



For Sale

Highly Functional Freestanding Industrial Building

6130 Tomken Road, Mississauga, ON

Opportunity to purchase a 37,964 SF building on a 1.975 AC corner lot with renovated offices, heavy power and transit available directly outside the property.

Accelerating success.

Asking Price:

\$16,700,000

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Colliers



Property Overview

6130 Tomken Road, Mississauga, ON

Building Size 37,964 SF

Office Area 15%

Lot Area 1.975 AC

Ceiling Height 18'10"

Power 3,000 Amps

Zoning E2

Shipping 3 TL / 1 DI

Bay Size 32'10" x 33'5"

Taxes \$82,325.98 (2023)

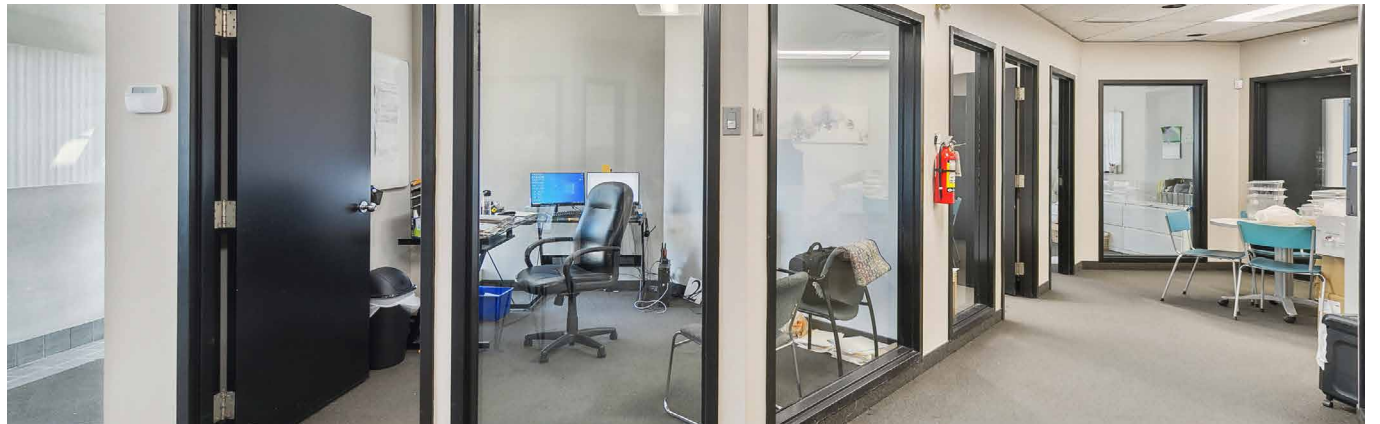
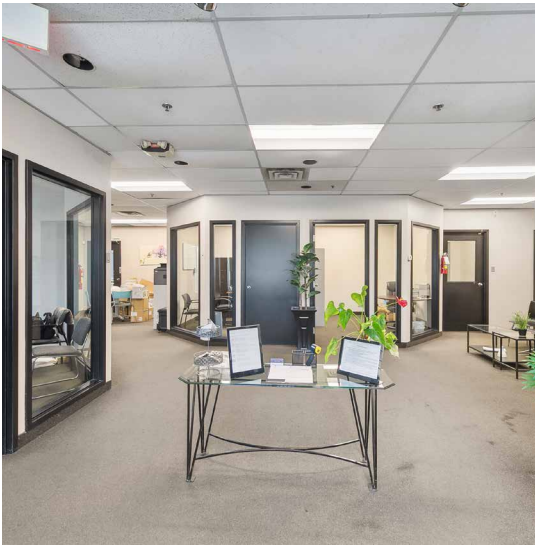
Possession 120 Days / TBD

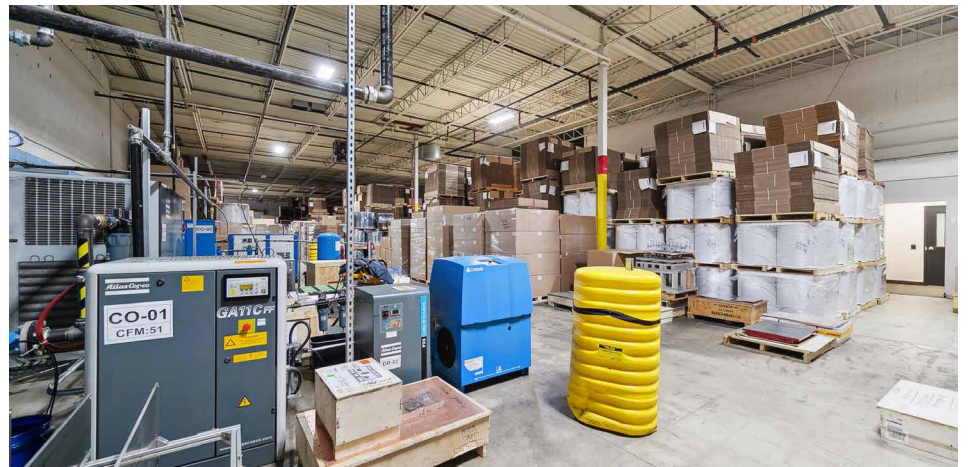
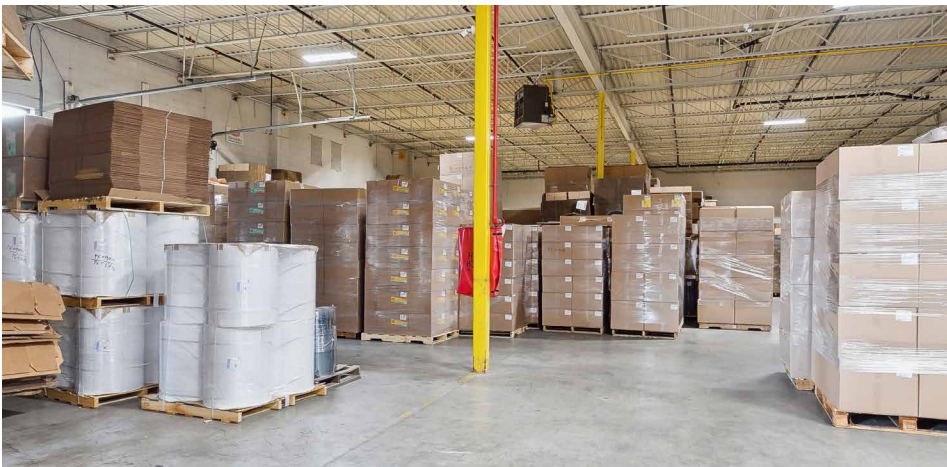
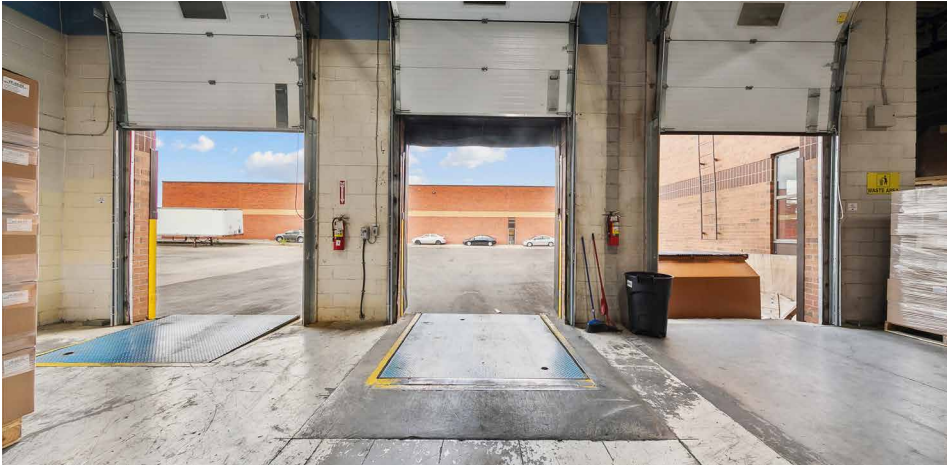
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Comments

- Freestanding corner lot building
- Renovated offices
- Shipping allows 53' trailer access
- Public transit available in front of property
- New asphalt
- Updated LED lighting, partially motion sensed
- Employee locker rooms & change rooms, lunch room areas
- Currently GFSI-SQF Certified
- +/- 55 Employee parking spots
- Bell Fiber connectivity in the building
- Close proximity to highway 410, 401, 403, 427 & 407



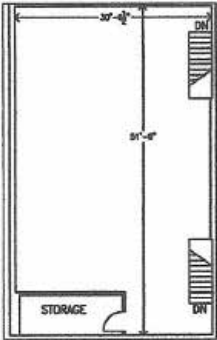
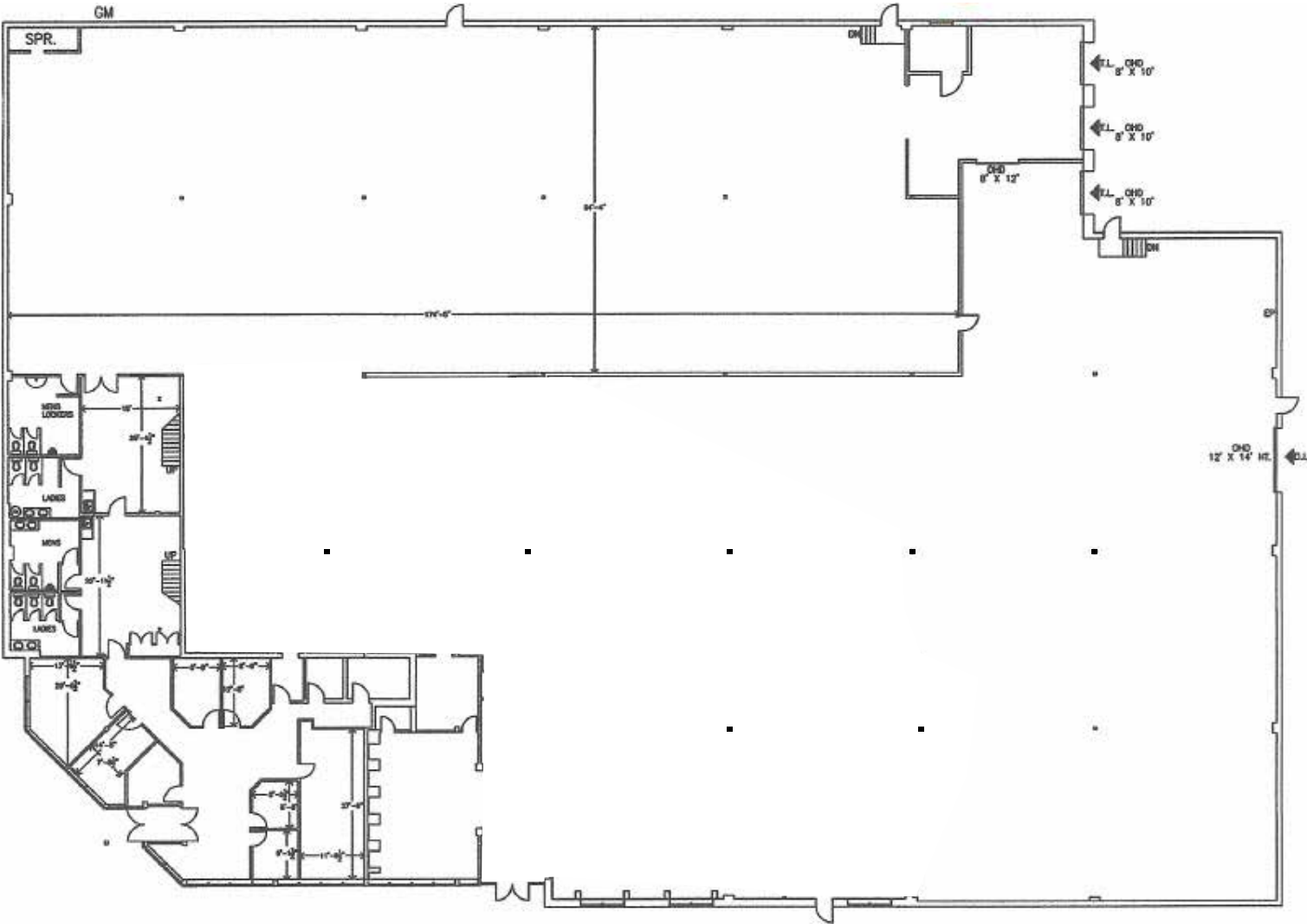








Floor Plan



MEZZANINE: 1,738 SQ. FT.

Zoning Information




6130 Tomken Road, Mississauga, ON



Permitted Uses - E2

- Medical Office
- Office
- Broadcasting/Communication 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
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Active Recreational Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Repair Establishment
- Parking Lot

Site Access

-  Major Routes
-  Future Hurontario LRT
-  Mississauga Transitway

Highway 401
5 minutes

Highway 410
6 minutes

Highway 409
15 minutes

Highway 403
10 minutes

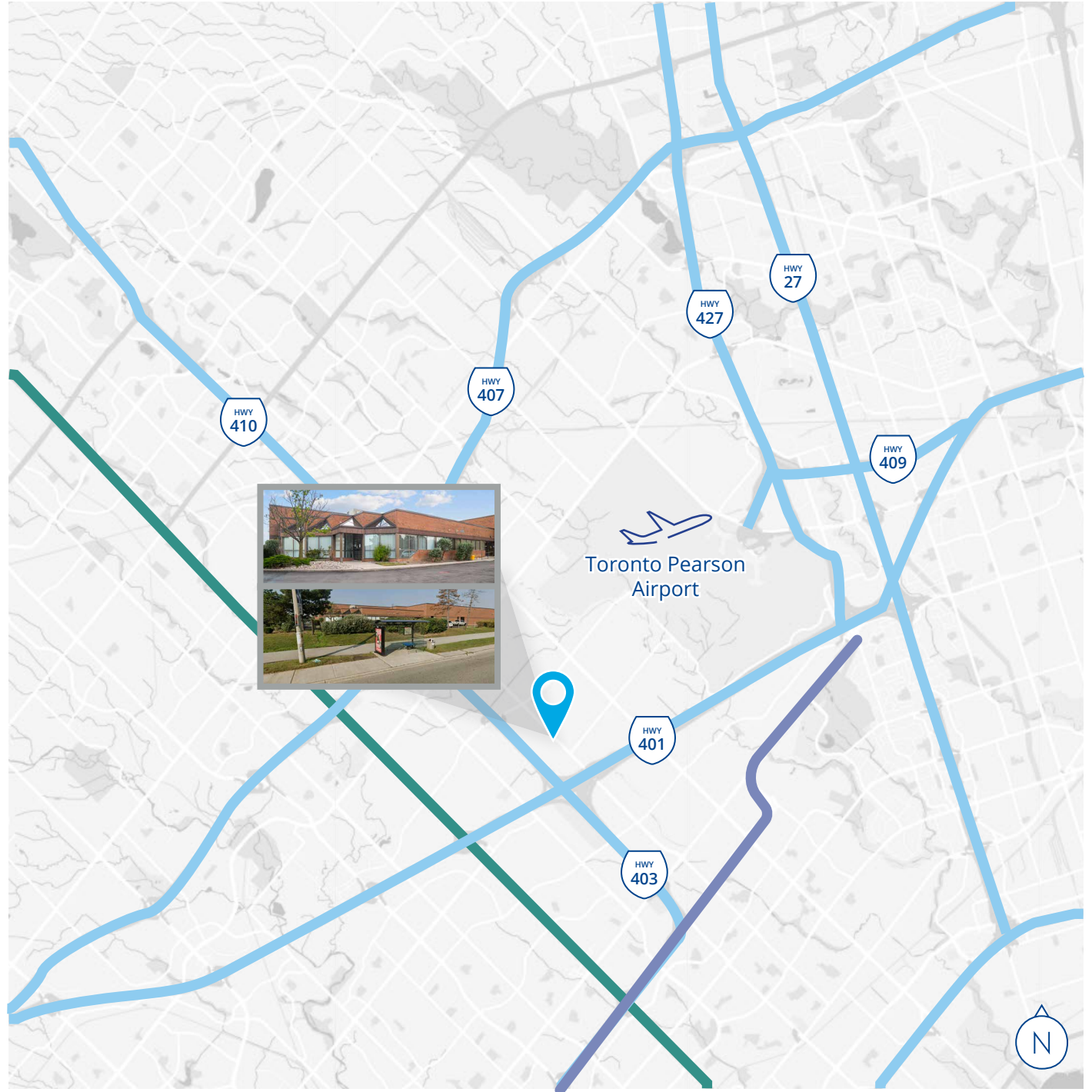
Highway 407
12 minutes

Highway 427
15 minutes

 **Public Transit**
Immediately Outside Building on Tomken Road

 **Pearson International Airport**
15 Minutes

 **Malton GO Subway Station**
18 Minutes



Nearby Amenities

 Subject property



Interested parties will be required to execute and submit the Advisor's Confidentiality Agreement prior to receiving access to the Vendor's electronic data room containing additional information on the Offering.



By signing the Confidentiality Agreement, prospective Buyers will gain access to the following:

- Property Survey
- Environmental Reports
 - Tax Bill
- Capital Expenditures



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