

**AVISON  
YOUNG**



**Industrial spaces for lease**

# Westport Business Centre

**6625 - 6705 Tomken Road**  
Mississauga, ON



## Get more information

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**Jordan Smith\***

Senior Associate

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\*Sales Representative



# Property Details

# Westport Business Centre



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



### Asking Net Rent

\$16.95 psf to \$18.00 psf

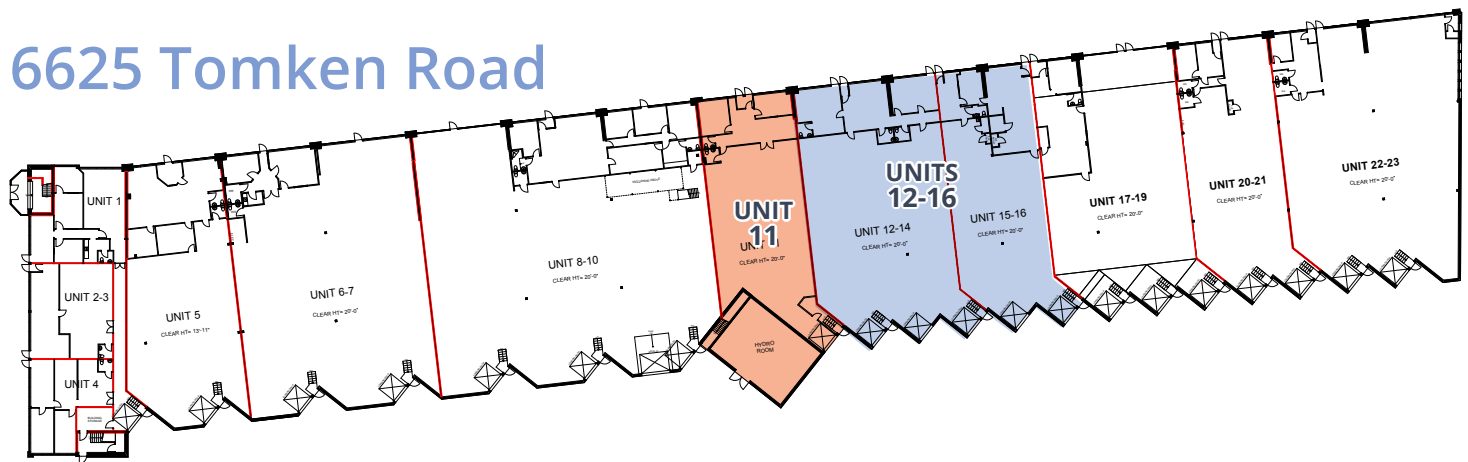
### TMI (2025)

\$5.01 psf

# Availability

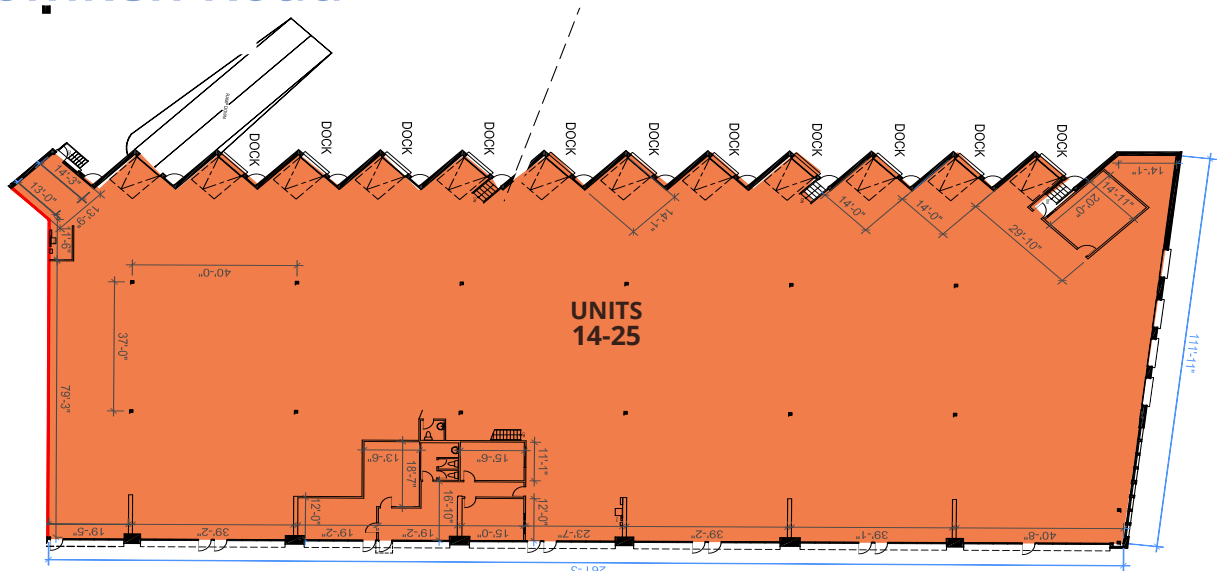
# Westport Business Centre

## 6625 Tomken Road



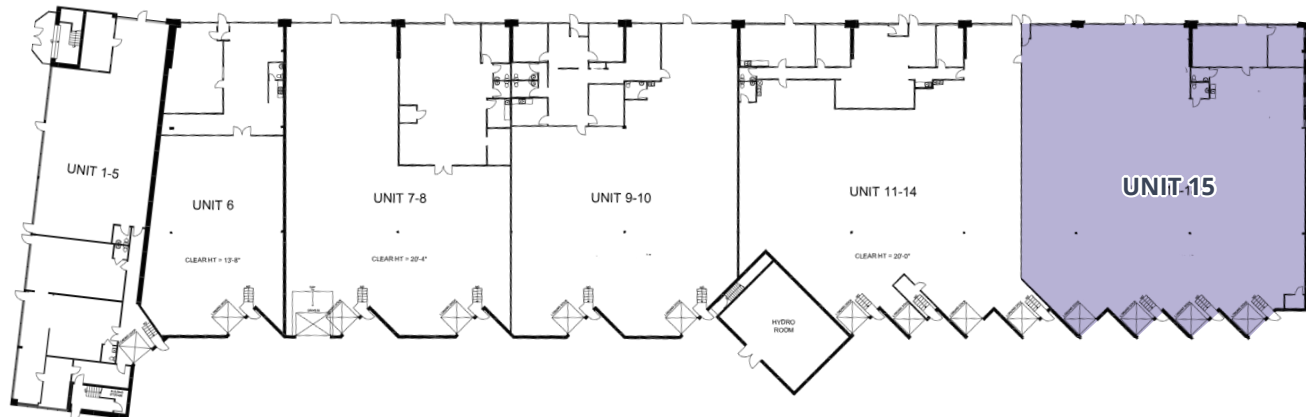
UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	ASKING NET RENT	COMMENTS
11	3,957	23%	1 T/L	20'	Jan 1, 2026	\$18.00 psf	Can accommodate 53' trailers.
12-16	11,083	24%	4 T/L 1 DI	20'	Immediate	\$16.95 psf	Potential to demise. Can accommodate 53' trailers.

## 6645 Tomken Road



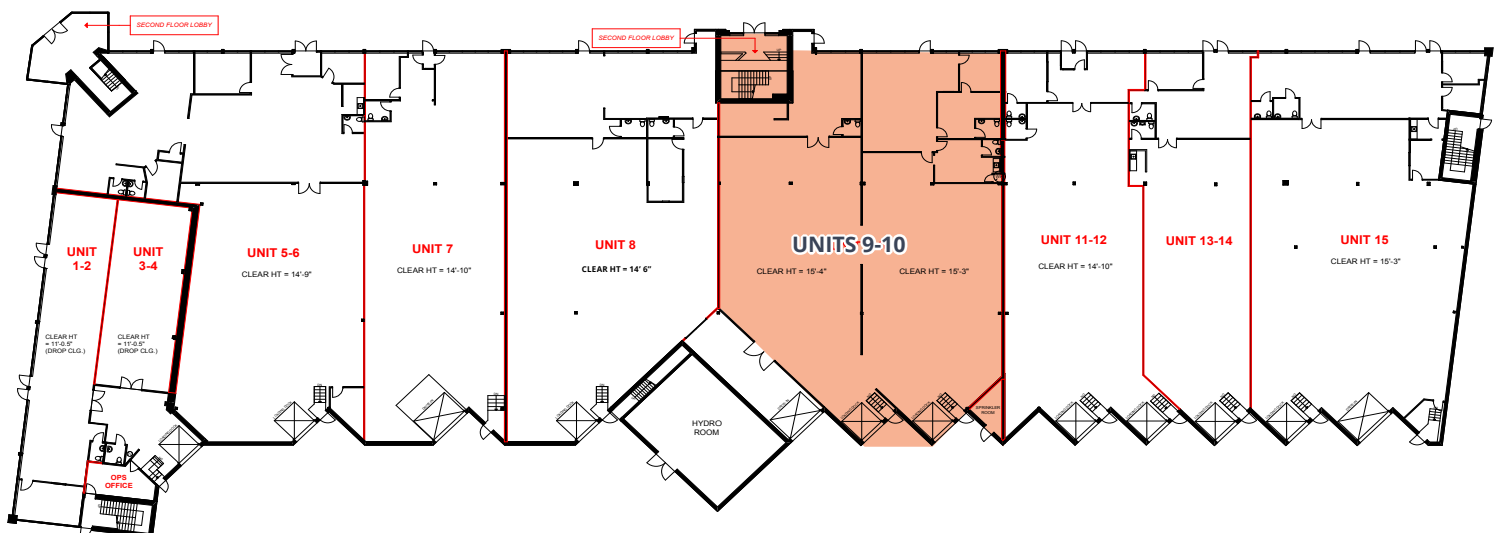
UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	ASKING NET RENT	COMMENTS
14-25	30,286	5%	12 T/L 1 DI	20'	Immediate	\$16.95 psf	Can accommodate 53' trailers. Potential to demise
14-19	15,126	5%	6 T/L 1 DI	20'	Immediate	\$17.50 psf	Can accommodate 53' trailers.
20-25	15,126	5%	6 T/L	20'	Immediate	\$17.50 psf	Can accommodate 53' trailers.

## 6665 Tomken Road



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	ASKING NET RENT	COMMENTS
15	11,097	<7%	4 T/L	20'	Immediate	\$17.50 psf	Prime exposure on Tomken Rd. Shipping court can accommodate 53' trailers. Functional office/warehouse layout.

## 6705 Tomken Road



UNIT(S)	SIZE (SF)	OFFICE	SHIPPING	CLEAR HEIGHT	AVAILABLE	ASKING NET RENT	COMMENTS
9-10	8,482	27%	2 T/L	14' 6"	Immediate	\$16.25 psf	Potential to demise. Can accommodate 53' trailers.



# Photos

# Westport Business Centre

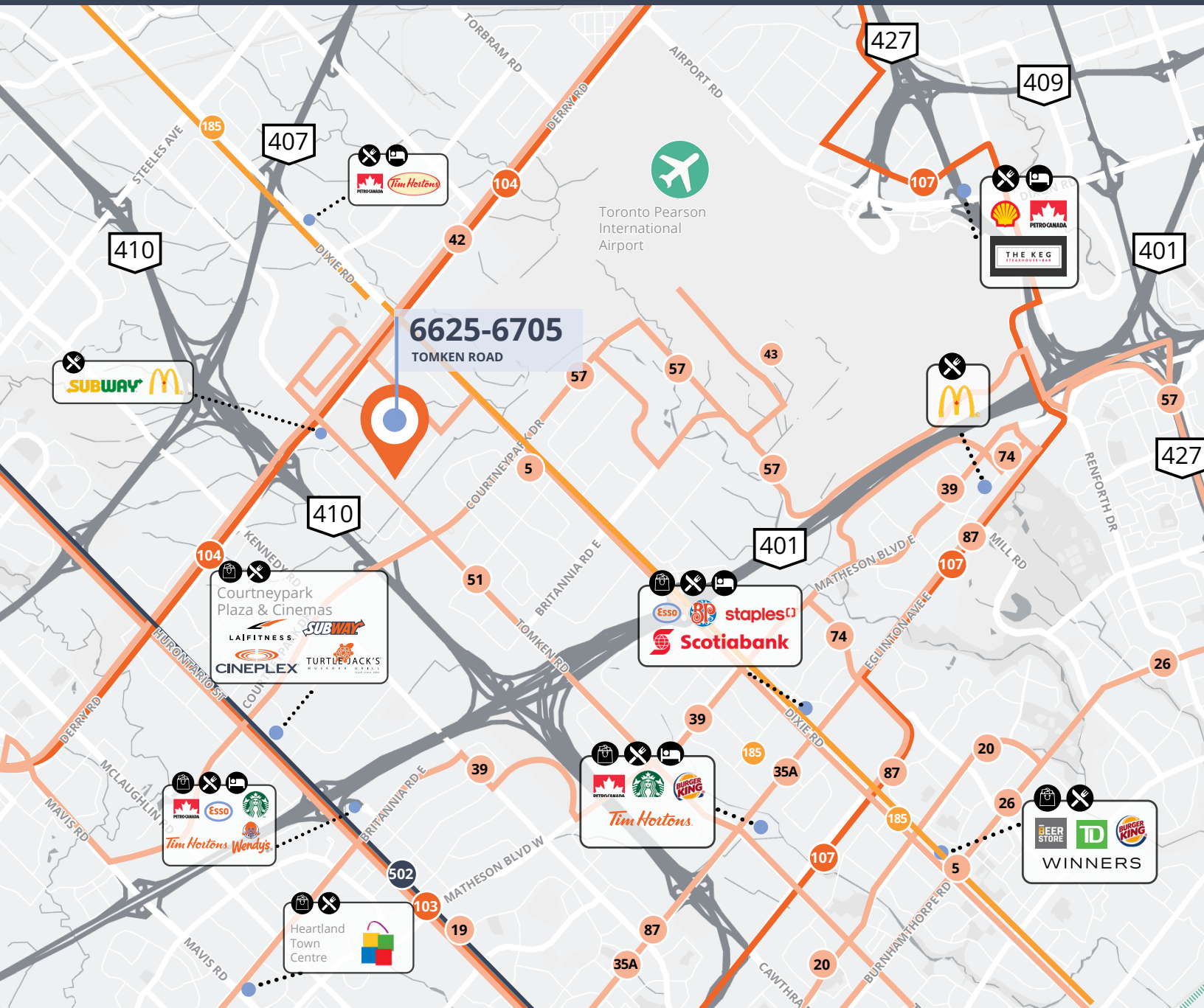
6665 Tomken Road, Unit 15





# Transit & Amenities

# Westport Business Centre



## Public Transit



- |                         |                 |                        |                     |
|-------------------------|-----------------|------------------------|---------------------|
| 5 Dixie                 | 39 Britannia    | 87 Meadowvale-Skymark  | 502 Main-Hurontario |
| 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              |                     |



## Distances from Westport Business Centre

- |                           |                       |
|---------------------------|-----------------------|
| 9.9 km to Toronto Airport | 1.3 km to Highway 410 |
| 3.1 km to Highway 407     | 3.7 km to Highway 401 |

# About the Landlord

# Westport Business Centre

*Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.*

*Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.*

*Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.*

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The Plans & Drawings are conceptual only and are subject to change without notice at the discretion of the Landlord.

