



EXCLUSIVE OFFER

**3 MONTHS NET FREE**

Available on new leases of 5 years or greater



MULTIPLE SIZE CONFIGURATIONS AVAILABLE

# INDUSTRIAL SPACE FOR LEASE

**WM**  
**WESTPORT**  
BUSINESS CENTRE

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

# PROPERTY HIGHLIGHTS

Centrally located with access to all 400 series Highways

Public transit located at business parks doorstep

Professionally owned and managed complex

All units equipped with truck-level shipping (accommodates 53' trailer)

5-buildings total, units ranging from 2,500 sf up to over 30,000 sf

75% of units possess 20' clear height

Ample onsite parking

Business Centre surrounded by amenities





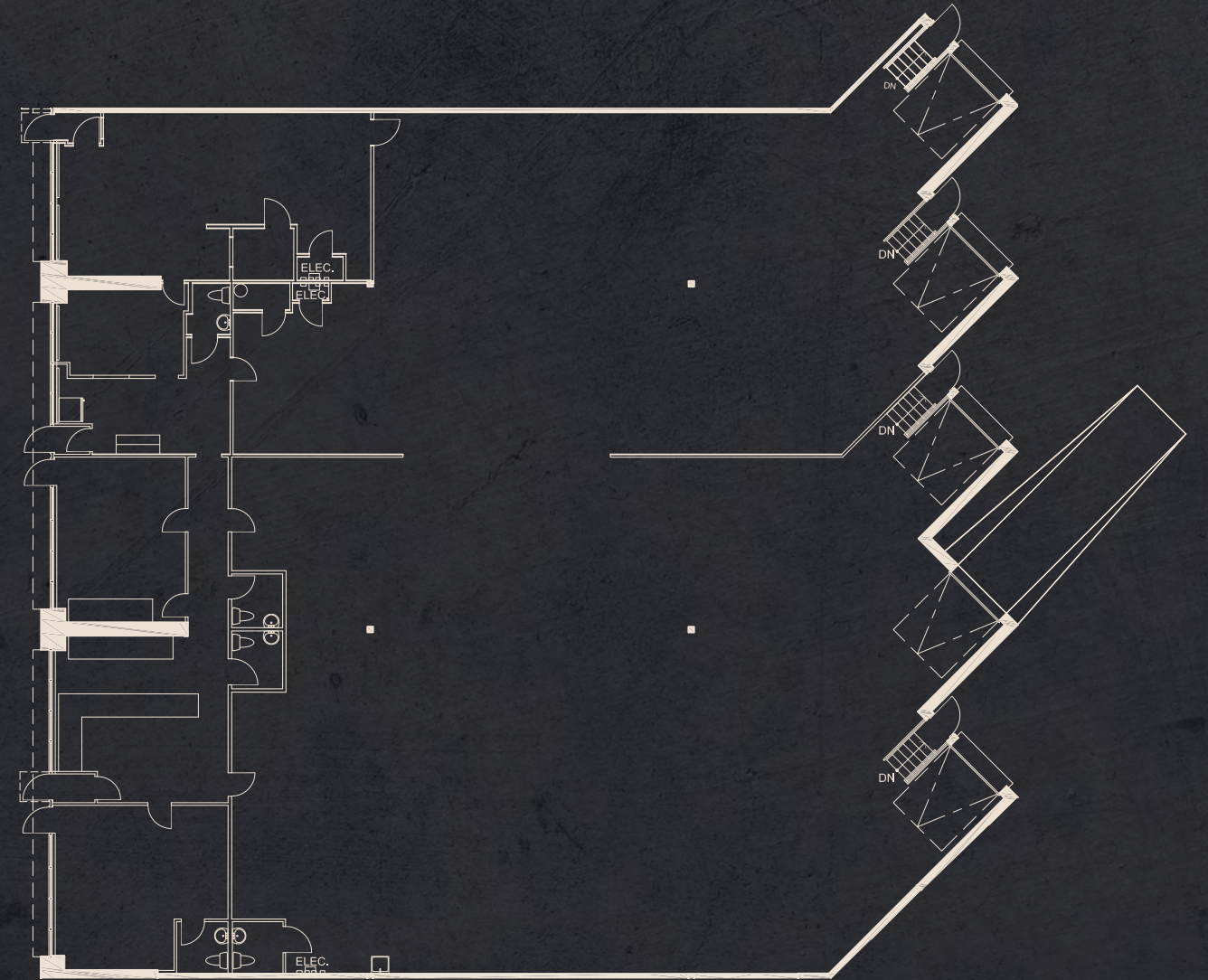
Click address for unit flyer 

	Size	Office Area	Net Rent	Add. Rent	Available
<a href="#">6625 Tomken Road, 12-16</a>	11,083 SF	2,660 SF	\$16.95 PSF	\$5.43	October 1, 2026
<a href="#">6645 Tomken Road, 14 - 24</a>	30,252 SF	1,440 SF	\$13.50 PSF	\$5.43	Immediate
<a href="#">6645 Tomken Road, 14-19</a>	15,904 SF	1,440 SF	\$17.50 PSF	\$5.43	Immediate
<a href="#">6645 Tomken Road, 20-24</a>	14,348 SF	5%	\$17.50 PSF	\$5.43	Immediate
<a href="#">6665 Tomken Road, 7-8</a>	9,089 SF	2,105 SF	\$17.50 PSF	\$5.43	Immediate
<a href="#">6705 Tomken Road, 9-10</a>	8,482 SF	2,249 SF	\$16.25 PSF	\$5.43	Immediate

\*Add. Rent not inclusive of 15% Management Fee

6625 TOMKEN ROAD

# UNIT 12-16



SIZE  
**11,083 SF**

OFFICE AREA  
**2,660 SF**

NET RENT  
**\$16.95 PSF**

ADDITIONAL RENT  
**\$5.43 PSF**

CLEAR HEIGHT  
**20'**

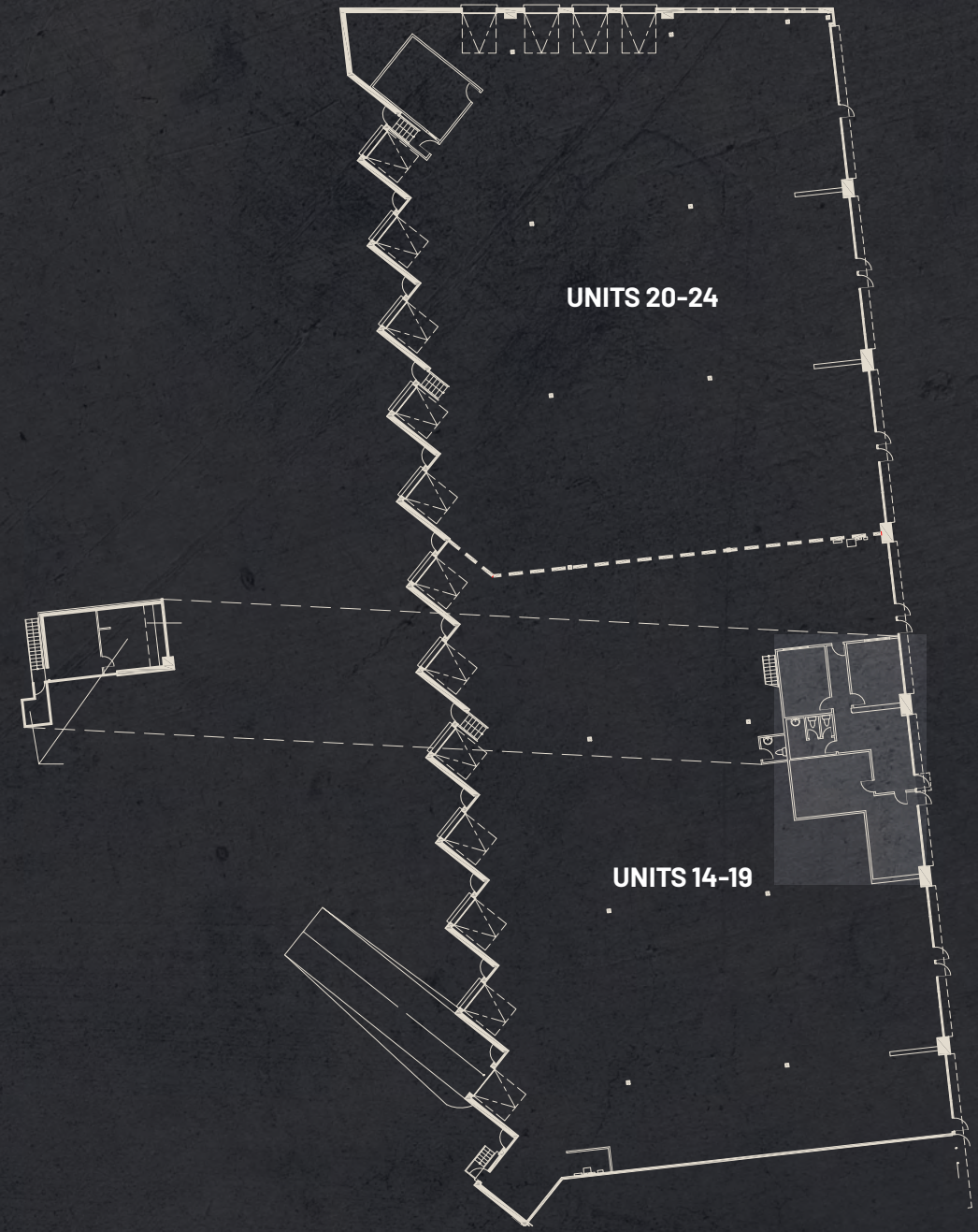
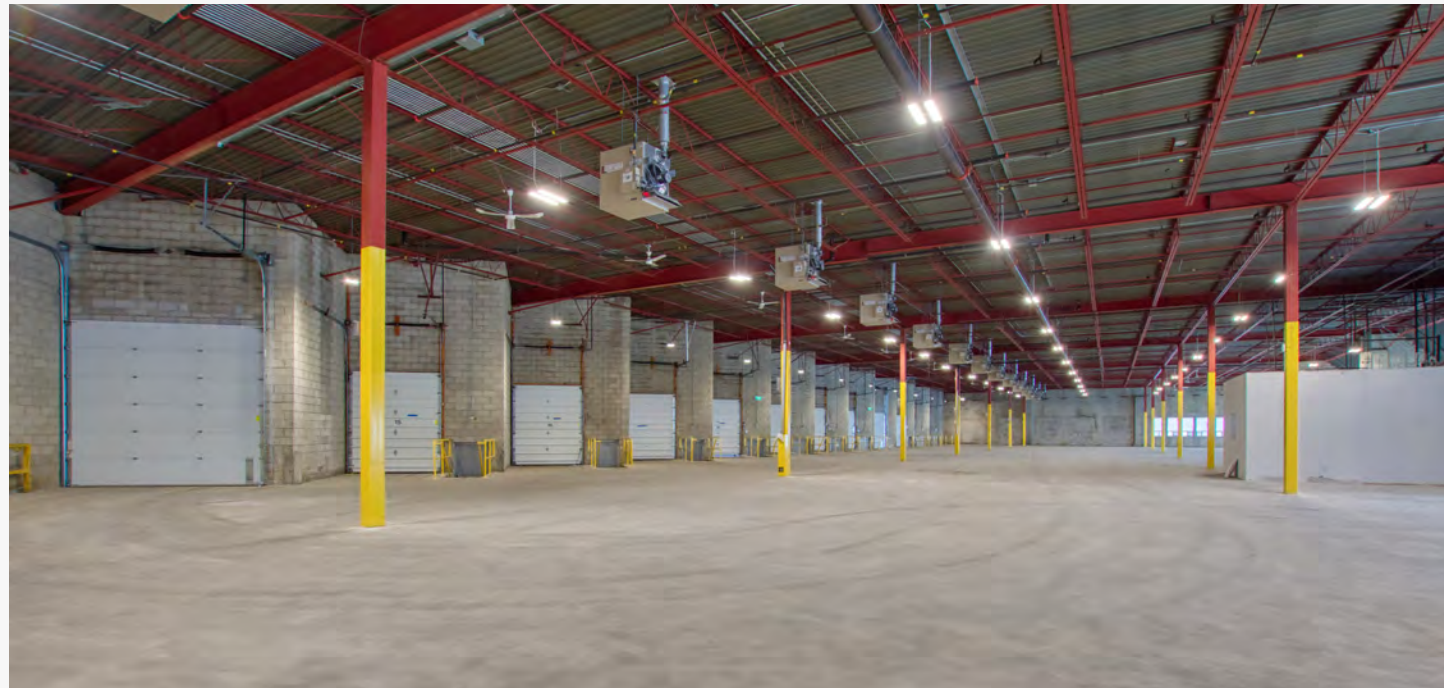
SHIPPING  
**4 TL | 1 DI**

AVAILABLE  
**OCT. 1, 2026**



6645 TOMKEN ROAD

# UNITS 14-24



SIZE  
**30,252 SF**

ADDITIONAL RENT  
**\$5.43 PSF**

AVAILABLE  
**IMMEDIATE**

OFFICE AREA  
**1,440 SF**

CLEAR HEIGHT  
**20'**

*\*\$13.50 PSF Year 1 Teaser Rate.  
Please speak to Listing Agent regarding stabilized rates.*

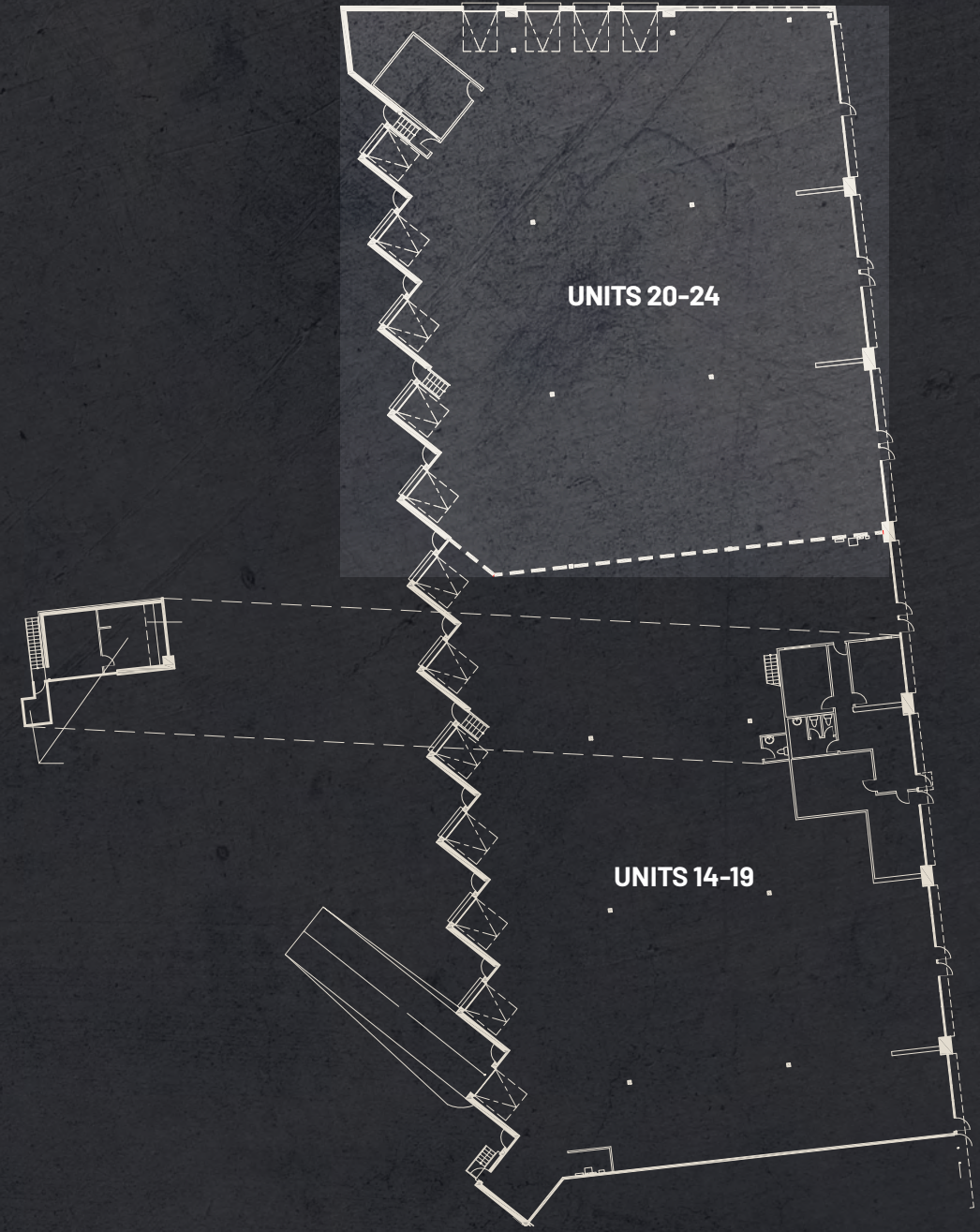
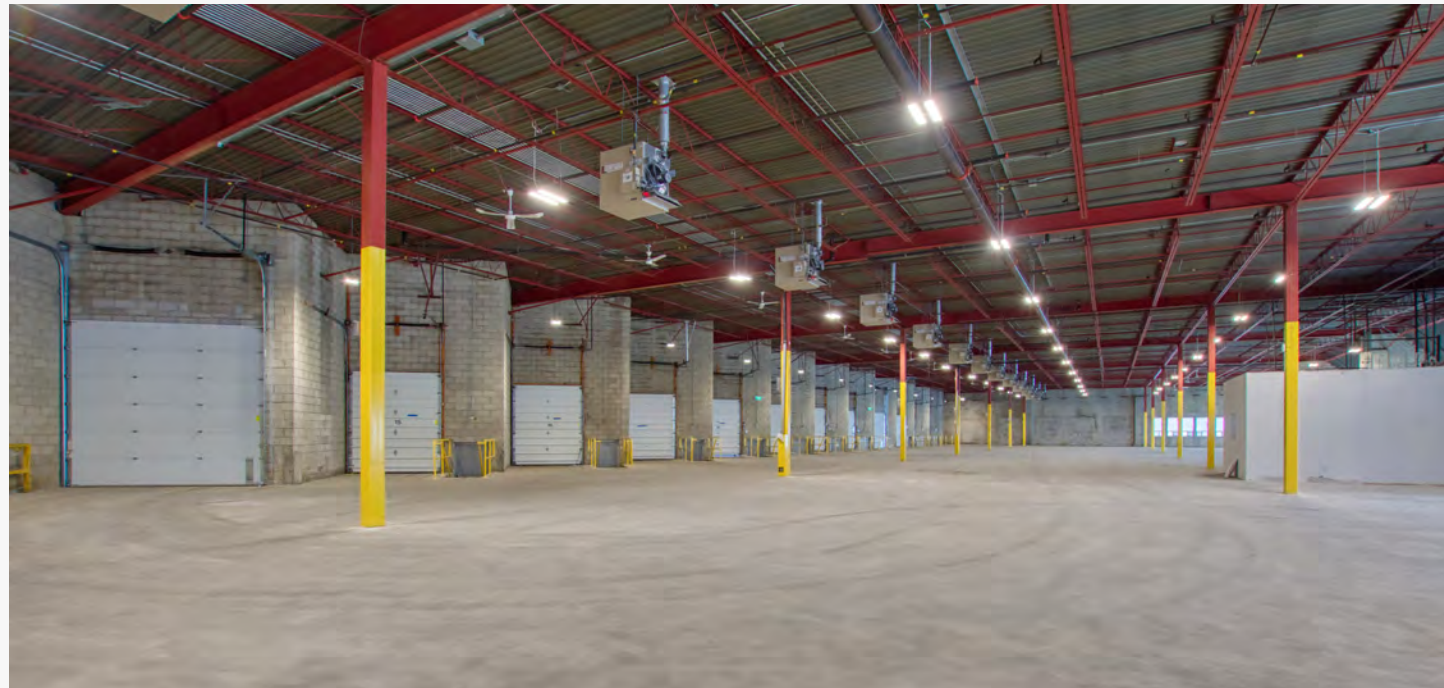
NET RENT\*  
**\$13.50 PSF**

SHIPPING  
**11 TL | 1 DI**



6645 TOMKEN ROAD

# UNITS 14-19



SIZE  
**15,904 SF**

ADDITIONAL RENT  
**\$5.43 PSF**

AVAILABLE  
**IMMEDIATE**

OFFICE AREA  
**1,440 SF**

CLEAR HEIGHT  
**20'**

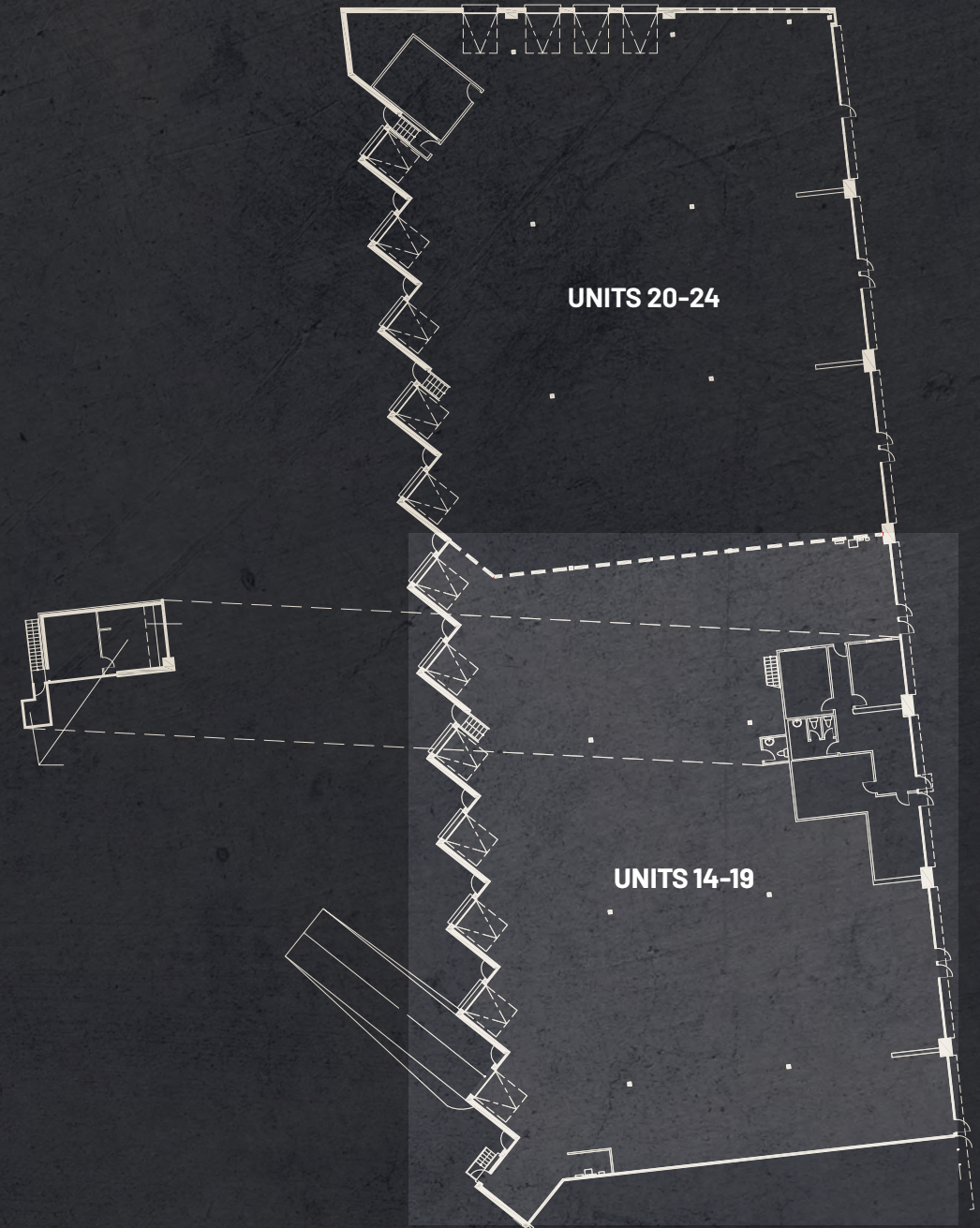
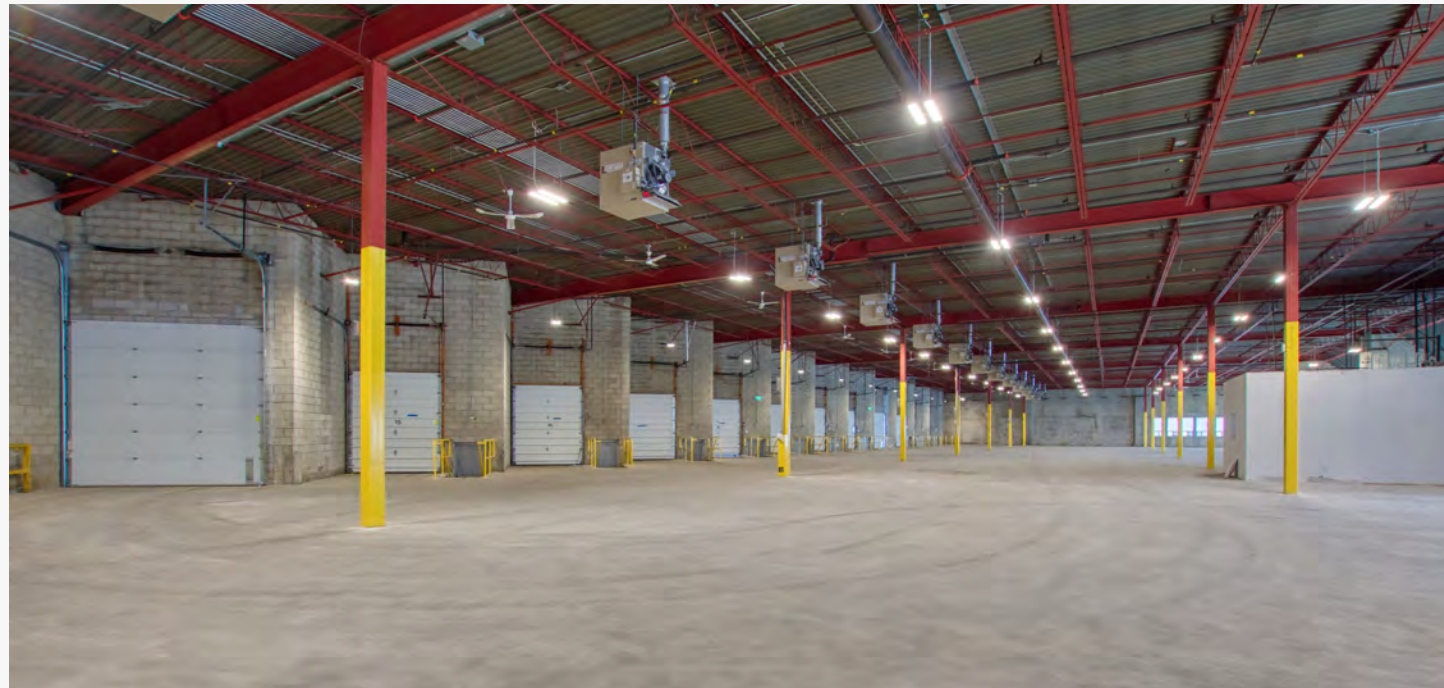
NET RENT  
**\$17.50 PSF**

SHIPPING  
**5 TL | 1 DI**



6645 TOMKEN ROAD

# UNITS 20-24



SIZE  
**14,348 SF**

ADDITIONAL RENT  
**\$5.43 PSF**

AVAILABLE  
**IMMEDIATE**

OFFICE AREA  
**5%**

CLEAR HEIGHT  
**20'**

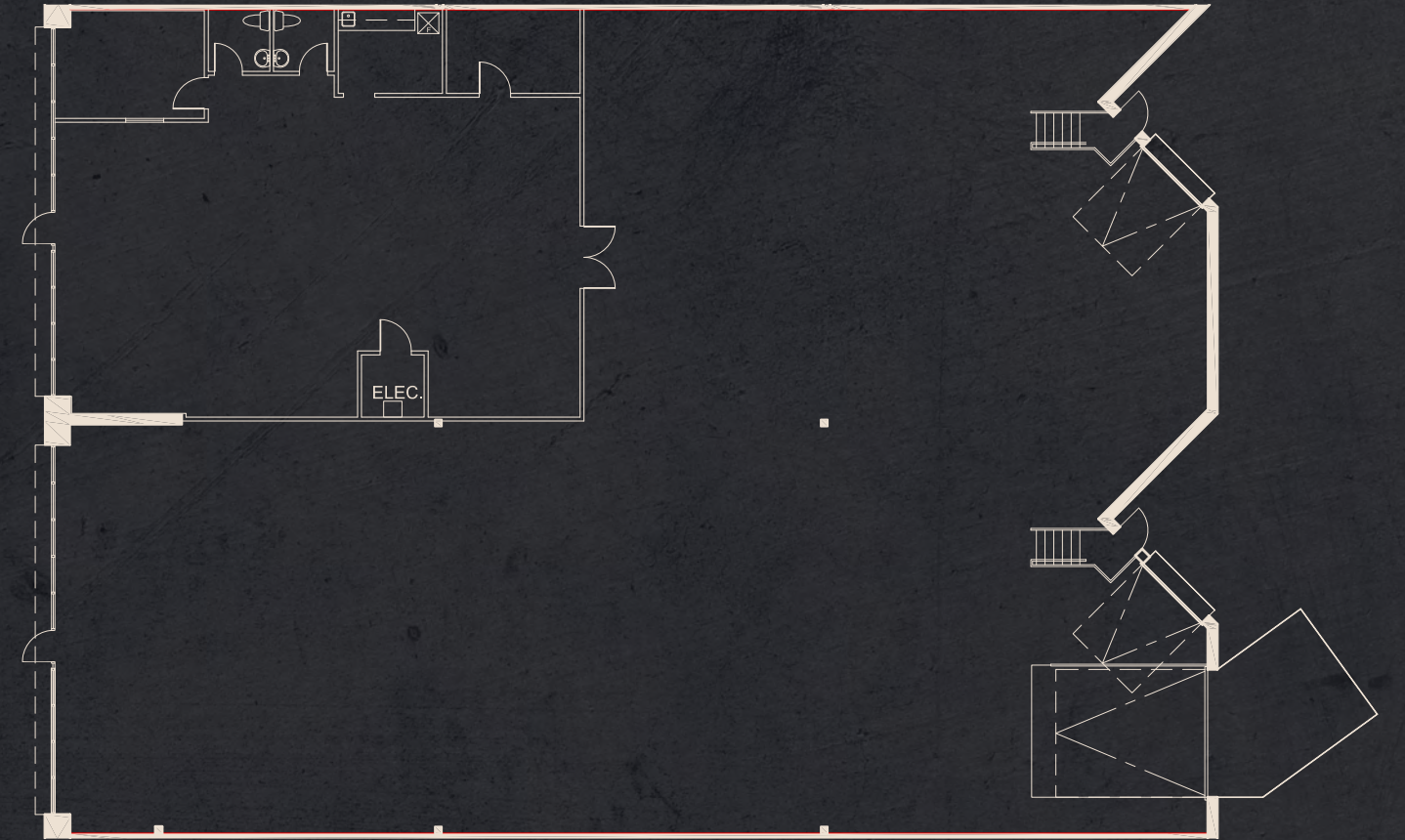
NET RENT  
**\$17.50 PSF**

SHIPPING  
**6 TL**



6665 TOMKEN ROAD

# UNITS 7-8



SIZE  
**9,089 SF**

OFFICE AREA  
**2,105 SF**

NET RENT  
**\$17.50 PSF**

ADDITIONAL RENT  
**\$5.43 PSF**

CLEAR HEIGHT  
**20'**

SHIPPING  
**2 TL | 1 DI**

AVAILABLE  
**IMMEDIATE**



6705 TOMKEN ROAD

# UNITS 9-10



SIZE  
**8,482 SF**

OFFICE AREA  
**2,249 SF**

NET RENT  
**\$16.25 PSF**

ADDITIONAL RENT  
**\$5.43 PSF**

CLEAR HEIGHT  
**14'6"**

SHIPPING  
**2 TL**

AVAILABLE  
**IMMEDIATE**



# STRATEGIC LOCATION

Westport Business Centre is surrounded by everyday essentials and employer-friendly amenities. From quick bites to sit-down dining, plus a wide range of national retailers, everything your team needs is close by. With easy access to Highway 410, Steeles Avenue and the GTA's top distribution routes, this location delivers both convenience and connectivity for users who want to move fast and operate efficiently.

## DRIVE TIMES

**13.5 KM**

to Toronto Airport

**1.8 KM**

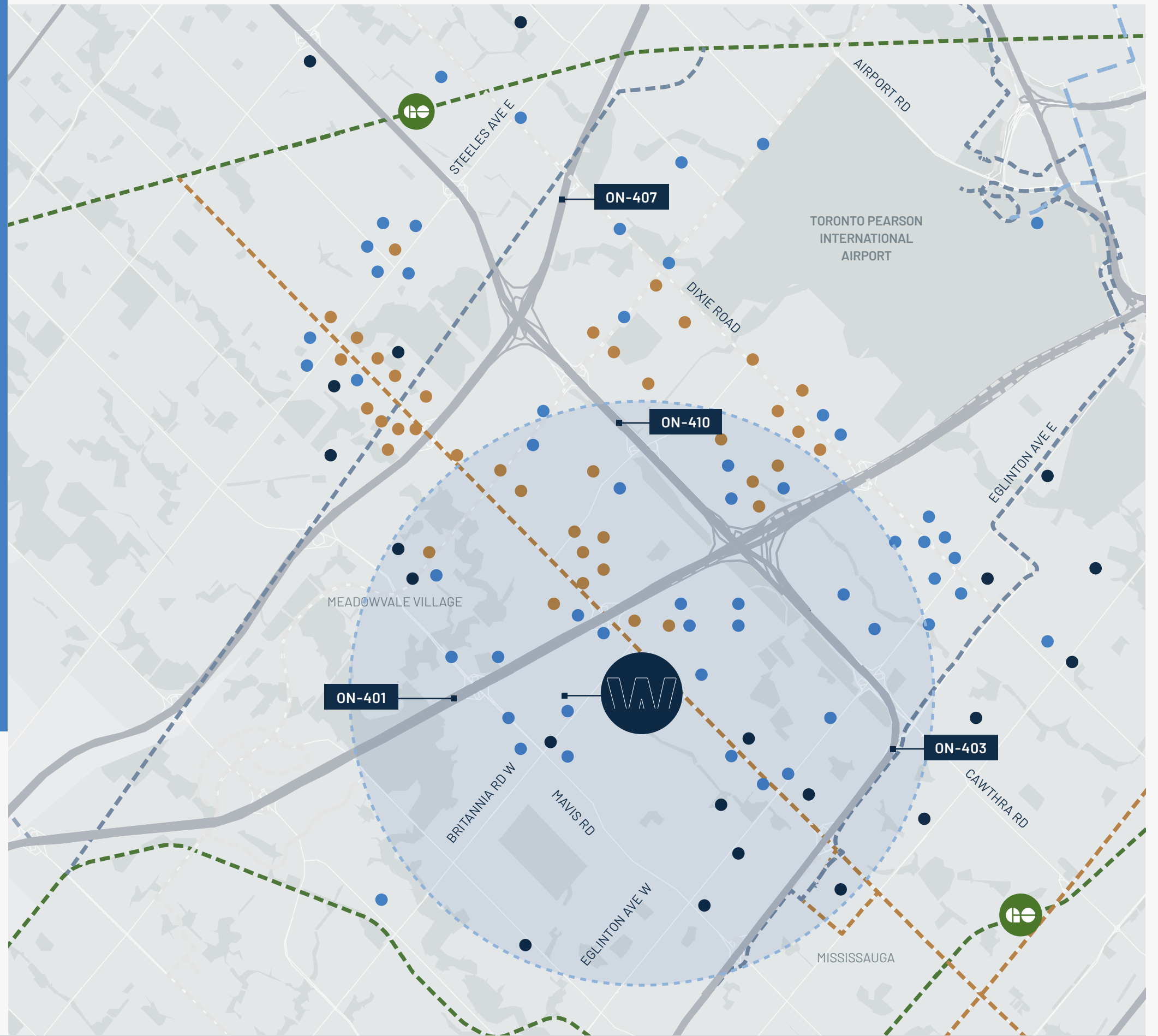
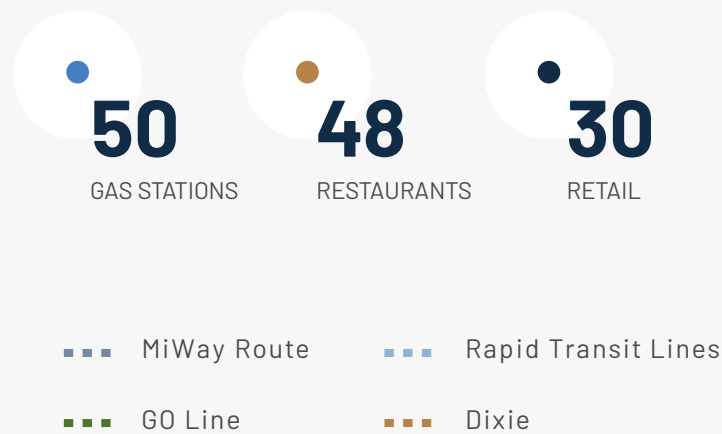
to Highway 410

**2.6 KM**

to Highway 407

**3.6 KM**

to Highway 401





Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a

portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



For More Information, Please Contact:

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