



**5610 Timberlea Blvd,
Mississauga, ON**

For Lease

Highway 401/403
Industrial Availability

**43,323 SF
Available**

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***Sales Representative**

5610 Timberlea Boulevard, Mississauga, ON

Property Overview

Location: Timberlea Boulevard & Tomken Road

Total Area: 43,323 SF

Industrial Area: 30,546 SF

Office Area: 12,777 SF

Clear Height: 22'

Shipping: 4 Truck Level | 1 Drive-In

Power: 600 Amps, 600 Volts

Zoning: E2-24

Possession: Immediate

Asking Rate PSF: Contact Listing Team

Additional Rent PSF: \$3.15

Comments:

- Opportunity for signage fronting HWY 403
- "Center Ice" location at the intersection of HWY 403 and HWY 401
- Extremely functional building design with 4 truck level doors and 1 drive in door
- Ready to use office space with head office presence



Close proximity to
Hwys 401, 403 & 407



Configured for a wide
range of industrial
operations



Immediate possession
available



Accommodates 53'
trailers

5600 Timberlea Boulevard, Mississauga, ON

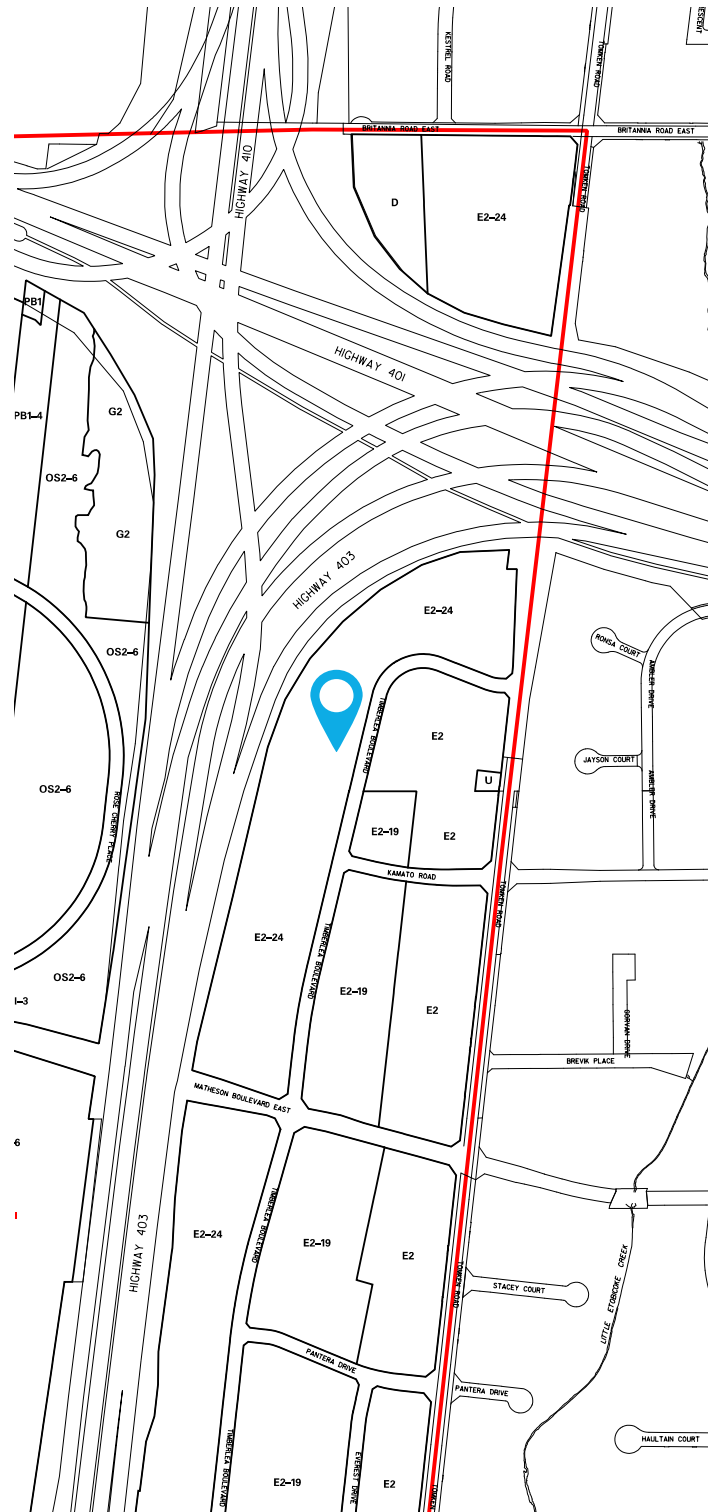
Property Location



Zoning Overview

E2-24 (Employment Zone) Permitted Uses partial list:

- Warehouse / Distribution Facility
- Wholesaling Facility
- Manufacturing Facility
- Office
- Medical Office
- Self-Storage Facility
- Science and Technology Facility
- Veterinary Clinic
- Commercial School
- Truck fuel dispensing facility
- Parking Lot
- Courier/messenger service



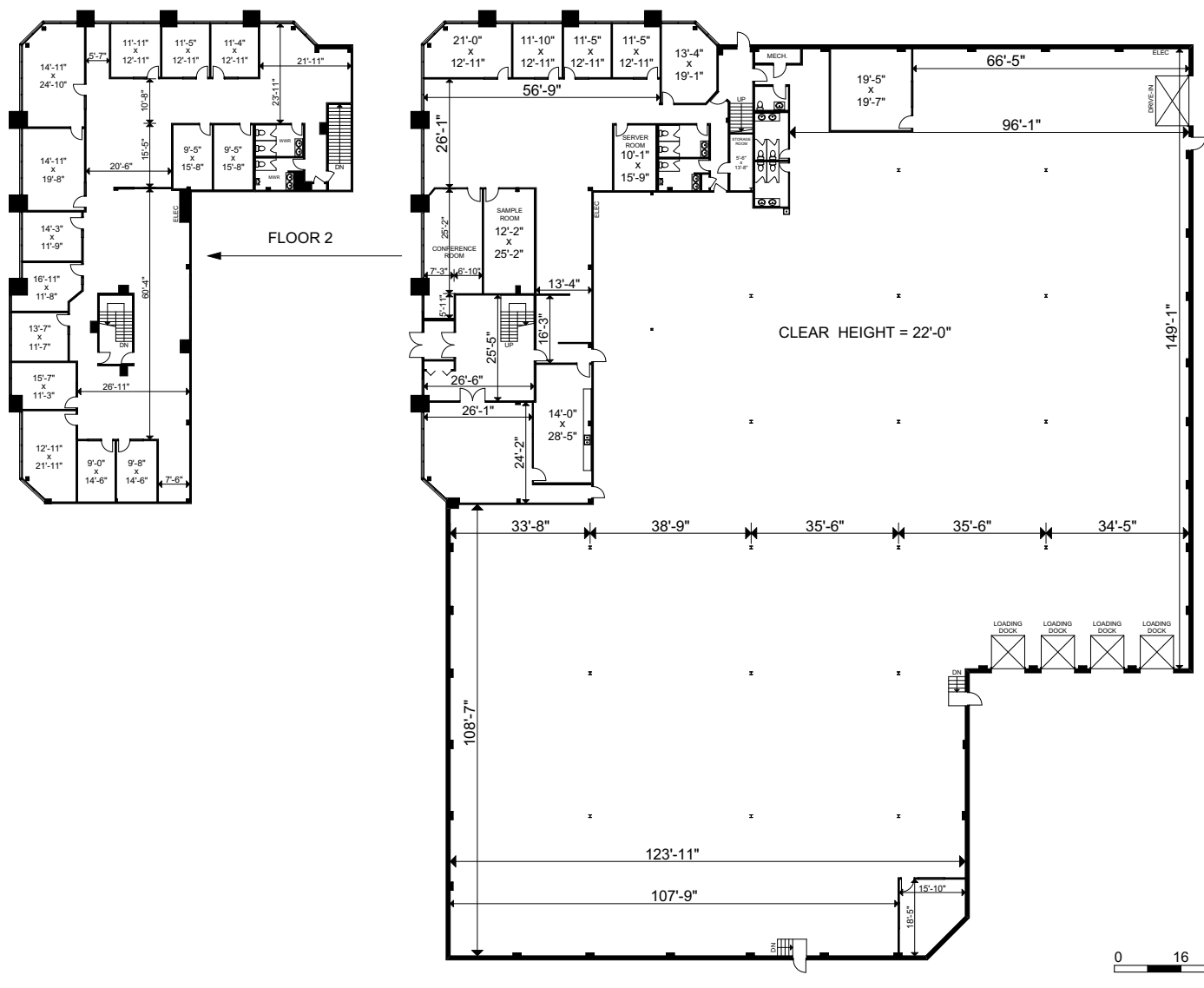
[Link to Full Zoning Bylaw](#)

5610 Timberlea Boulevard, Mississauga, ON

Photos



Floor Plans



Site Access



Highway 401
5 Minutes



Highway 403
5 Minutes



Highway 410
7 Minutes

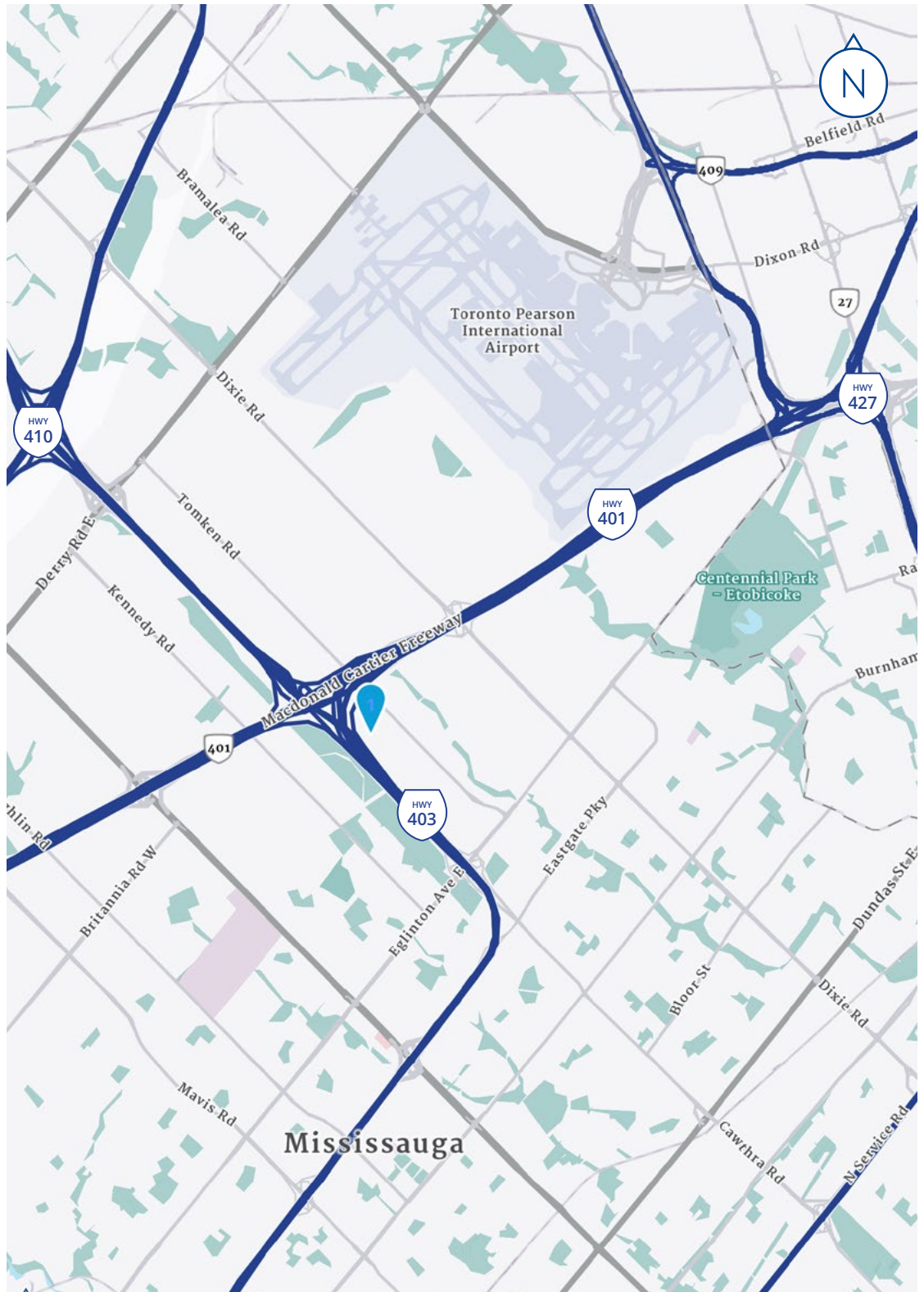


Airport
15 Minutes

Mississauga
10 Minutes

Brampton
20 Minutes

Downtown Toronto
45 Minutes





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