



# Industrial Units For Lease

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## 5650 TOMKEN ROAD UNIT 1-5, MISSISSAUGA

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

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**KYLE HANNA\***

Vice Chairman  
416 798 6255  
kyle.hanna@cbre.com

**EVAN S. WHITE\***

Vice Chairman  
416 798 6232  
evan.white@cbre.com

**EVAN T. WHITE\***

Associate Vice President  
905 234 0377  
evan.white2@cbre.com

**JACK SNELL\***

Sales Representative  
416 798 6250  
jack.snell@cbre.com

\*Sales Representative

**CBRE**

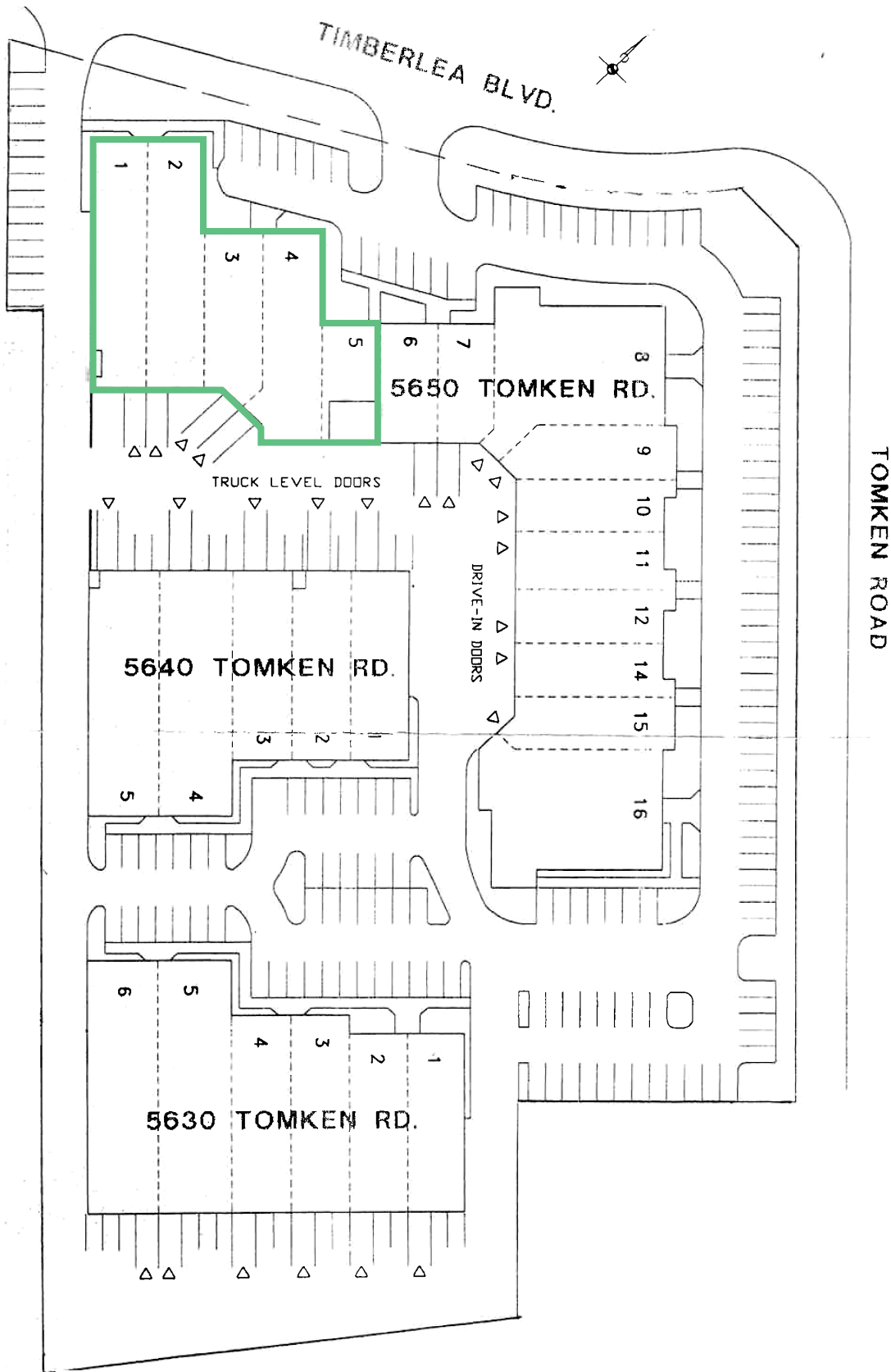
# Property Details

	UNIT 3-5	UNIT 1-5
LOCATION	Tomken Road & Matheson Blvd E	
TOTAL AREA	±7,686 Sq. Ft.	±15,815 Sq. Ft.
OFFICE AREA	±20%	±25%
ASKING RATE	Negotiable	
T.M.I. (EST. 2024)	\$6.12 Per Sq. Ft.	
CLEAR HEIGHT	16'	
SHIPPING	2 Truck Level Doors	4 Truck Level Doors, 1 Drive-In Door
POSSESSION	July 1, 2024	
ZONING	E2	

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



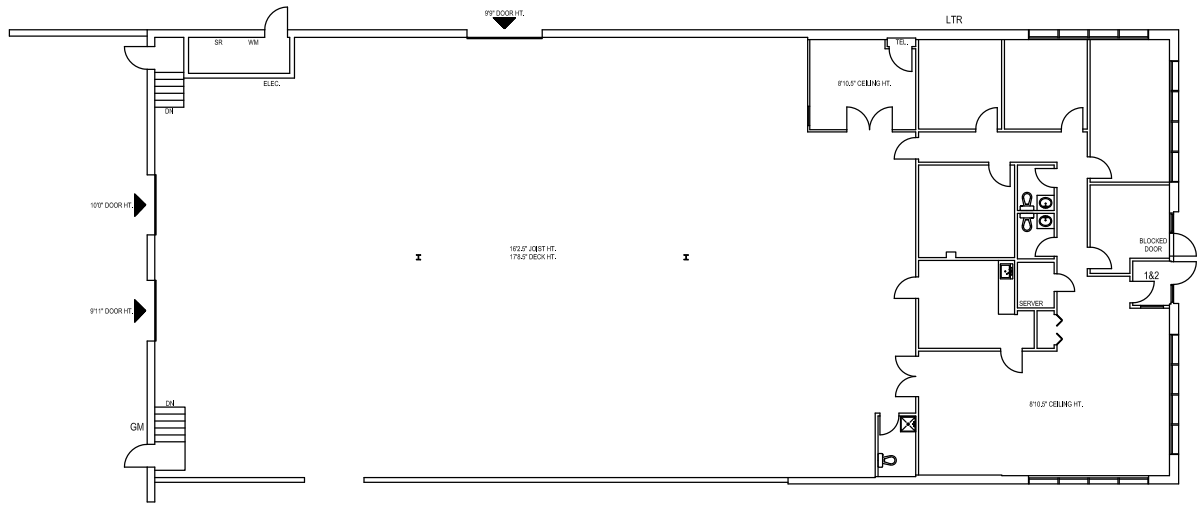
# Site Plan



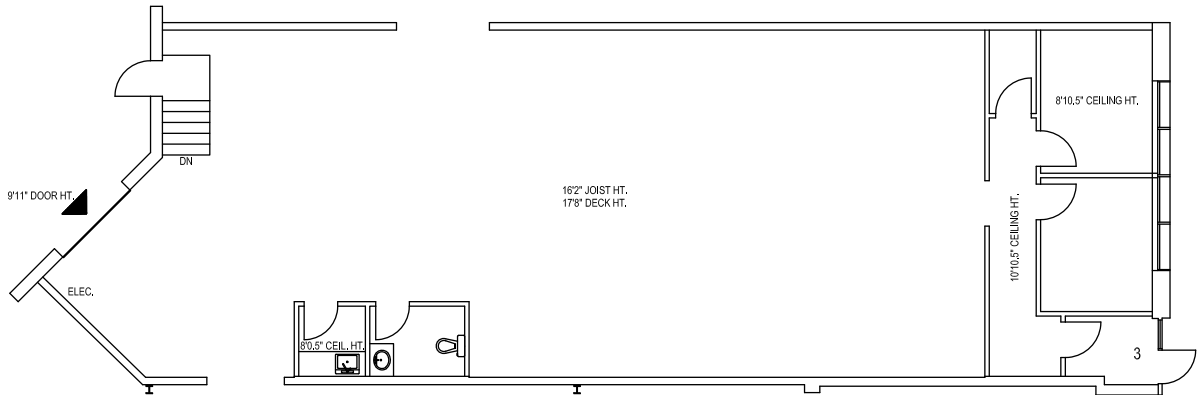
 5650 Tomken Road Unit 1-5

# Floor Plans

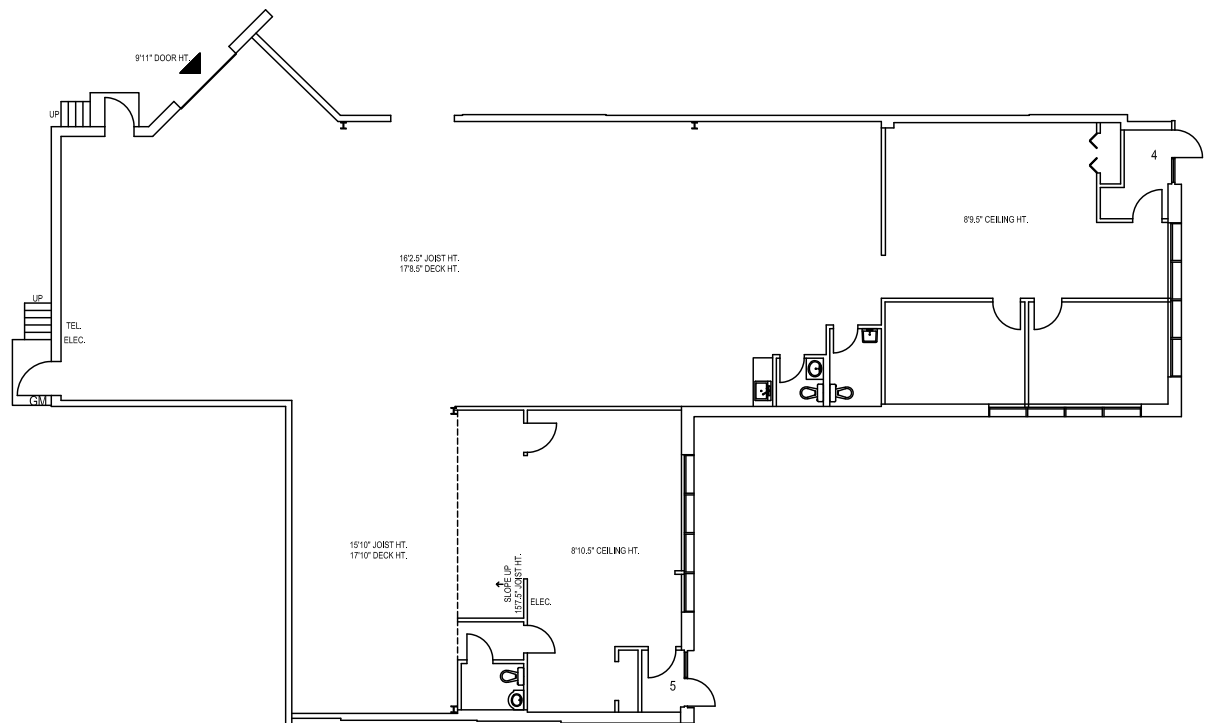
## Unit 1-2



## Unit 3

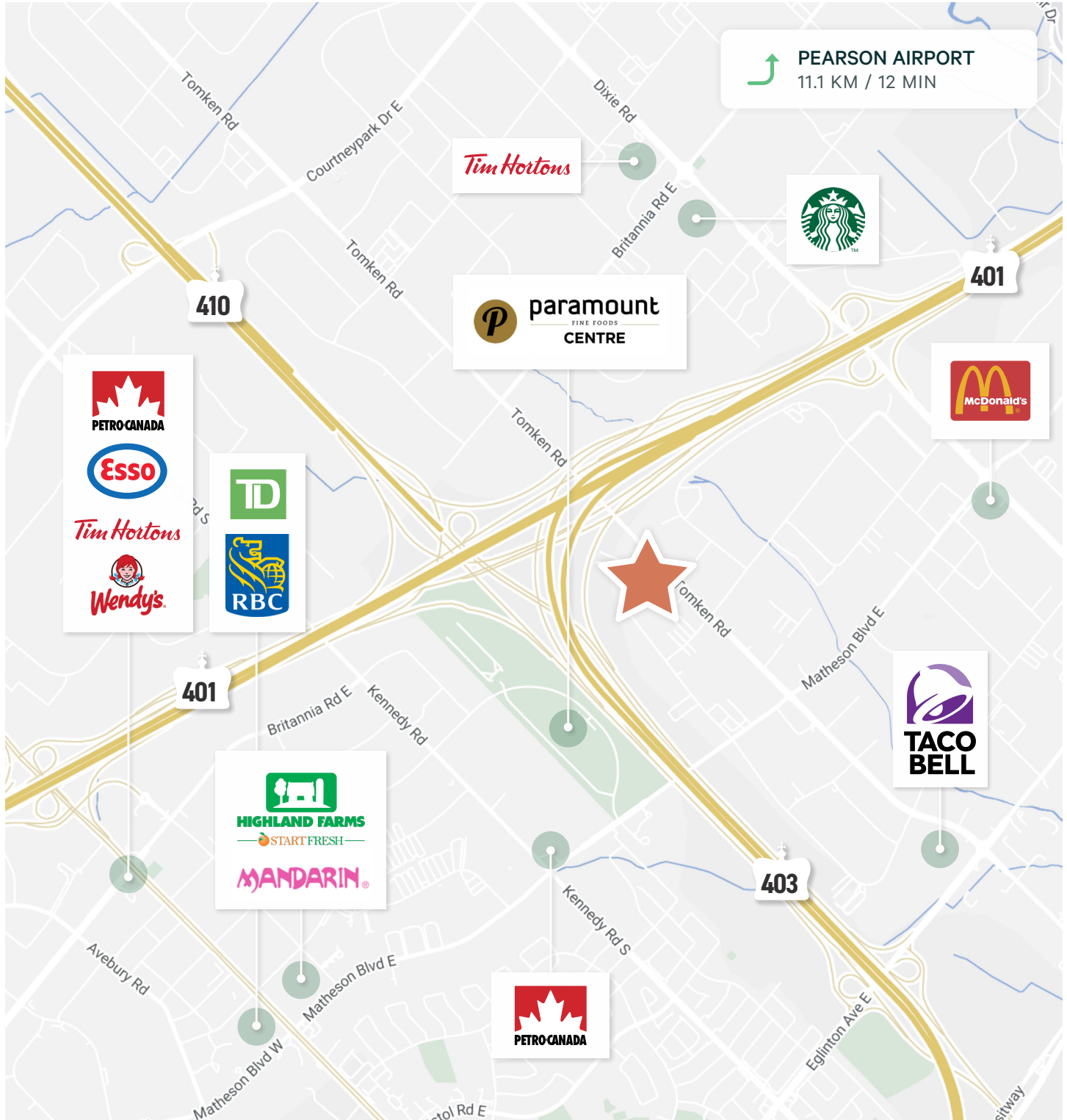


## Unit 4-5



# 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

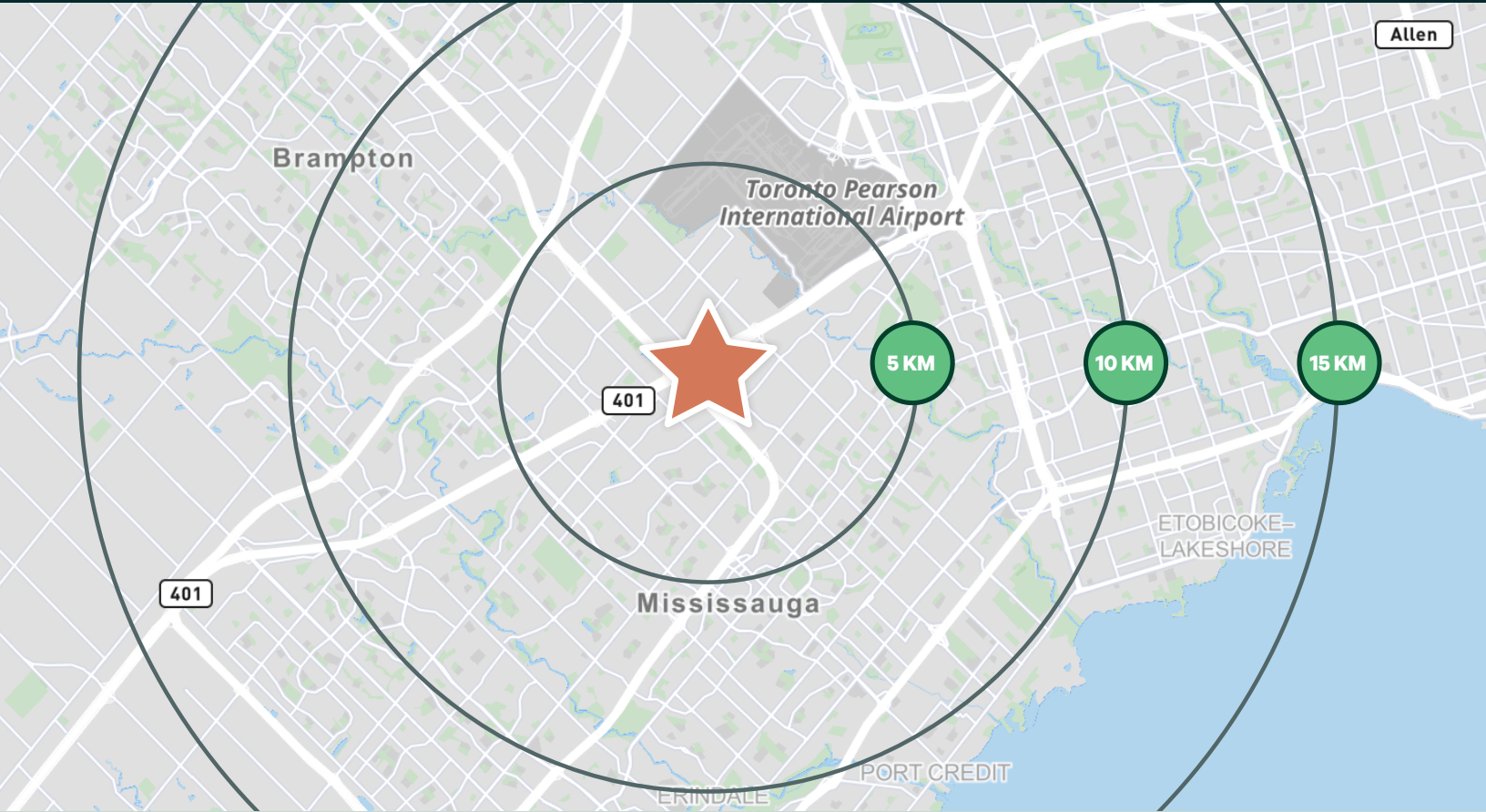
### OTHER

- ◆ 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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Evan.White@cbre.com

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416 798 6250  
Jack.Snell@cbre.com

**CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST**  
5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

\*Sales Representative

**CBRE**

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