



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





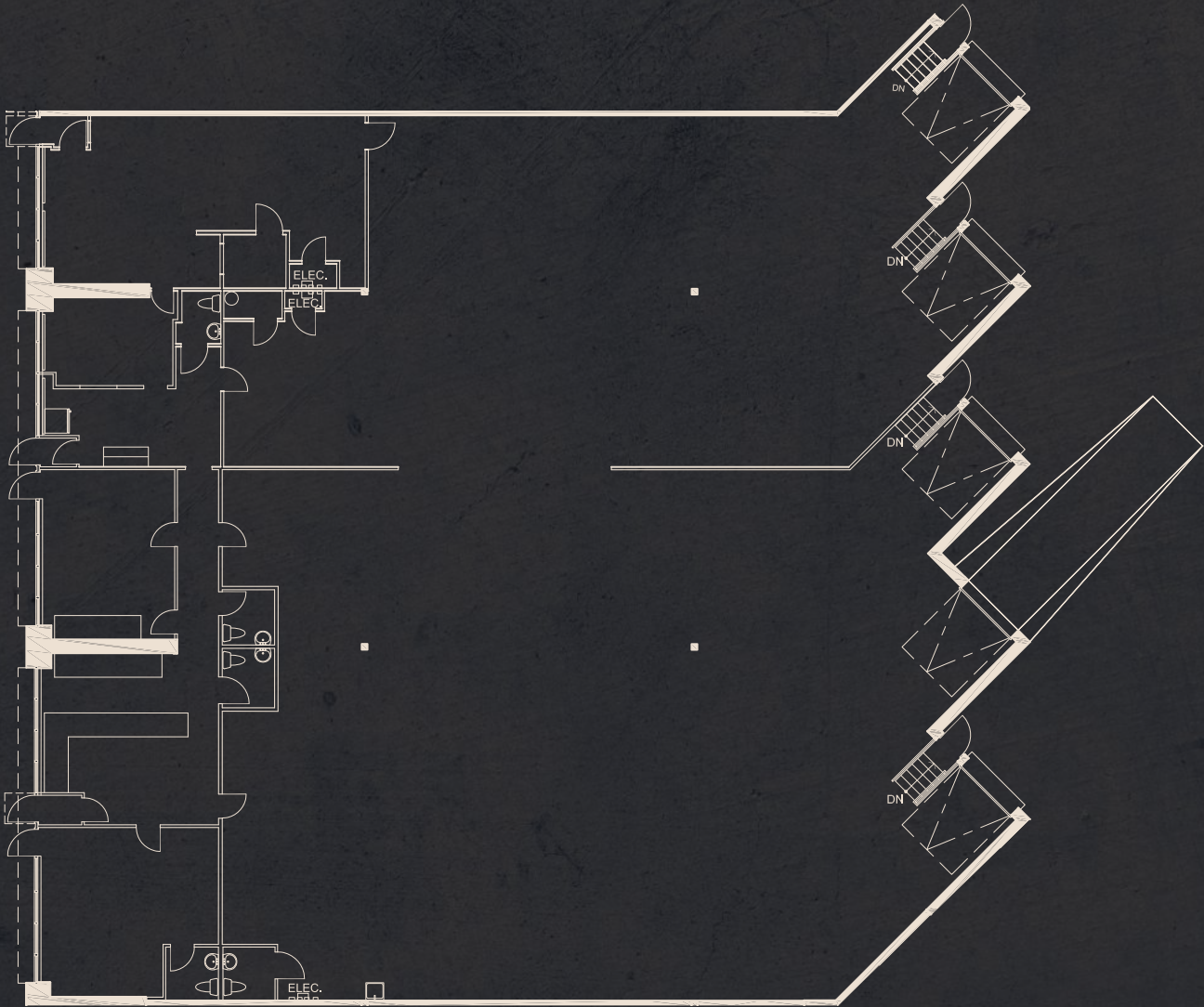
Click address for unit flyer 

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

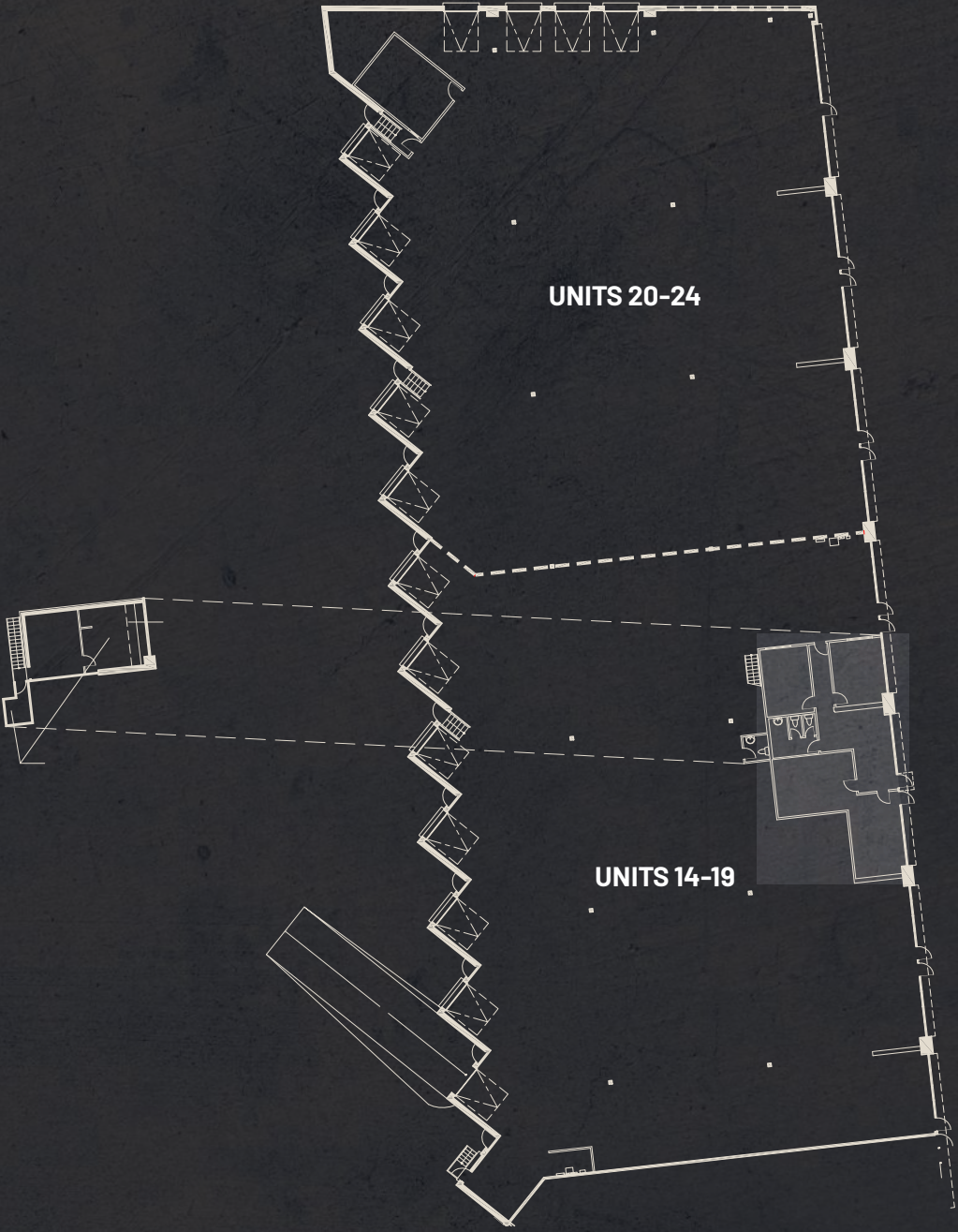


SIZE	OFFICE AREA	NET RENT
11,083 SF	2,660 SF	\$16.95 PSF
ADDITIONAL RENT	CLEAR HEIGHT	SHIPPING
\$5.43 PSF	20'	4 TL 1 DI
AVAILABLE		
OCT. 1, 2026		



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'

NET RENT*
\$13.50 PSF

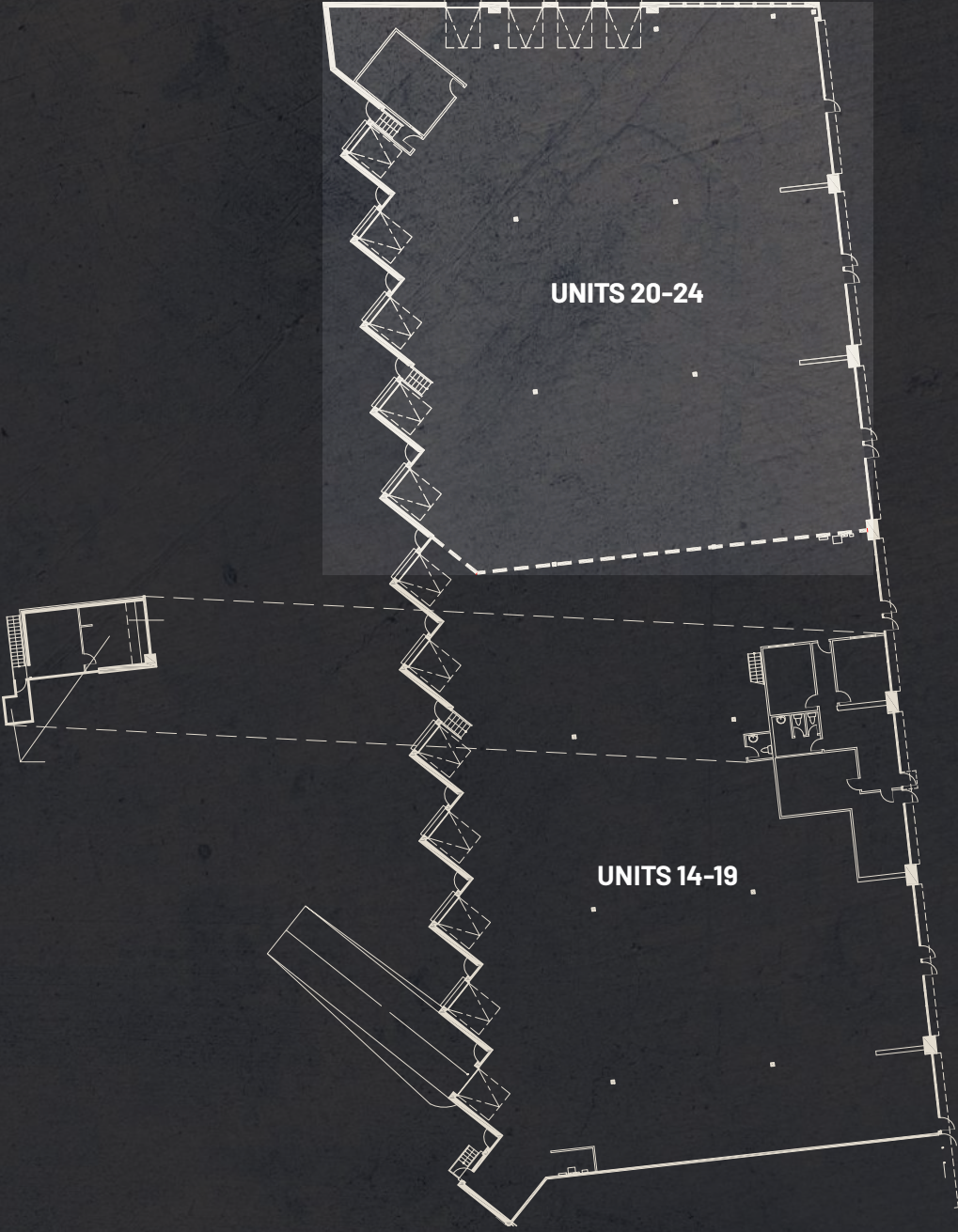
SHIPPING
11 TL | 1 DI

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



6645 TOMKEN ROAD

UNITS 14-19

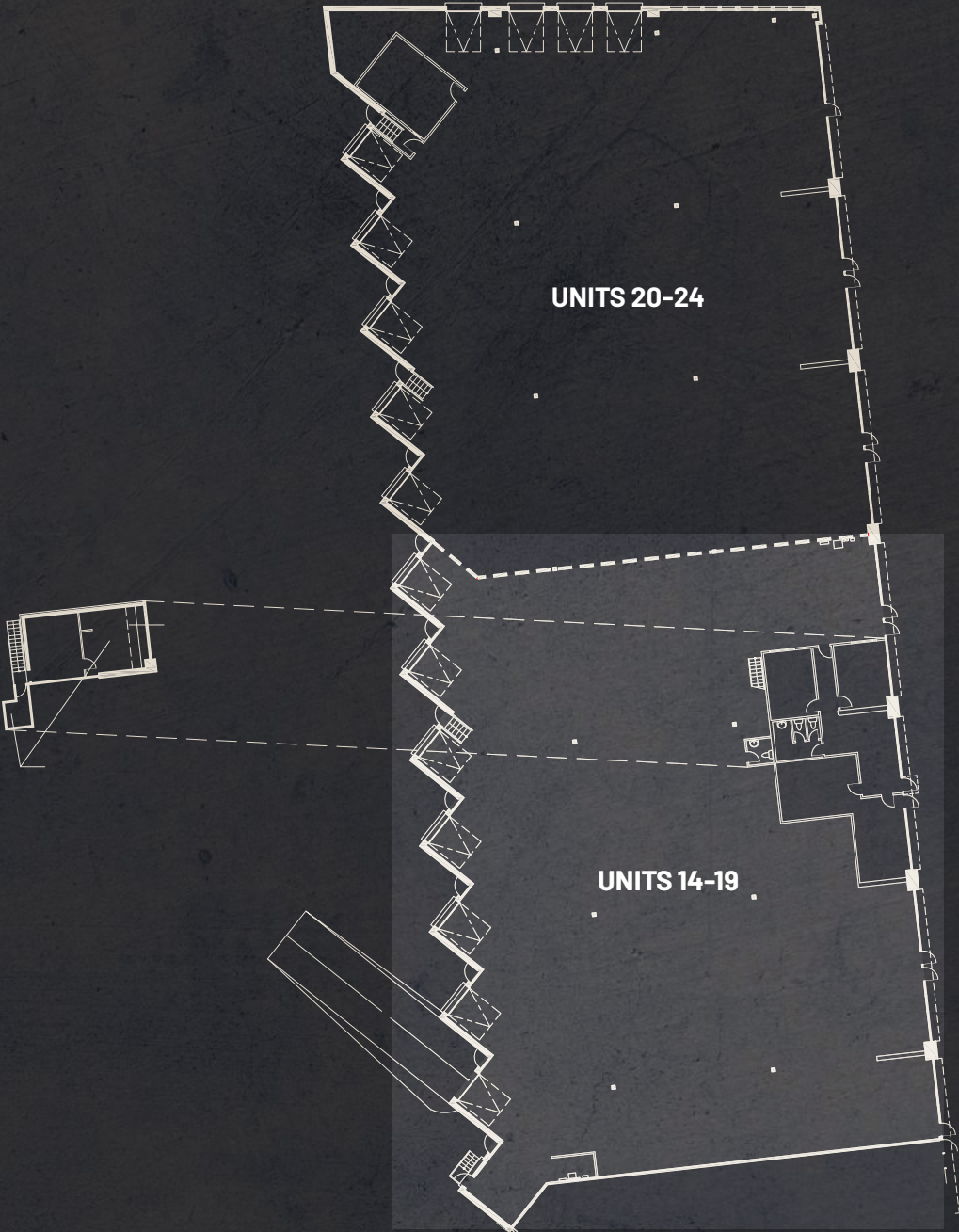


SIZE	OFFICE AREA	NET RENT
15,904 SF	1,440 SF	\$17.50 PSF
ADDITIONAL RENT	CLEAR HEIGHT	SHIPPING
\$5.43 PSF	20'	6 TL 1 DI
AVAILABLE		
IMMEDIATE		



6645 TOMKEN ROAD

UNITS 20-24



SIZE
14,348 SF

ADDITIONAL RENT
\$5.43 PSF

AVAILABLE
IMMEDIATE

OFFICE AREA
5%

CLEAR HEIGHT
20'

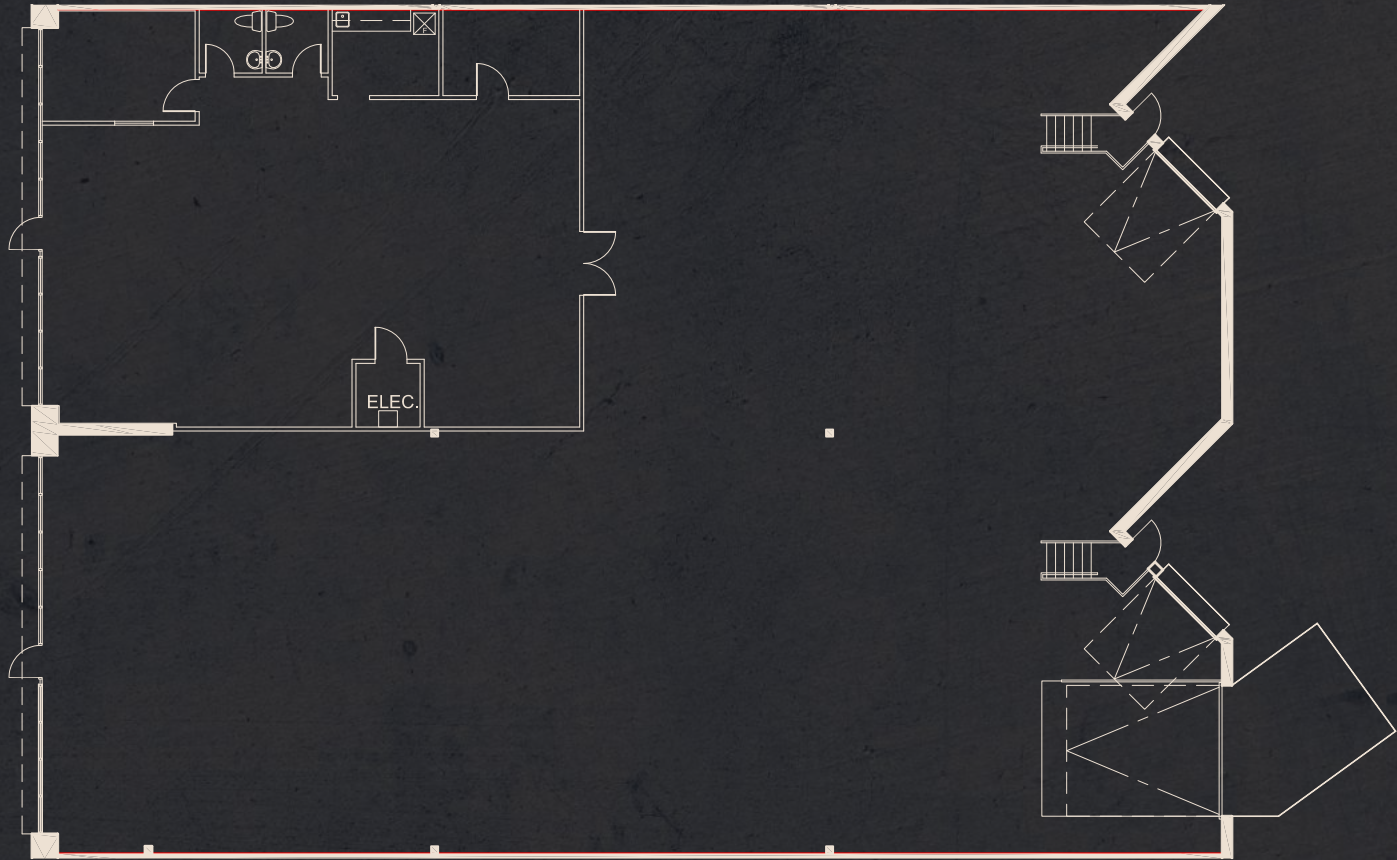
NET RENT
\$17.50 PSF

SHIPPING
5 TL



6665 TOMKEN ROAD

UNITS 7-8



SIZE	OFFICE AREA	NET RENT
9,089 SF	2,105 SF	\$17.50 PSF
ADDITIONAL RENT	CLEAR HEIGHT	SHIPPING
\$5.43 PSF	20'	2 TL 1 DI
AVAILABLE		
IMMEDIATE		



6705 TOMKEN ROAD

UNITS 9-10



SIZE	OFFICE AREA	NET RENT
8,482 SF	2,249 SF	\$16.25 PSF
ADDITIONAL RENT	CLEAR HEIGHT	SHIPPING
\$5.43 PSF	14'6"	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.

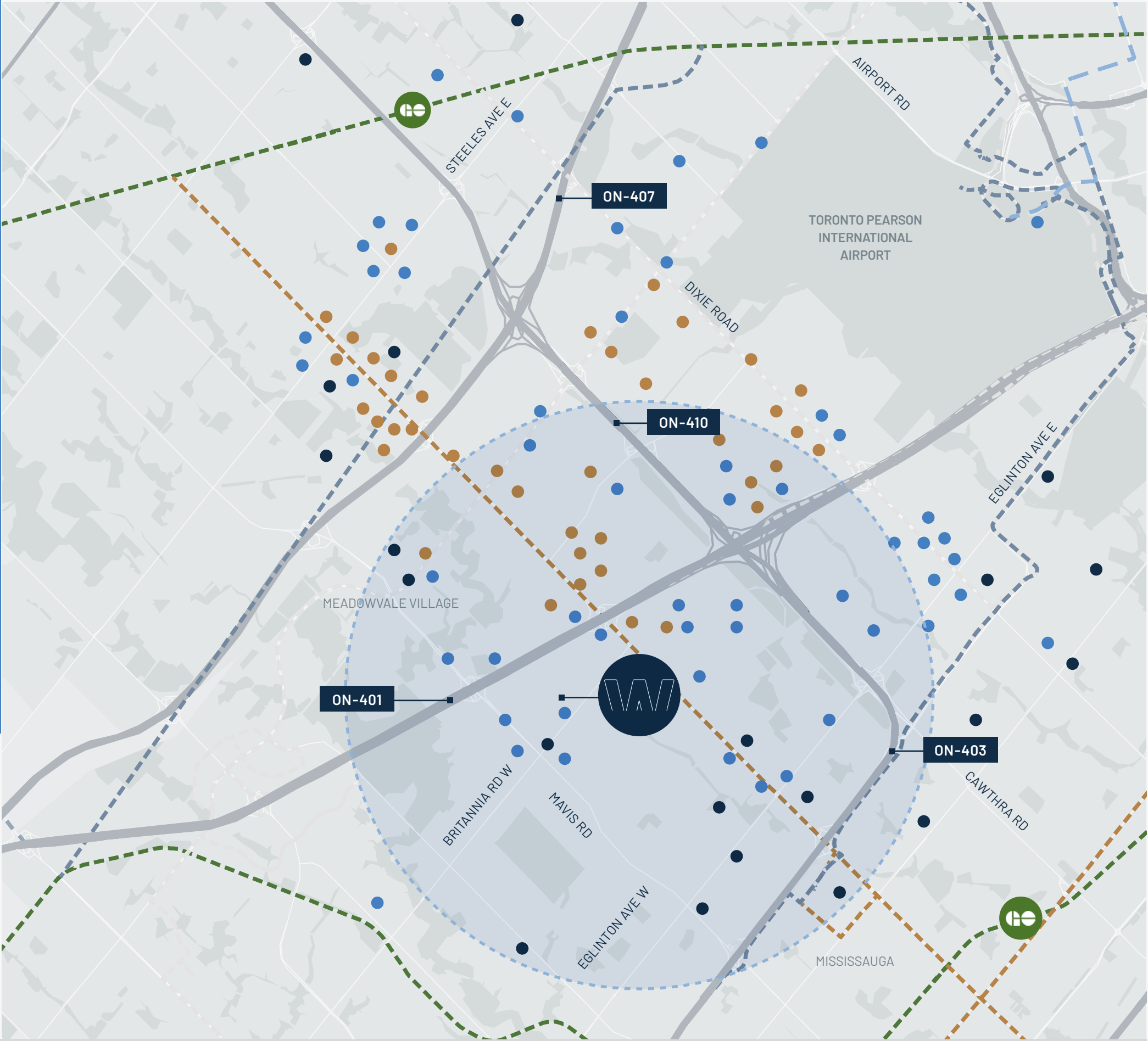
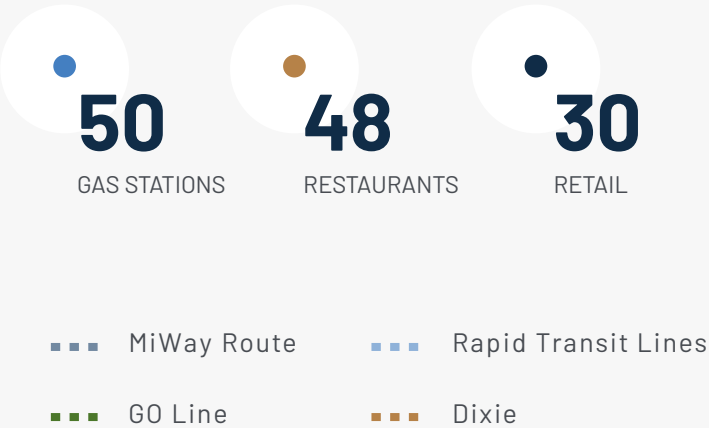
DRIVE TIMES

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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