

# 6130 Tomken Road

Mississauga, Ontario

37,964 SQ. FT. (90% INDUSTRIAL/10% OFFICE) | SALE PRICE \$17,999,000

For more informations,  
please contact:

**Colin Matthews\***  
Vice President  
416 798 6207  
[colin.matthews@cbre.com](mailto:colin.matthews@cbre.com)





# Property Details



**Lot Size** 1.975 Acres

**Sale Price** \$17,999,000

**Heat** Gas Forced Air – Open

**Freestanding** YES



**37,964 Sq. Ft.**  
Total Size



**10%**  
Office Size



**90%**  
Industrial Size



**18'8" Ft.**  
Clear Height



**E2**  
Zoning



**3**  
Truck Level



**1**  
Drive In

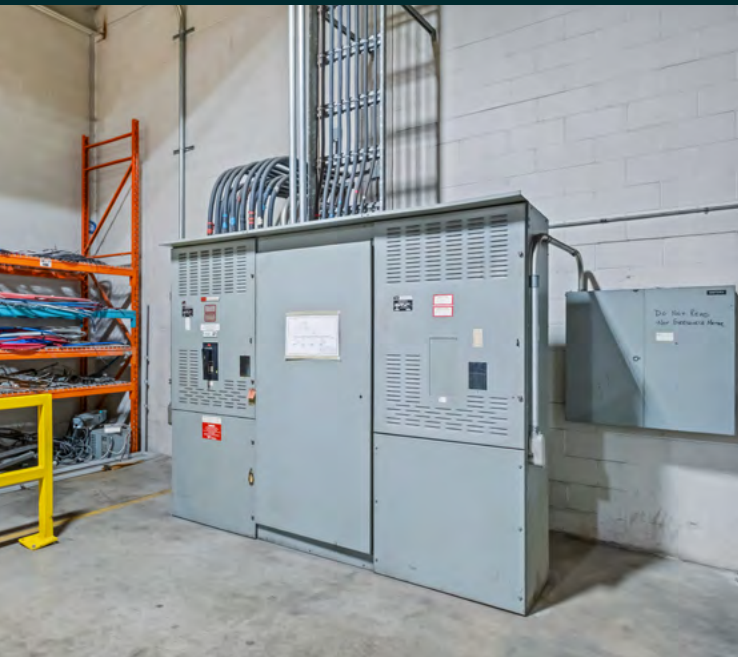
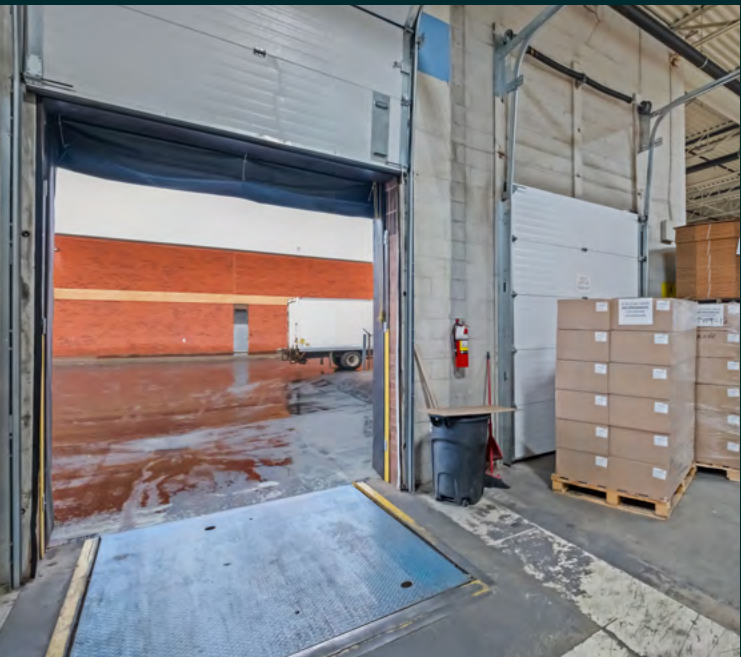
Loading levelers  
On 2 truck level doors

**Comments:**

Freestanding building for sale at the corner of Tomken Rd and Verbena Rd. Building features include renovated offices, heavy power, LED lighting partially on motion sensors and new asphalt. Shipping area can accommodate 53’ trailers.

Public transit available in front of property and easily accessible by many major highways including Highway 410, 401, 403 and 427. Clean Phase 2 ESA in 2019.









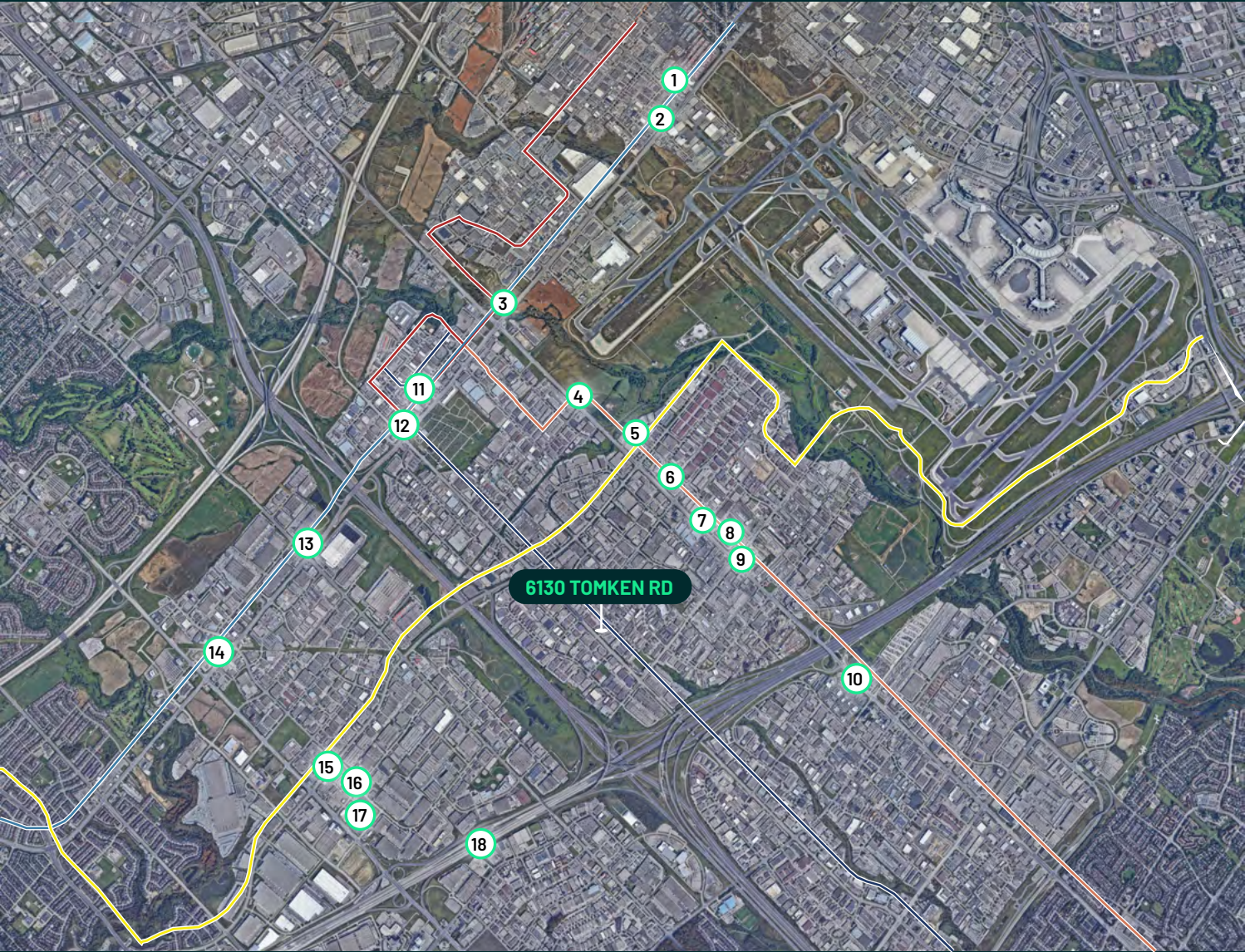
# Amenities & Transit Map

## Amenities

- |                 |                            |                      |
|-----------------|----------------------------|----------------------|
| 1. Burger King  | 8. Burger King             | 15. McDonald's       |
| 2. Tim Hortons  | 9. Starbucks               | Boston Pizza         |
| 3. Petro-Canada | Shell                      | Subway               |
| 4. Tim Hortons  | 10. A&W                    | Montana's            |
| 5. Esso         | Kelseys Original Roadhouse | 16. Dairy Queen      |
| 6. CIBC Bank    | Montana's                  | Freshii              |
| RBC Bank        | 11. Subway                 | 17. Starbucks        |
| 7. Tim Hortons  | 12. McDonald's             | 18. Leon's Furniture |
| Petro-Canada    | 13. Tim Hortons            |                      |
|                 | 14. Tim Hortons            |                      |
|                 | Mr.Sub                     |                      |

## Transit

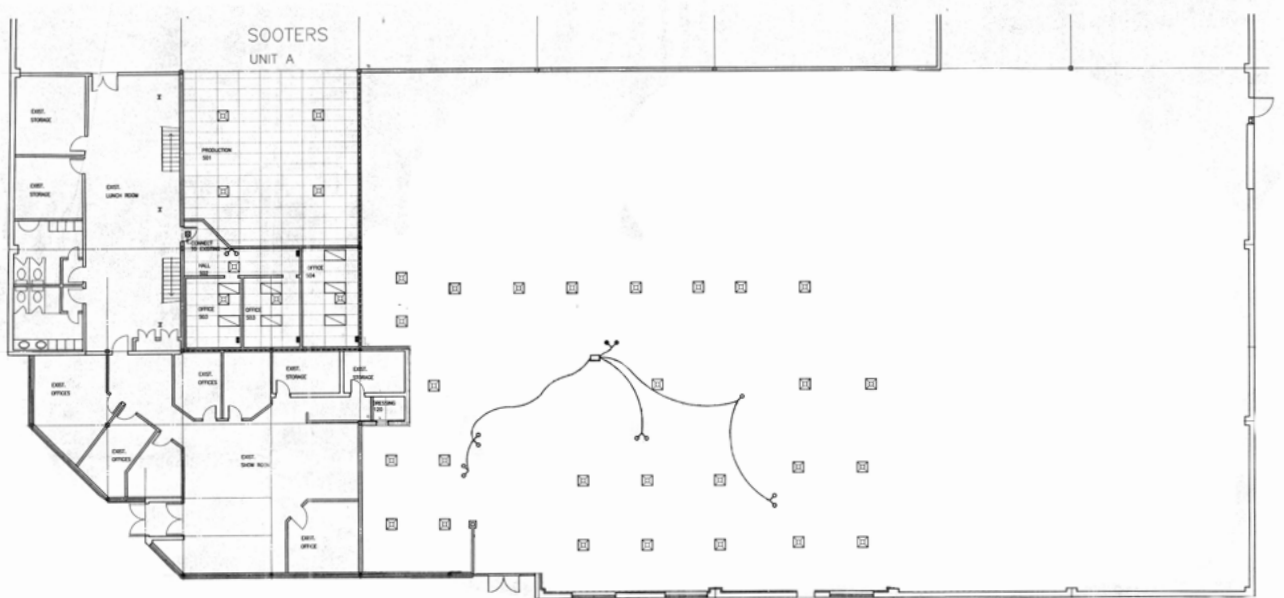
- MiWay Transit Route 15 - Drew
- MiWay Transit Route 42 - Derry
- MiWay Transit Route 5 - Dixie
- MiWay Transit Route 51 - Tomken
- MiWay Transit Route 57 - Courtneyark



All information must be confirmed.

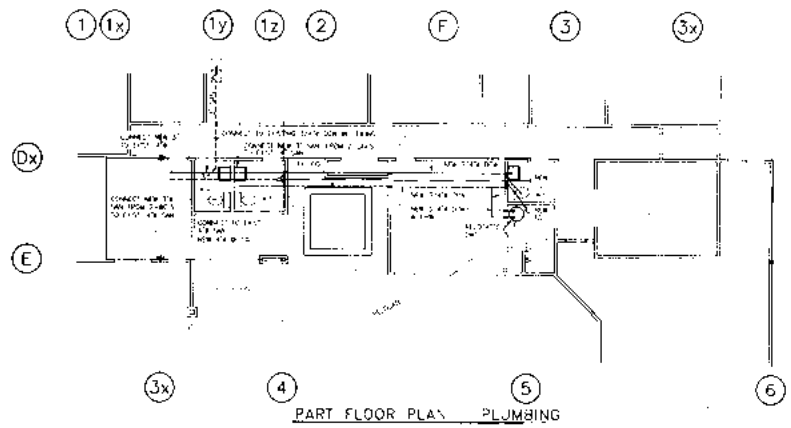
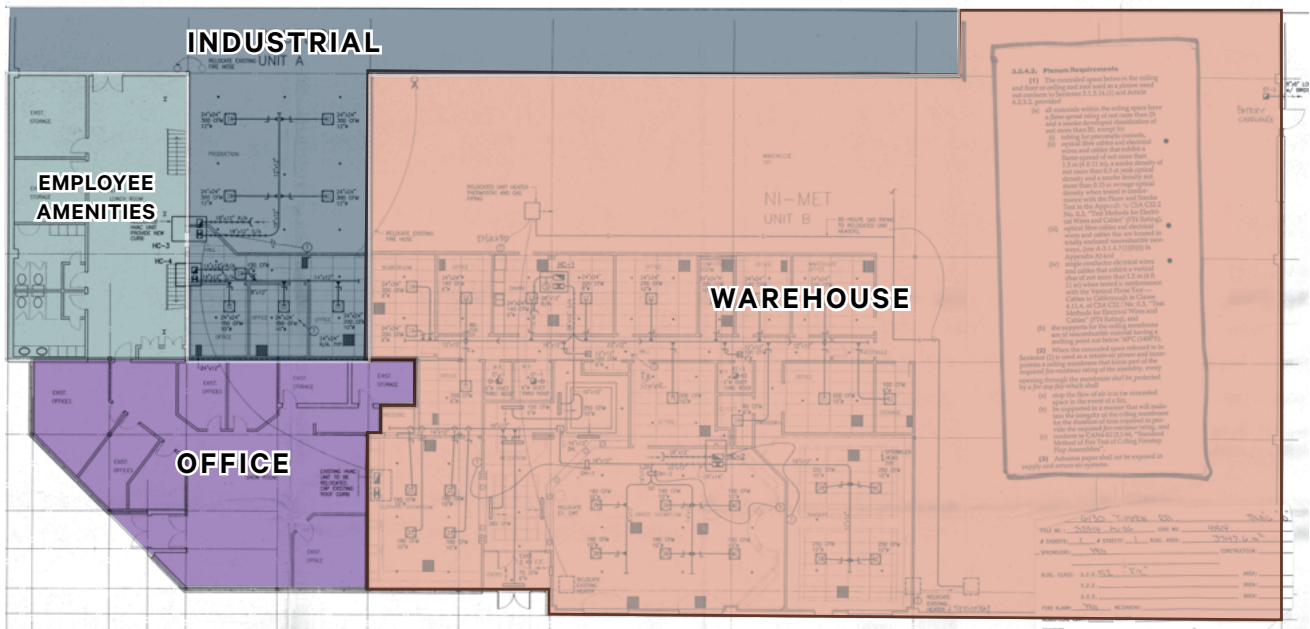


# Floor Plan



All information must be confirmed.

# Plumbing Plan





# 6130 Tomken Road

Mississauga, Ontario

For more informations,  
please contact:

**Colin Matthews\***  
Vice President  
416 798 6207  
[colin.matthews@cbre.com](mailto:colin.matthews@cbre.com)

CBRE Limited | 5935 Airport Road, Suite 700, Mississauga, ON M9W 6R3 | \*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

**CBRE**