



### Building Information

Building Size: 32,025 sf  
 Sprinkler System: Yes  
 Clear Height: 16'  
 Dock-high Door(s): 4  
 Maximum Door Height: 12'

## 1 - 5448 Timberlea Blvd.

5448 Timberlea Blvd, Mississauga, Ontario L4W 2T7

### Suite Size

18,000 sf

### Availability

Sep 1, 2025

### Type

Industrial

### Rate

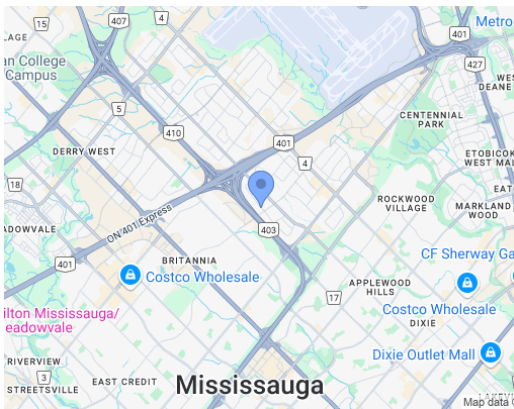
\$1795 /sf

### Total Additional Rent

\$723 /sf

### Suite Notes

Great warehousing and showroom/head office opportunity. Central Mississauga location with excellent access to Hwy's 401/407/403. Large warehouse component with functional truck-level shipping. 100% owned and professionally managed by DREAM. \*Office Space: 6,369 s.f. \*Warehouse Space: 11,631 s.f. 3 Months gross-free fixturing and \$3.00 psf Tenant Allowance on any 5 Year Deal.



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## Construction

### Office Space

6,369 sf

### Warehouse Space

11,631 sf

### Clear Height

17'

### Electrical (Volts)

600 V

### Electrical (Amps)

125 A

## Technical Specifications

### Dock-high Door(s)

2

### Loading Notes

2 Truck-Level Door