

# TOMKEN CONNECT

4500 & 4510 TOMKEN ROAD, MISSISSAUGA, ON

INDUSTRIAL CONDOMINIUM UNITS FOR SALE



## YOUR FOUNDATION OF GROWTH

Rendering is for visualization only. Subject to change.

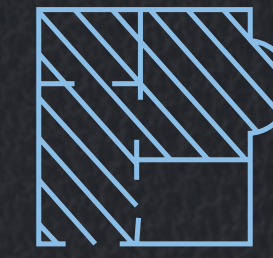


# A SMARTER WAY TO OWN INDUSTRIAL SPACE

Purpose-built condominium units designed for efficiency, flexibility, and long-term growth

Tomken Connect offers best-in class specifications that enhance operational efficiency and support long-term growth. From modern building features, optimal unit layouts, functional shipping and a future focused design, setting a new benchmark for industrial ownership in Mississauga.

**BE PART OF MISSISSAUGA'S BEST-IN-CLASS INDUSTRIAL OWNERSHIP OPPORTUNITY**



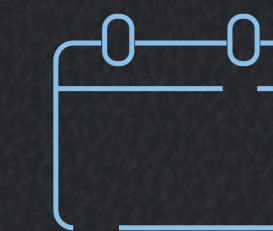
UNIT SIZES  
FROM 9,451 SF



23 UNITS



TRUCK LEVEL &  
DRIVE-IN SHIPPING



Q4 2028 PHASE 1  
OCCUPANCY

# MISSISSAUGA CITY CENTRE

EASTGATE PKWY

HWY 403

EGLINTON AVE. E

TOMKEN  CONNECT

WINCHESTER DRIVE

TOMKEN ROAD

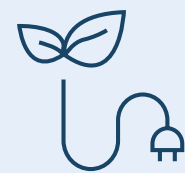
INDUSTRIAL SPACE,  
INTELLIGENTLY PLANNED

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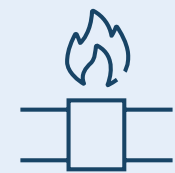
# PERFORMANCE SPECIFICATIONS



200 AMPS SERVICE



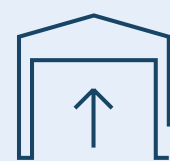
HIGH-EFFICIENCY LED LIGHTS



GAS FIRED UNIT HEATERS



EV CHARGING READY



HYDRAULIC DOCK LEVELERS



ESFR SPRINKLERS

BACKED BY A 12-MONTH WARRANTY

## DEPOSIT STRUCTURE

5% on Signing



5% on Waiver



5% 60 Days Later



5% 120 Days Later

VIEW FULL DETAILS:

FINANCING INFORMATION

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# SITE PLAN & AVAILABILITIES

## 4500 TOMKEN ROAD (PHASE 1)

UNIT #	UNIT FOOTPRINT	2ND FLOOR WALK-UP	TOTAL	SHIPPING	PRICE
1	8,233	1,768	10,001	2 TL, 1 DI	-
2	8,249	1,739	9,988	2 TL	-
3	7,570	1,881	9,451	2 TL	\$5,198,050
4	8,881	1,861	10,742	2 TL	-
5	11,831	2,117	13,949	2 TL, 1 DI	-
6	11,396	1,972	13,368	2 TL, 1 DI	\$7,151,880
7	11,396	1,972	13,368	2 TL, 1 DI	\$7,151,880
8	11,436	2,012	13,448	2 TL, 1 DI	-
9	12,459	2,321	14,780	2 TL, 2 DI	-
10	12,478	2,333	14,811	2 TL, 2 DI	-
11	12,459	2,315	14,774	2 TL, 2 DI	-
12	12,657	2,547	15,204	2 TL, 2 DI	-

## 4510 TOMKEN ROAD (PHASE 2)

UNIT #	UNIT FOOTPRINT	2ND FLOOR WALK-UP	TOTAL	SHIPPING	PRICE
13	14,391	1,967	16,358	2 TL, 1 DI	-
14	11,660	2,166	13,826	2 TL, 1 DI	-
15	11,356	2,043	13,399	2 TL, 1 DI	-
16	12,394	2,102	14,496	2 TL, 1 DI	-
17	12,027	2,043	14,070	2 TL, 1 DI	-
18	12,100	2,110	14,211	2 TL, 1 DI	-
19	10,880	2,048	12,928	2 TL, 1 DI	-
20	12,483	2,360	14,843	2 TL, 1 DI	-
21	11,536	2,318	13,854	2 TL, 1 DI	-
22	10,835	2,201	13,035	2 TL, 1 DI	-
23	11,088	2,416	13,505	2 TL, 1 DI	-

### LEGEND

-  = Man Door
-  = Truck Level
-  = Drive-In

 PRE-CONSTRUCTION PRICING     SOLD     FUTURE RELEASE

\*\*Commercial Condo Subdivision will show the final square footage of unit areas | \*Prices subject to change without notice

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# WHERE CONNECTIVITY POWERS PERFORMANCE

## SEAMLESS GTA ACCESS FOR FASTER DELIVERIES AND SHORTER COMMUTES

Tomken Connect is located in Mississauga's established business corridor, offering immediate access to Highways 401, 427, and 403 and seamless connectivity across the GTA. Just minutes from Toronto Pearson International Airport, public transit and a deep labour pool.

### DRIVE TIMES

#### AIRPORTS

-  Toronto Pearson Intl. Airport  
9 Mins | 12 KM
-  Billy Bishop Toronto City Airport  
22 Mins | 31 KM

#### HIGHWAYS

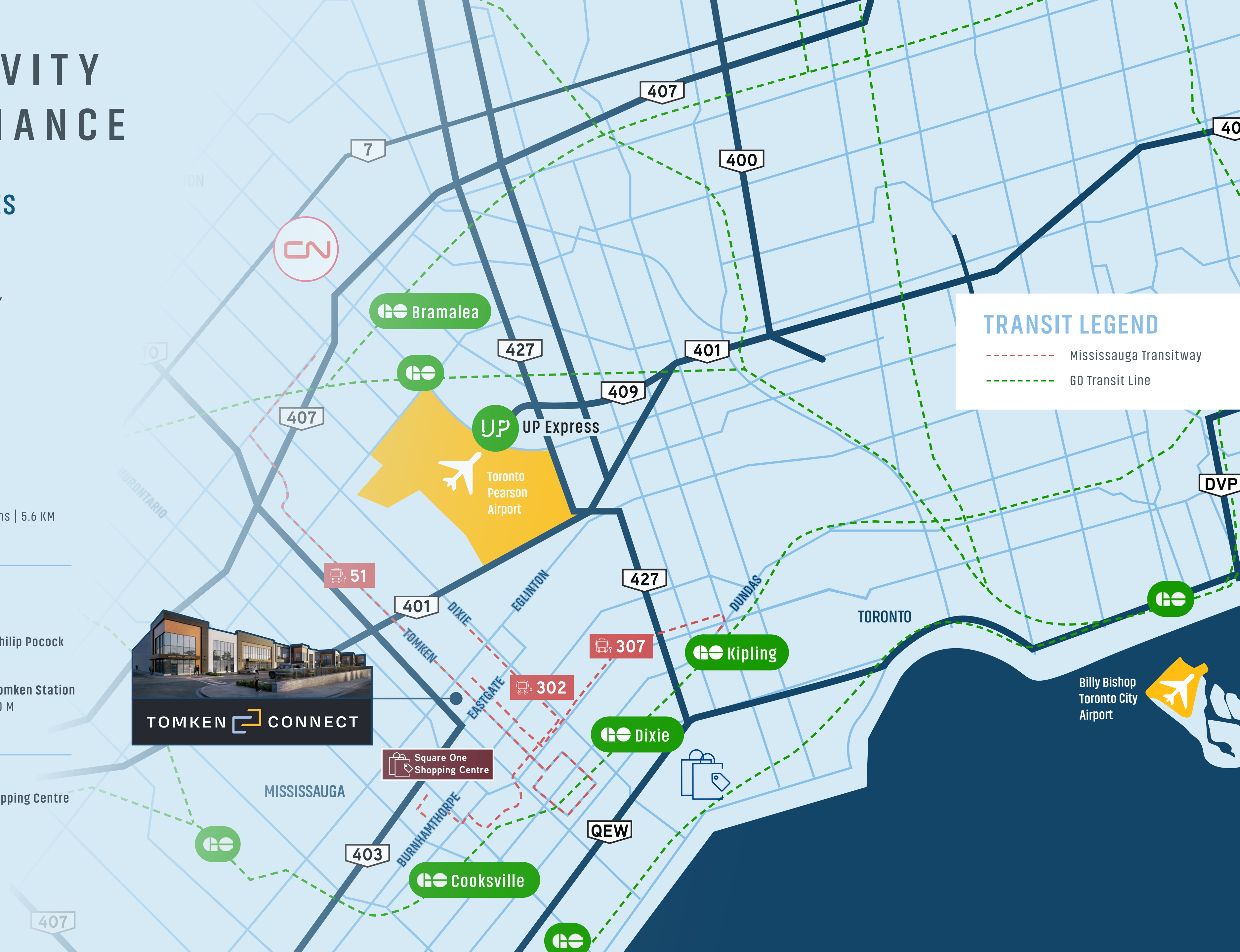
-  403 2 Mins | 1.2 KM
-  401 4 Mins | 3.1 KM
-  427 13 Mins | 13.7 KM
-  QEW 14 Mins | 8.4 KM

#### GO STATIONS

-  Dixie Go 8 Mins | 5.6 KM

#### LOCAL BUS STOPS

-  Tomken Rd At Philip Pocock  
1 Min Walk | 6 M
-  Tomken Rd At Tomken Station  
3 Min Walk | 240 M
-  Square One Shopping Centre  
8 Mins | 4.3 KM



### TRANSIT LEGEND

-  Mississauga Transitway
-  GO Transit Line

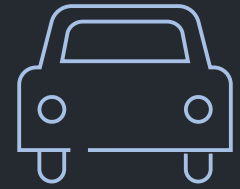


# MISSISSAUGA AT A GLANCE

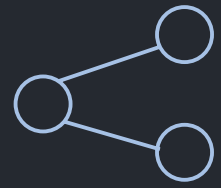
## HIRE, RETAIN, AND GROW YOUR TEAM WITH EASE

Mississauga offers business owners access to a large, diverse workforce supported by excellent transit, established employment areas, and proximity to surrounding GTA communities – helping reduce hiring friction and improve employee retention.

### LEADING INDUSTRY IN:



Automotive



Technology



Financial Services



Smart Logistics

Source: <https://www.investmississauga.ca/>

	10 KM	20 KM	30 KM
2025 Total Population	757,326	3,122,655	5,114,784
Projected 2030 Population	767,652	3,229,730	5,331,752

Source: Colliers | Hydra 2026

# 457,000+

Local Labour Force, with Access to a Regional Labour Pool of 5.2 Million

# 2<sup>nd</sup>

Largest Economy in Ontario

# 75+

Fortune 500 Companies

# 2

Globally Recognized Post-Secondary Institutions

# 2<sup>nd</sup>

Largest Office and Industrial Building Inventory in Ontario





**HIGH-EFFICIENCY  
LED LIGHTS**

**ESFR SPRINKLERS**

**UNIT HEATERS**

**HYDRAULIC DOCK  
LEVELERS**

**INDUSTRIAL  
DESIGN,  
ELEVATED**

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**32' CLEAR HEIGHT**

**200 AMPS SERVICE**

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# PRIDE OF OWNERSHIP

## OWN VS. LEASE



### Create & Preserve Wealth

Industrial condominium values have delivered an average annual appreciation of 10.81% over the past decade, making it one of the best performing investments in the GTA.



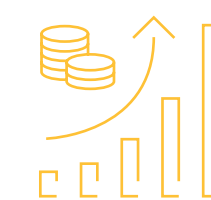
### Control Your Costs

Mitigate risk for your business and avoid the high costs of rent and landlord fees in today's market. Industrial rents have increased by 169% in the past five years. A fixed mortgage rate helps insulate your business from volatility while you build long-term equity.



### Security In Your Business Future

Significant leasehold costs are required in preparing your business premises, let alone the importance of employee and customer retention. Invest in something you own and pay rent to yourself.



### Financial Benefits

Several opportunities exist from mortgage interest and operating cost deductibility, depreciation, and the potential of capital gains. A multitude of options to consider with your tax advisor.

# TEAM OF EXPERTS

PROVEN INDUSTRY EXPERTS DELIVERING INDUSTRIAL EXCELLENCE



## The Mantella Difference

Mantella Corporation, is one of the largest Canadian privately held family owned real estate and land development companies. Mantella uses an active in house management team and trusted long term relationships to fulfill its various investments strategies predominantly in the Greater Toronto area. We are known as market leaders who maintain an entrepreneurial culture and capitalize on our strengths as decisive decision makers.

[MANTELLACORPORATION.COM](http://MANTELLACORPORATION.COM)



6 Million SF  
Total Developed



1946 Date  
Incorporated



100+ Total  
Projects



Greater Toronto  
Area Coverage



## We Ensure Your Project Achieves Peak Performance

Colliers' Development Advisory streamlines complex real estate development by assembling the right team of consultants through a competitive process - ensuring clarity, confidence, and better outcomes.

[COLLIERSCANADA.COM](http://COLLIERSCANADA.COM)

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Architects

Lead Architect  
Baldassarra Architects,  
Vaughan, ON

Turner & Townsend

Project Management  
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Toronto, ON

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EARLY ACCESS OPPORTUNITIES.



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