

Industrial Multi-Unit with Cold Storage **For Sublease**

6665 Tomken Rd #11-14, Mississauga, ON



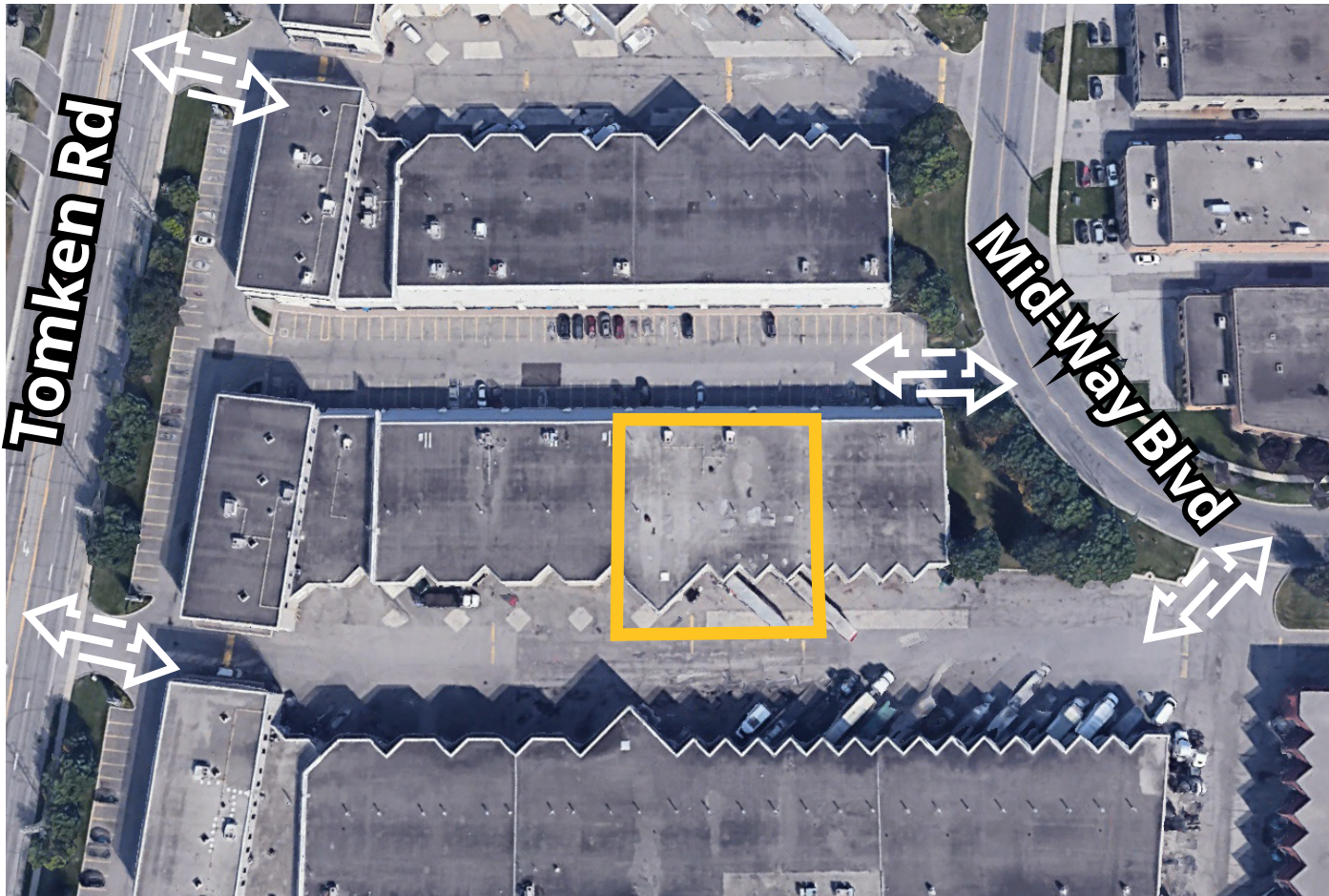
Accelerating success.

Property Profile

6665 Tomken Rd #11-14, Mississauga, ON

Total Area	10,564 SF
Office Area	15%
Warehouse Area	85%
Shipping	4 Truck Level
Power	200 A / 600 V
Heat	Gas Forced Air Open
Clear Height	20'
Zoning	E2
Vacant Possession	30+ days
Current Sublease Expiry	September 30, 2027
T.M.I.	\$6.27 PSF (2026)
Asking Rate	Contact Listing Agents

Access Points



Existing Cooler Improvements



4 Access Points (2 Truck/Trailer, 2 Car)

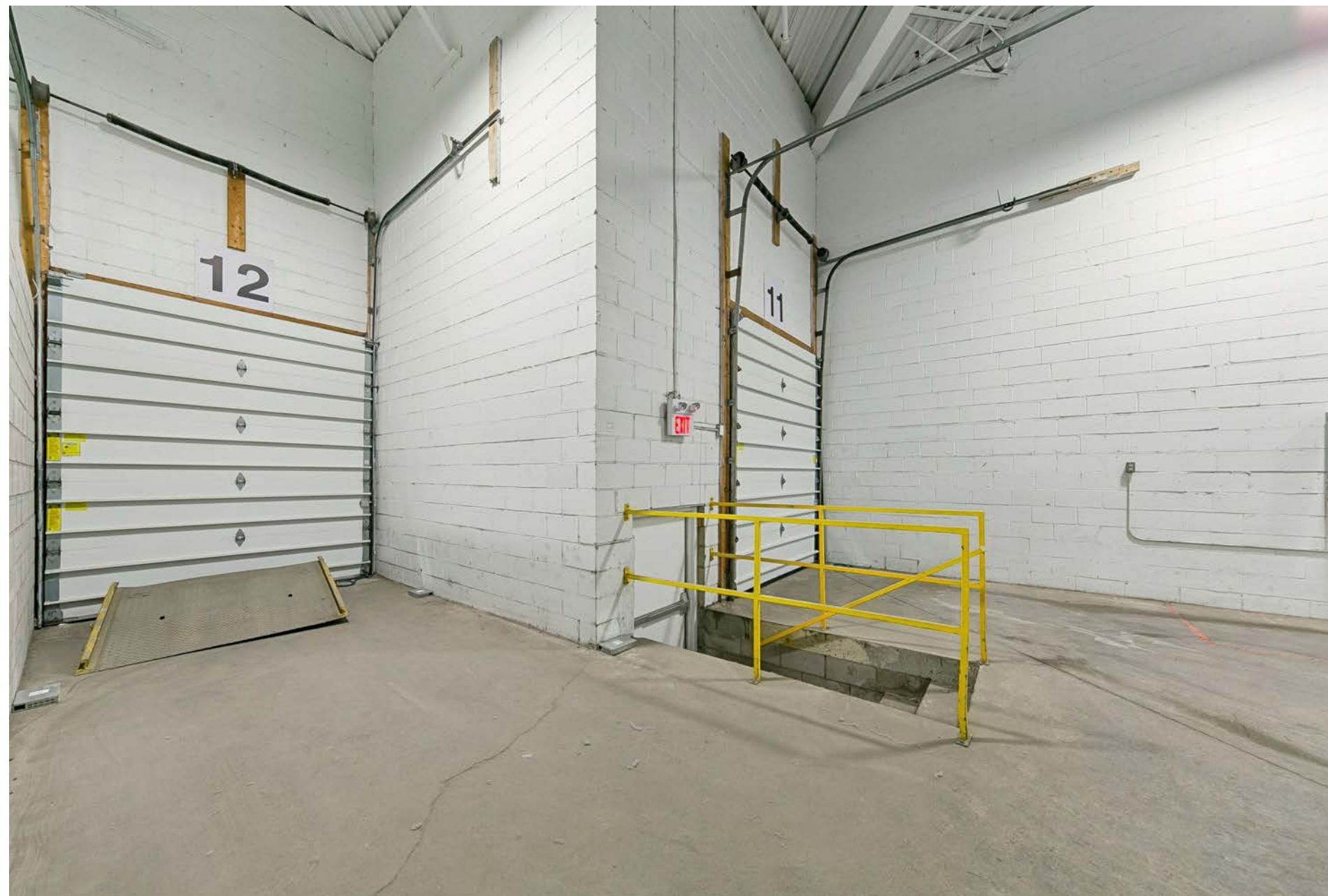
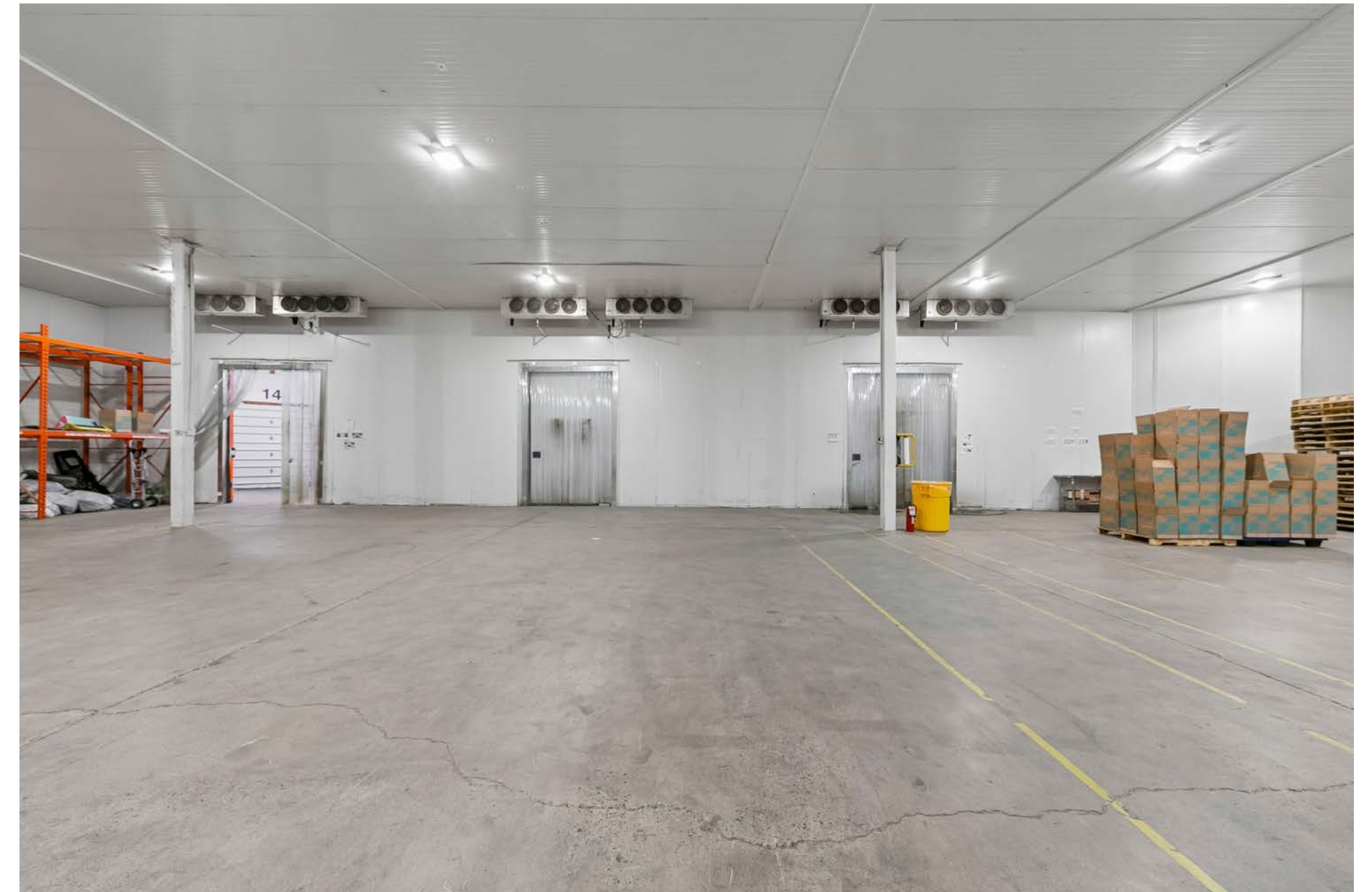


Close Proximity to Highways 410, 401, 403, 407 & 427

Property Photos



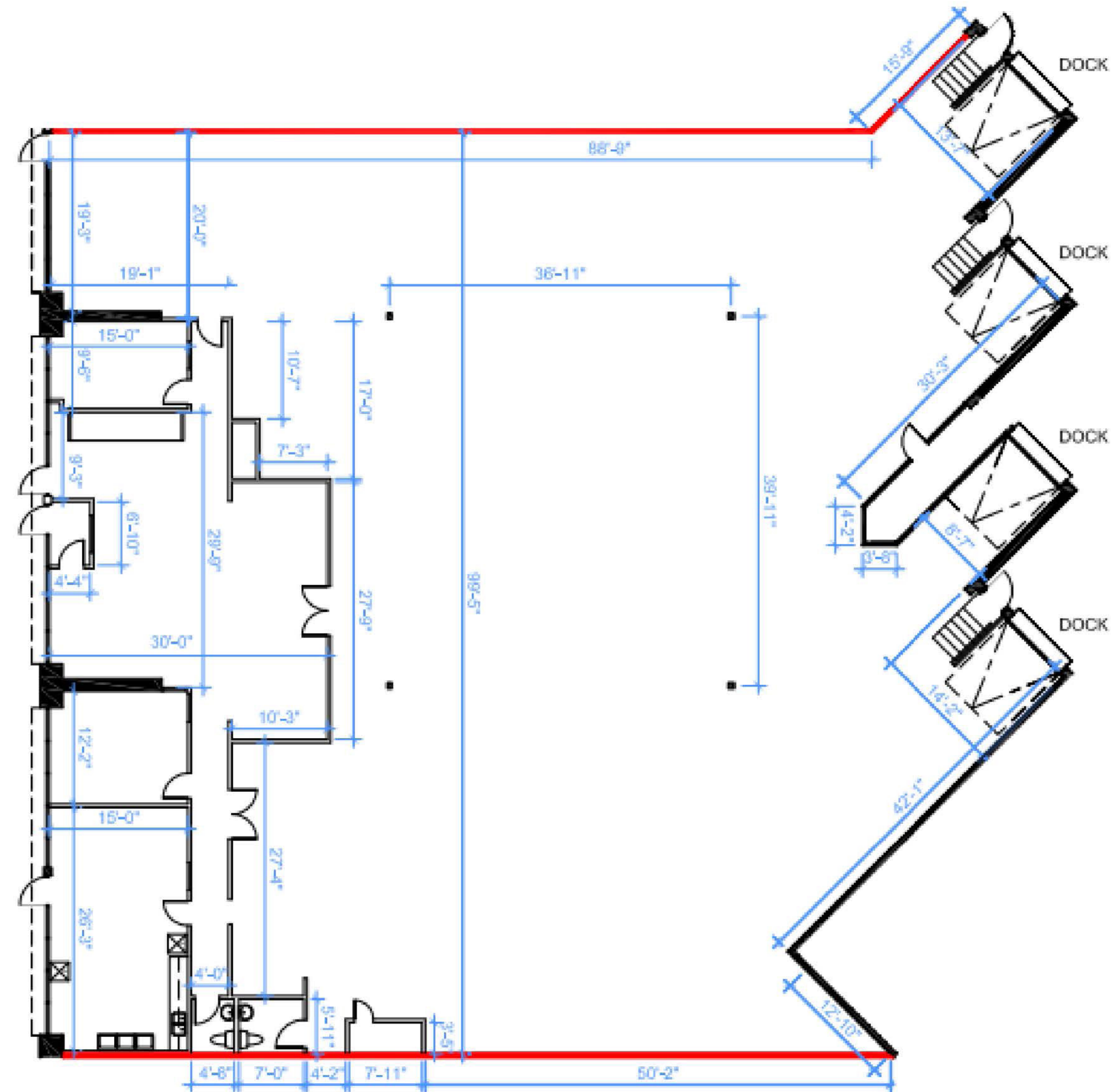
Property Photos



Floor Plan

DEMISING WALL

0 10 50 FT.



Zoning Overview

E2 Zoning | Mississauga

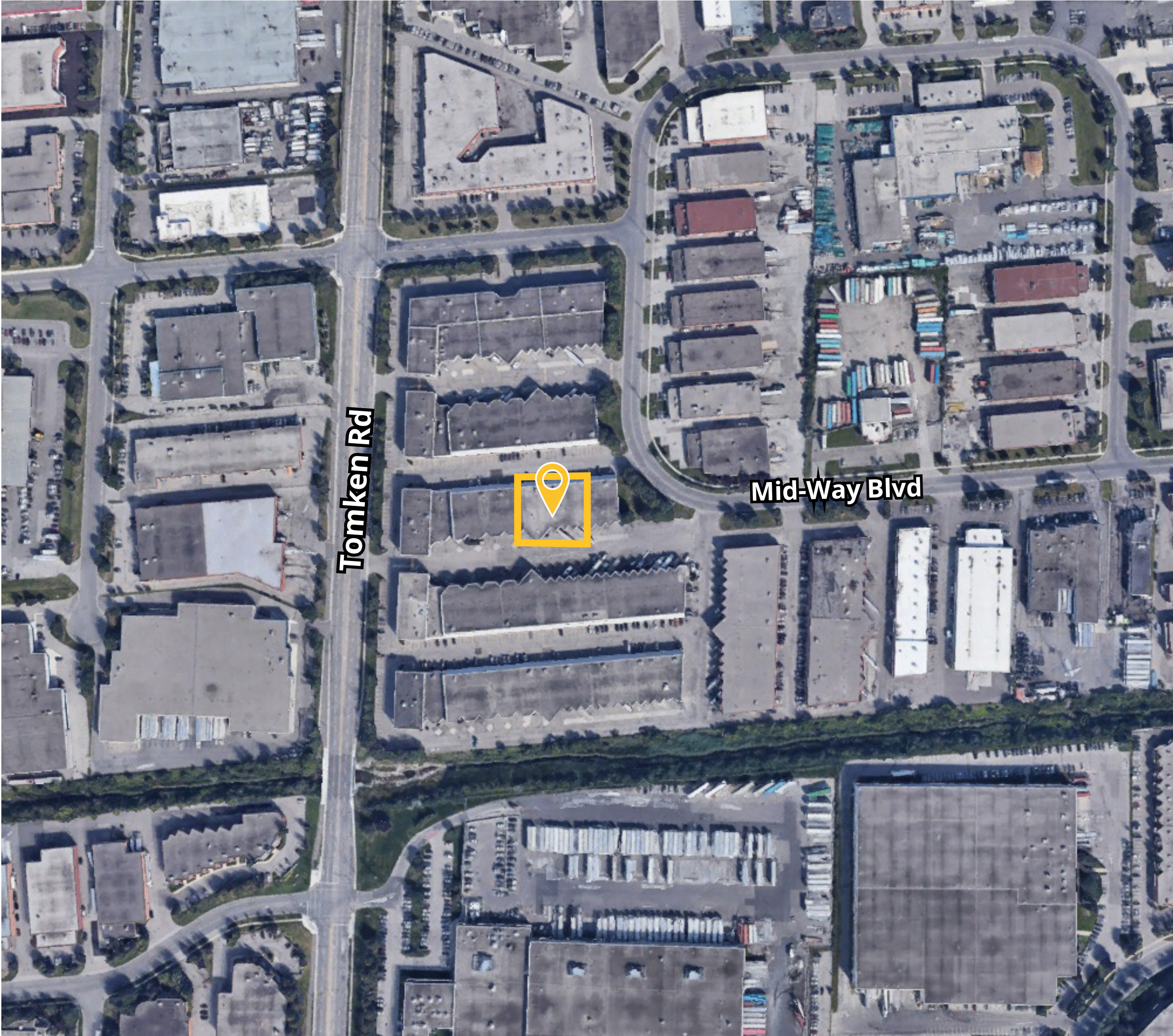


Permitted Uses

Medical Office
Office
Broadcasting/Communication Facility
Manufacturing Facility
Science and Technology Facility
Truck Terminal
Warehouse/Distribution Facility
Wholsaling Facility
Waste Processing Station*
Waste Transfer Station*
Composting Facility*
Self Storage Facility
Contractor Service Shop
Medicinal Product Manufacturing Facility*
Plant-Based Manufacturing Facility*
Restaurant*
Convenience Restaurant*
Take-out Restaurant*
Commercial School
Financial Institution*
Veterinary Clinic
Animal Care Establishment

Permitted Uses

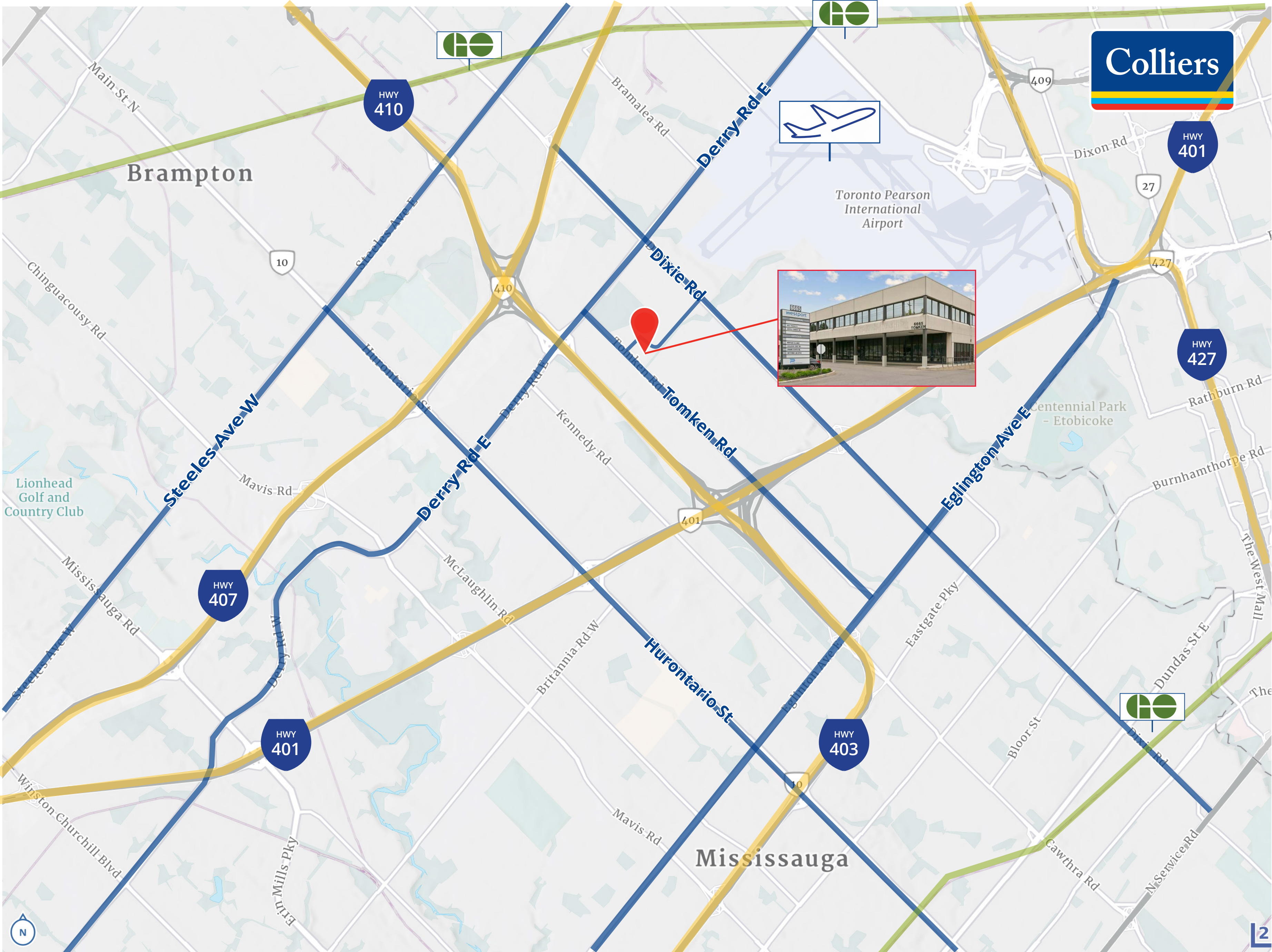
Motor Vehicle Repair Facility - Restrictesd
Motor Vehicle Rental Facility
Motor Vehicle Wash Facility - Commercial Motor Vehicle
Gas Bar*
Motor Vehicle Service Station*
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles*
Banquet Hall/Conference Centre/Convention Centre
Night Club*
Overnight Accommodation*
Entertainment Establishment
Recreational Establishment
Funeral Establishment*
Repair Establishment
University/College
Courier/Messenger Service



*Additional conditions and provisions may apply.
Interested parties are advised to consult the [zoning by-law](#) and the municipality.

Site Access

	Subject Property 6665 Tomken Rd #11-14, Mississauga
	Highway 410 2 minutes Highway 401 5 minutes Highway 407 5 minutes Highway 403 5 minutes
	Pearson International Airport 10 minute drive
	Kitchener GO Train Line Bramalea Stop: 10 minute drive
	Downtown Toronto 25 minutes Hamilton 30 minutes





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