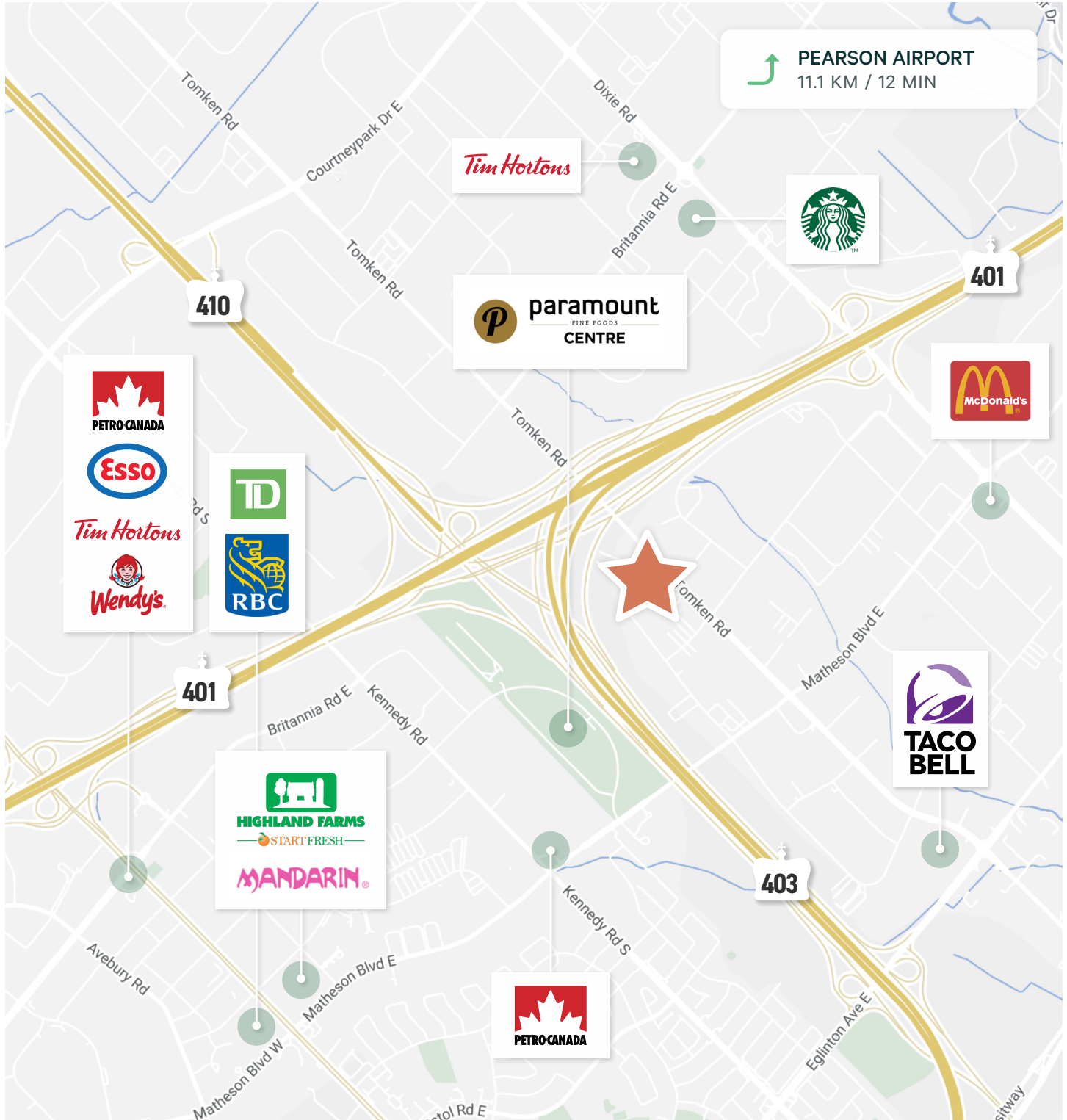
5650 Tomken Road Unit 1-5

5650 Tomken Road Unit 10-12

5650 Tomken Road Unit 15

Location Overview

Convenient access to: highways, intermodals and Toronto Pearson International airport.
Prime network location in the heart of the GTA West.



Zoning - E2 Employment

Permitted Uses

OFFICE

- ◆ Medical Office
- ◆ Office

BUSINESS ACTIVITIES

- ◆ Broadcasting / Communications facility
- ◆ Manufacturing Facility
- ◆ Science and Technology Facility
- ◆ Truck Terminal
- ◆ Warehouse/Distribution Facility
- ◆ Wholesaling Facility
- ◆ Waste Processing Station (1)
- ◆ Waste Transfer Station (1)
- ◆ Composting Facility (1)
- ◆ Self Storage Facility
- ◆ Contractor Service Shop
- ◆ Medicinal Product
- ◆ Manufacturing Facility (0055-2015) (14)
- ◆ Medicinal Product Manufacturing Facility - Restricted (0055-2015)

COMMERCIAL

- ◆ Restaurant (1)
- ◆ Convenience Restaurant (0018-2015) (1)(13)

- ◆ Take-out Restaurant (1)
- ◆ Commercial School
- ◆ Financial Institution (0191-2009), (0018-2015)(12)
- ◆ Veterinary Clinic
- ◆ Animal Care Establishment

MOTOR VEHICLE SERVICE

- ◆ Motor Vehicle Repair Facility - Restricted
- ◆ Motor Vehicle Rental Facility
- ◆ Motor Vehicle Wash Facility - Restricted
- ◆ Gas Bar (0018-2015) (1)(2)(13)
- ◆ Motor Vehicle Service Station (0018-2015) (13)
- ◆ Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles (1)

HOSPITALITY

- ◆ Banquet Hall/Conference
- ◆ Centre/Convention Centre
- ◆ Night Club (1)(3)
- ◆ Overnight Accommodation

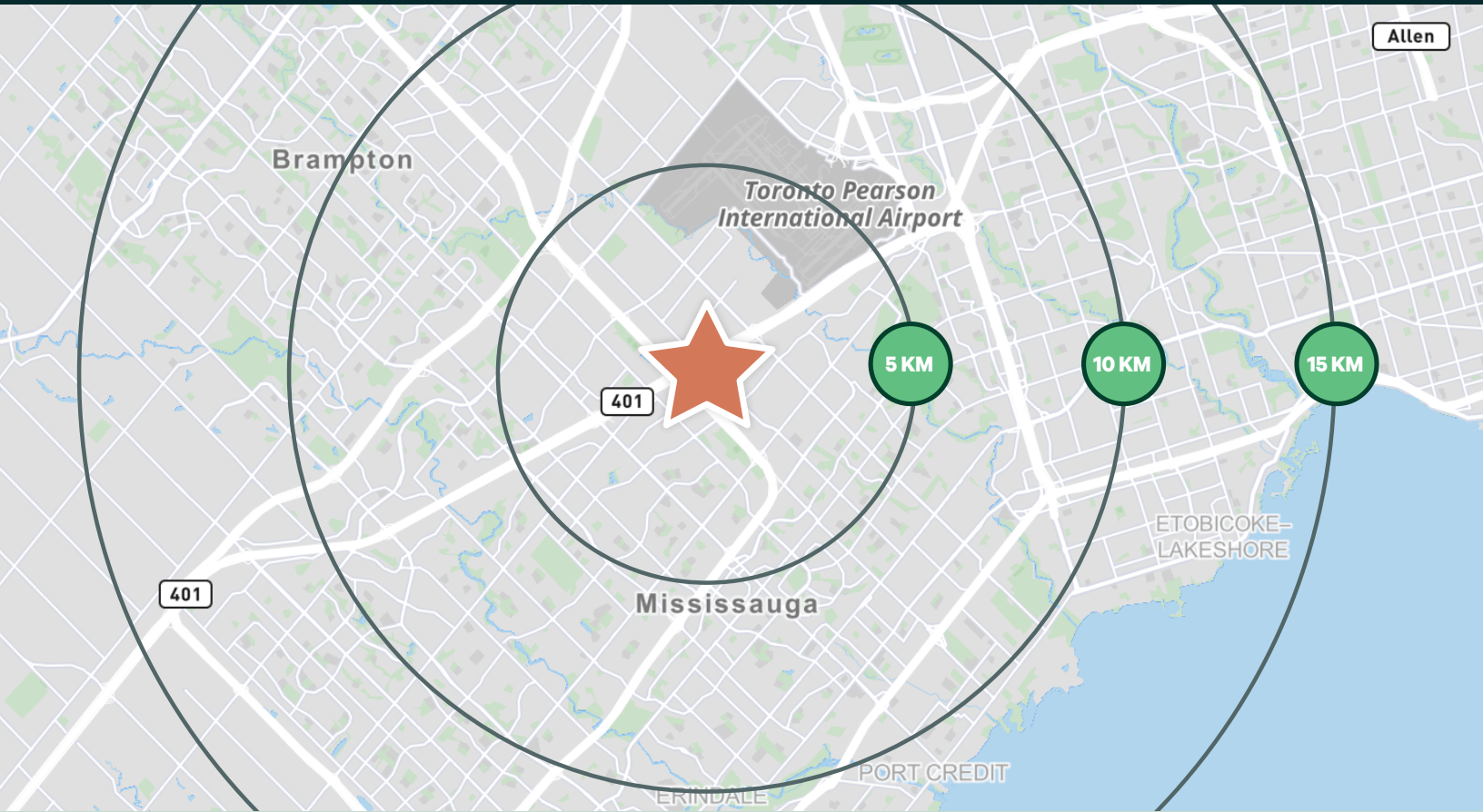
OTHER

- ◆ Adult Video Store (1)
- ◆ Adult Entertainment Establishment (1)

- ◆ Animal Boarding Establishment (1)
- ◆ Active Recreational Use
- ◆ Body-Rub Establishment (1)
- ◆ Beverage/Food Preparation Establishment
- ◆ Truck Fuel Dispensing Facility (0297-2013)
- ◆ Entertainment Establishment
- ◆ Recreational Establishment
- ◆ Funeral Establishment (4)
- ◆ Private Club
- ◆ Repair Establishment
- ◆ Parking Lot
- ◆ University/College
- ◆ Courier/Messenger Service

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TRAVEL TIMES

HIGHWAY 403
5 MIN / 3.1 KM

HIGHWAY 410
7 MIN / 3.4 KM

HIGHWAY 401
6 MIN / 2.9 KM

HIGHWAY 407
10 MIN / 10.4 KM

PEARSON INTL AIRPORT
12 MIN / 11.1 KM

CN INTERMODAL BRAMPTON
16 MIN / 18.3 KM

CP INTERMODAL VAUGHAN
24 MIN / 26.5 KM

DOWNTOWN TORONTO
26 MIN / 31.6 KM

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