



EXCLUSIVE OFFER

3 MONTHS NET FREE

Available on new leases of 5 years or greater



MULTIPLE SIZE CONFIGURATIONS AVAILABLE

INDUSTRIAL SPACE FOR LEASE



WESTPORT
BUSINESS CENTRE

6645 TOMKEN ROAD, MISSISSAUGA, ON
UNIT 14-24

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

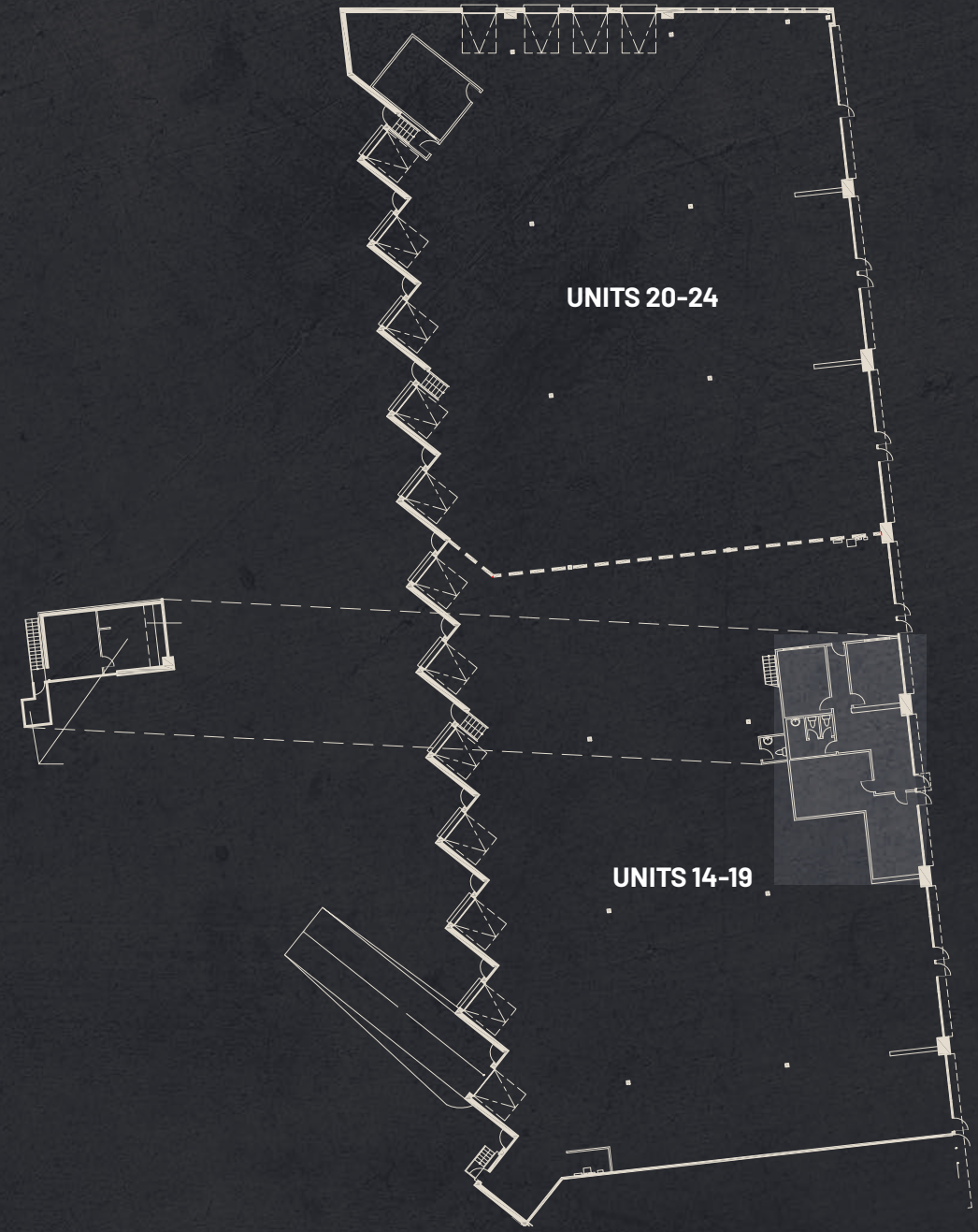
Ample onsite parking

Business Centre surrounded by amenities



6645 TOMKEN ROAD

UNITS 14-24



SIZE
30,252 SF

ADDITIONAL RENT
\$5.43 PSF

AVAILABLE
IMMEDIATE

*Add. Rent not inclusive of 15% Management Fee

OFFICE AREA
1,440 SF

CLEAR HEIGHT
20'

NET RENT*
\$13.50 PSF

SHIPPING
11 TL | 1 DI

*\$13.50 PSF Year 1 Teaser Rate.

Please speak to Listing Agent regarding stabilized rates.



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:

RORY MACNEIL*

Associate Vice President

289 221 0356

Rory.macneil@cushwake.com

AARON ENRIQUEZ*

Associate Vice President

905 808 6070

Aaron.enriquez@cushwake.com

JESSE MICAK**

Vice President

647 500 5748

Jesse.micak@cushwake.com

SUMIR DHILLON*

Senior Associate

647 919 7223

Sumir.dhillon@cushwake.com