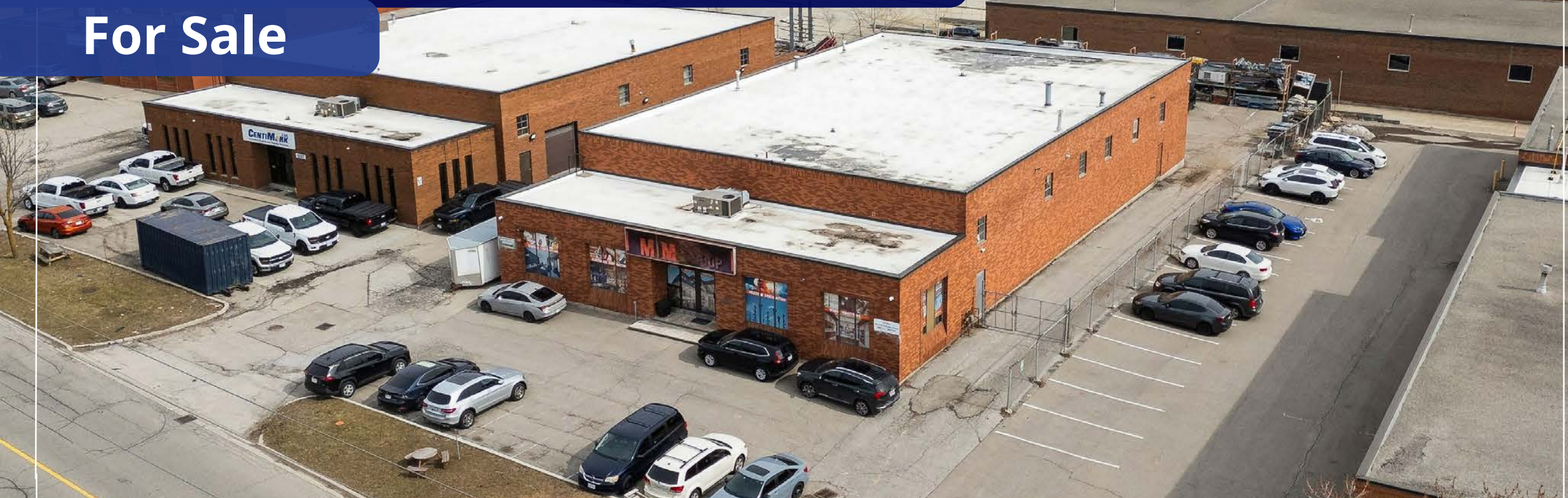


# 5585 Timberlea Boulevard, Mississauga

## For Sale



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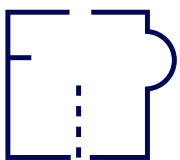
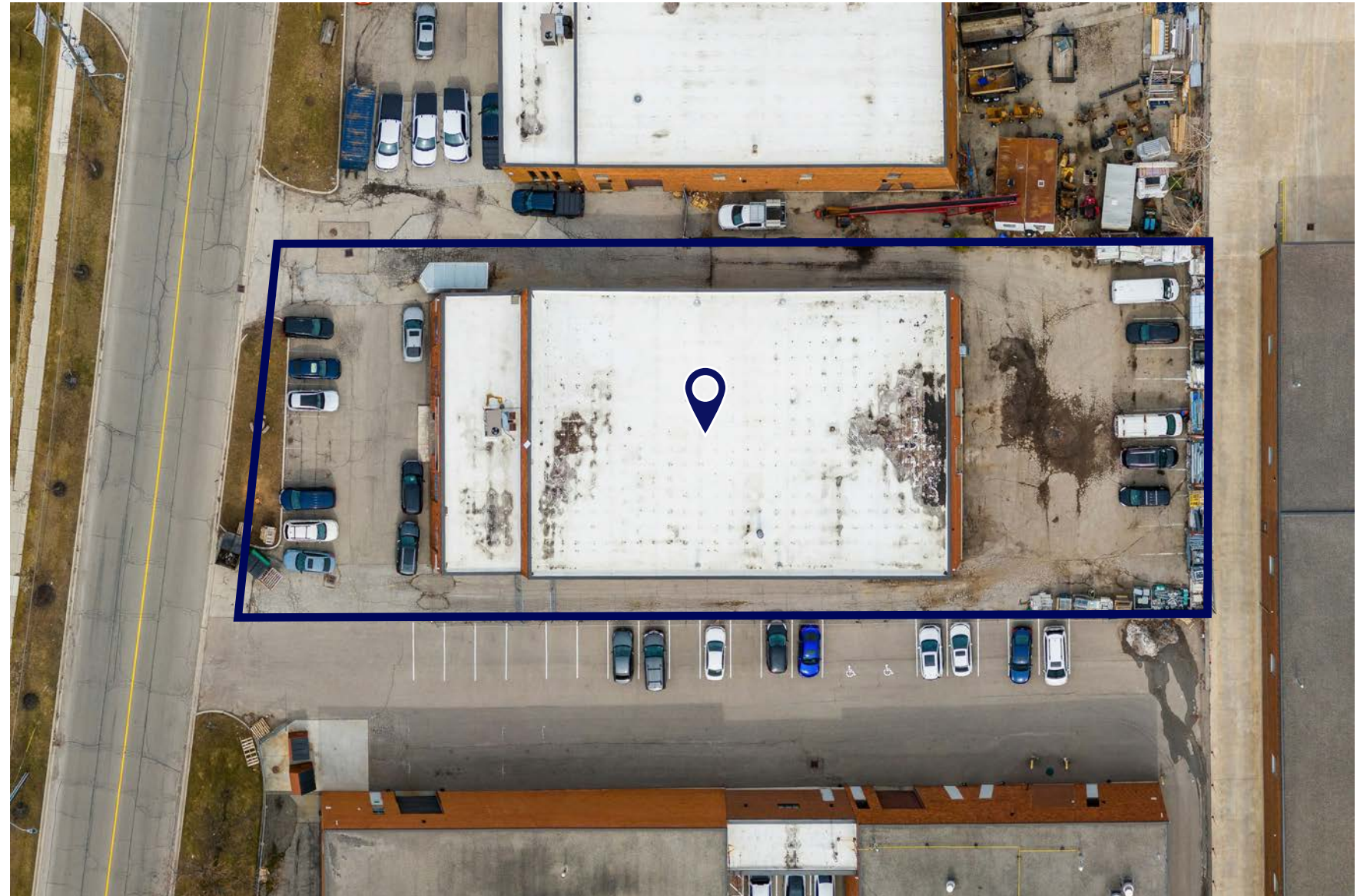


# Property Profile

5585 Timberlea Boulevard, Mississauga | 2

Address	5585 Timberlea Boulevard Mississauga, ON
Total Area	10,239 SF
Office Area	1,210 SF
Warehouse Area	9,029 SF
Lot Size	0.573 AC
Shipping	2 Truck Level Doors & 1 Drive-In Door
Clear Height	16' 8"
Zoning	E2-19
Power	400A   600V
Possession	Immediate
Annual Taxes	\$29,058.99
Asking Price	\$5,250,000

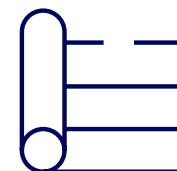
Buyer/Buyer's Agent to verify all information.



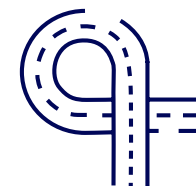
Bright, open space  
with immediate  
possession



Secured Yard  
with Outdoor  
Storage Zoning



Roof replaced in  
2018 (per owner)



Excellent  
connectivity to  
major highways

# Property Photos

5585 Timberlea Boulevard, Mississauga | 3



# Property Photos

5585 Timberlea Boulevard, Mississauga | 4



# Property Photos

5585 Timberlea Boulevard, Mississauga | 5



# Location Overview

5585 Timberlea Boulevard, Mississauga | 6

## The Location

Mississauga, Ontario is one of the GTA's most established and sought-after industrial markets. With immediate access to Highways 401, 403, 410, 407 and the QEW, the city offers exceptional connectivity across the region and direct routes to U.S. border crossings. Its proximity to Toronto Pearson International Airport supports global logistics and time-sensitive distribution.

## Drive Times

Pearson International Airport	13 min
Highway 401	2 min
Highway 403/410	3 min
Highway 427	7 min
Highway 407	8 min
Gardiner Expressway/QEW	15 min
CN Intermodal Brampton	18 min
CN Intermodal Malport	19 min
Brampton	15 min
Vaughan	28 min
Downtown Toronto	45 min

Drive times are estimates provided for information purposes only.



Within a 5km Radius



**250+**  
Retail Amenities



**15+**  
Gas Stations



**12+**  
Banks



**265+**  
Restaurants

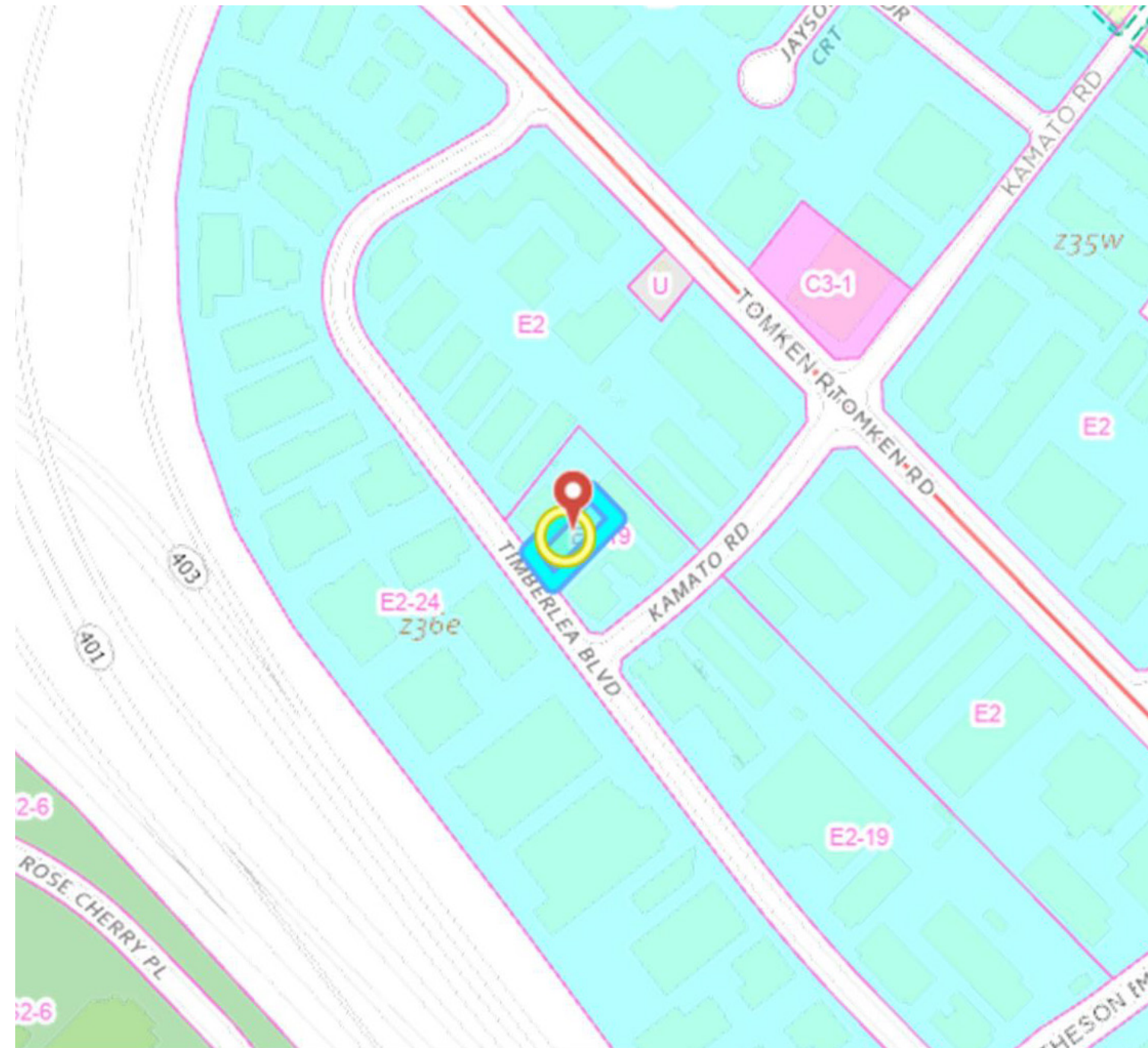
# E2-19 Zoning

(Allows for *most* uses permitted under E3 Zoning)

## Permitted Uses

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 8.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations.

- Outdoor Storage
- Manufacturing Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Contractor Service Shop
- Contractor's Yard
- Science and Technology Facility
- Truck Fuel Dispensing Facility
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, and/or Rental Facility -
- Commercial Motor Vehicles
- Wholesaling Facility Medical
- Office
- Broadcasting/Communication Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Medicinal Product Manufacturing Facility
- Medicinal Product Manufacturing Facility - Restricted
- Plant-Based Manufacturing Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Banquet Hall/Conference Centre/ Convention Centre
- Night Club
- Overnight Accommodating
- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



Click here for [link](#) to Mississauga Zoning By-law 0225-2007



**Available For Sale**

**5585 Timberlea Blvd, Mississauga**

**Contact LA's for  
More Information**

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