

5650

TIMBERLEA BLVD

MISSISSAUGA

NEWLY RENOVATED FREESTAND

FOR SALE

IMMEDIATE OCCUPANCY





PRESENTING

MISSISSAUGA'S NEWLY RENOVATED INDUSTRIAL SPACE

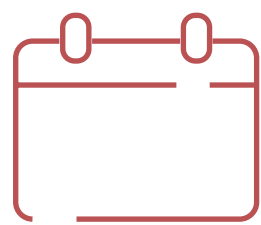
5650 Timberlea Boulevard is a 33,231 square foot, newly renovated, freestanding industrial facility strategically located in the heart of Mississauga.

The property features prominent Highway 403 frontage and provides the Buyer with immediate vacant possession.

Located in Central Mississauga, the 5650 Timberlea Blvd offers immediate access to 400-series highways, Pearson International Airport, public transit, and a cost-effective labour market.

SPECIFICATIONS

Total Area	33,231 SF
Office Area	6,447 SF
Warehouse Area	26,784 SF
Lot Size	1.82 AC
Clear Height	18'
Shipping	3 TL / 2 DI
Power	400 A / 600 V
Sprinklers	Yes
Zoning	E2-24
Year Built	1988
Vacant Possession	Immediate
Taxes	\$77,522.83 (2024)
Asking Sale Price	\$16,500,000 (\$497 PSF) \$14,150,000 (\$426 PSF)



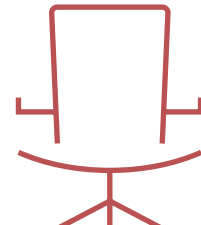
Immediate
Availability



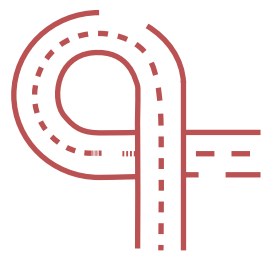
Freestanding
building with two
points of access



High ratio of
shipping doors



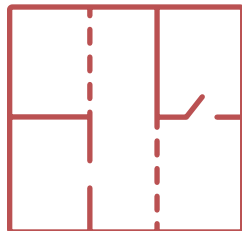
White-boxed turn-key
building with office
improvements



Highway 403
Frontage



High-End
Showroom/
Retail Space



Ability to
Multi-Tenant



Precast Industrial
Facility

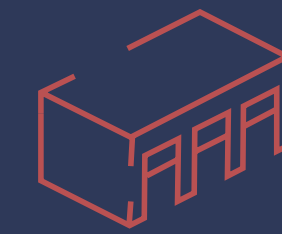


MODERNIZED INDUSTRIAL SPACE

READY FOR YOUR BUSINESS

Fully upgraded precast industrial building featuring a striking showroom with 12' ceilings, turnkey white boxed warehouse space, refreshed flooring, and full LED lighting.

Electronic truck door levelers and highway 403 frontage ensuring excellent logistics and visibility. Building systems have been modernized, including a 2025 roof. Ideal for single or multi-tenant occupancy.



New building
roof 2025



Fully white boxed
warehouse



New LED lighting
throughout

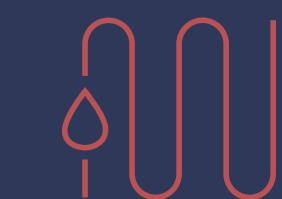


Recently renovated office
& showroom area



New mechanical system

- Electrical control panel
- Transformer
- Sprinkler heads

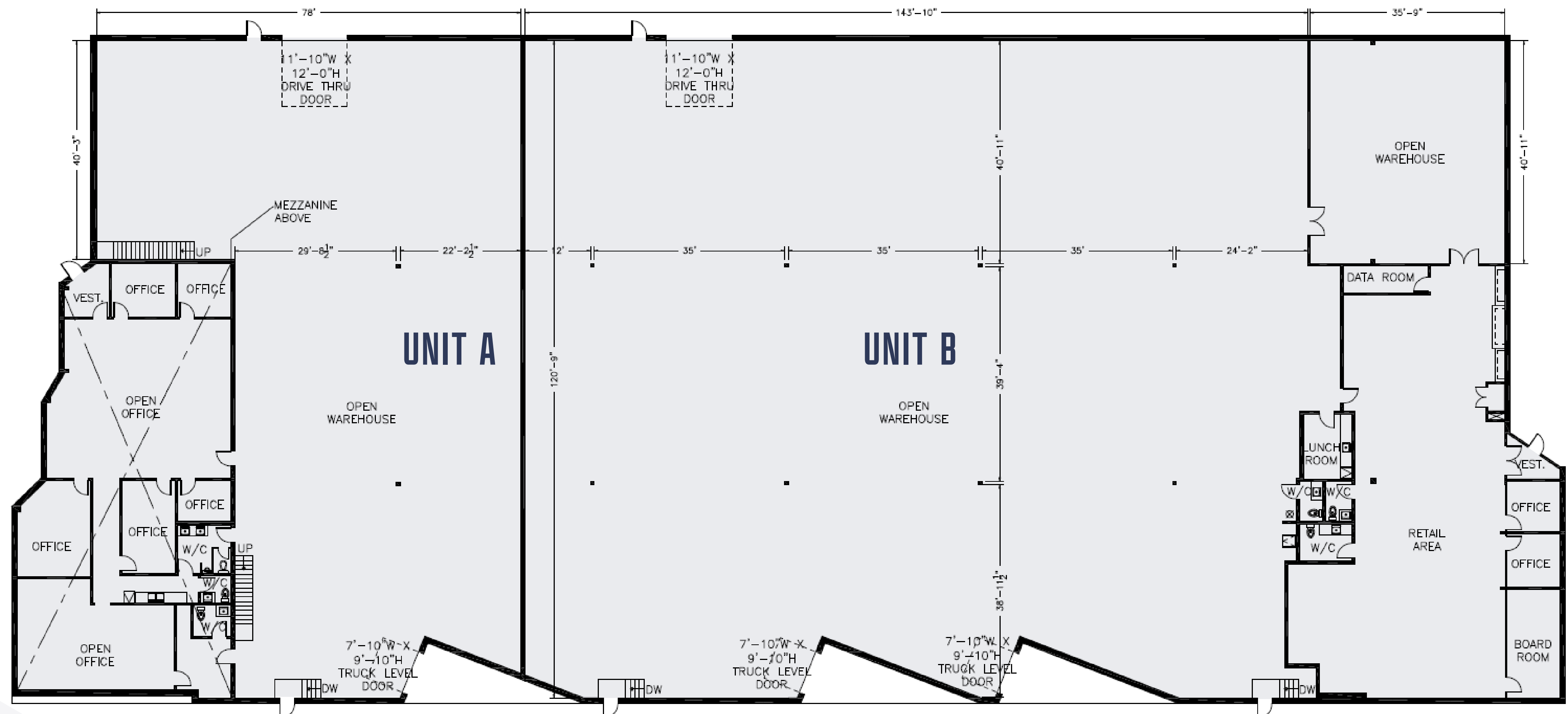


New radiant heat

FLEXIBLE BUILDING LAYOUT

+ Bonus 3,017 SF of Mezzanine Area (Not included in Total Area)

Unit B: 22,624 SF



HWY 403

TIMBERLEA BLVD

CONNECTIVITY

YOUR LOGISTICS ADVANTAGE STARTS HERE

Mississauga, Ontario, benefits from a robust and diverse connectivity, with easy access to highways, a growing public transit network, proximity to Toronto Pearson International Airport, and comprehensive rail services. These features make the city an ideal location for businesses, commuters, and residents, while ongoing investments in transportation infrastructure ensure that its connectivity will continue to evolve and improve in the coming years.

DRIVE TIMES

Highway 401	7 min 3.5 km	Mississauga Square One	12 min
Highway 403	11 min 11 km	Etobicoke	25 min
Highway 407	11 min 11 km	Oakville	30 min
CN Rail Brampton Yard	20 min 13 km	Burlington	40 min
CN Intermodal Malport	22 min 12 km	Downtown Toronto	50 min
Toronto Pearson Int. Airport	11 min 7 km		
Region of Waterloo Int. Airport	53 min 76 km		
Billy Bishop Toronto City Airport	27 min 28 km		
Canada / US Border	70 min 113 km		





WHERE CONVENIENCE & VITAL RESOURCES ALIGN

AMENITIES

- | | | | |
|---|--------------------------------|----|---------------------|
| 1 | Eva Lounge | 8 | Prestige Restaurant |
| 2 | Starbucks | 9 | Eggsmart |
| 3 | Rockwood Mall | 10 | LCBO |
| 4 | Longo's Ponytrail | 11 | Cora |
| 5 | Wendy's | 12 | Rabba Fine Foods |
| 6 | A&W Canada | 13 | Food Basics |
| 7 | Peter's on Eglinton Restaurant | 14 | Burger King |

CORPORATE NEIGHBOURS

- | | | | |
|---|--------------------------------|----|------------------------------------|
| 1 | Sobeys Ontario | 8 | General Mills Corporation |
| 2 | Bell Canada | 9 | Hewlett Packard Enterprise |
| 3 | Canada Post | 10 | PepsiCo Mississauga |
| 4 | Kitchen Stuff Plus Head Office | 11 | Pita Land Head Office |
| 5 | Revlon Canada | 12 | TForce Freight Canada |
| 6 | Leons | 13 | Helmar Canada |
| 7 | Kellogg Canada | 14 | Dafco Filtration Group Corporation |

MISSISSAUGA

A CENTER OF INNOVATION AND OPPORTUNITY

Mississauga, Ontario, is a thriving and diverse city located just west of Toronto, known for its strong economy, strategic location near Toronto Pearson International Airport, and excellent transportation infrastructure.

With a growing population, vibrant business environment, and high quality of life, Mississauga is a prime destination for both residents and businesses.

Unlocking a World of Skilled Professionals

2

Globally Recognized
Post-Secondary
Institutions

73%

Multinationals with
A Head Office in
Mississauga

145+

Languages Spoken in
Mississauga and Access to
World-Class Talent Through
the Global Skills Strategy

457,000+

Local Labour Force, with
Access to a Regional
Labour Pool of 5.1M

Forging the Path to Economic Growth



75+

Fortune 500 and 65+ Global 500 Companies
Located in Mississauga



775+

Multinationals with A Head Office
in Mississauga



2nd Largest Economy

in Ontario with 100,000+ Businesses
Generating \$61 Billion in GDP



Leading Industry

- Clusters in Life Sciences, Aerospace & Aviation
- Automotive
- Cleantech
- Food & Beverage
- Technology
- Financial Services
- Smart Logistics

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



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