



5600 Timberlea Boulevard, Mississauga, ON

**For Lease**  
High Exposure and  
Ample Parking  
Industrial Availability

22,786 SF  
Available

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# Property Overview

**Location:** Timberlea Boulevard & Tomken Road

**Total Area:** 22,786 SF

**Industrial Area:** 17,782 SF

**Office Area:** 5,004 SF

**Clear Height:** 17'9"

**Bay Size:** 32'1" x 38'4"

**Shipping:** 2 Truck Level | 1 Drive In

**Zoning:** E2-24

**Possession:** July 2025

**Asking Rate PSF:** Contact Listing Team

**Additional Rent PSF:** \$3.90

**Comments:** Unbeatable connectivity and visibility in a highly sought-after central location. Perfect for manufacturing, warehousing or distribution.



Close proximity to  
Hwys 401, 403 & 407



Ample room for  
a wide range of  
industrial operations.



Possession available  
July 2025



Ideal Shipping  
Configuration

5600 Timberlea Boulevard, Mississauga, ON

# Property Location

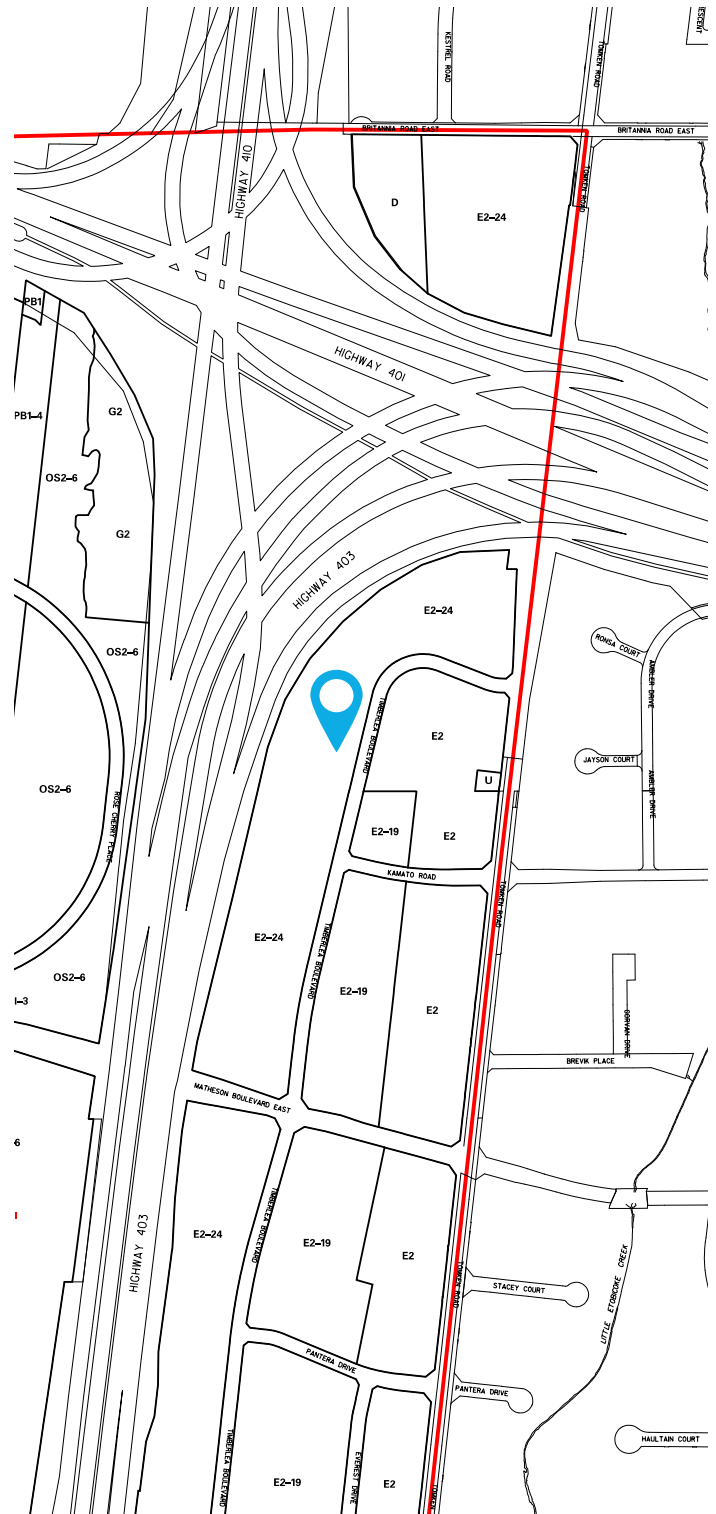


# Zoning Overview

## 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](#)

5600 Timberlea Boulevard, Mississauga, ON

# Photos





# Site Access



**Highway 401**  
5 Minutes



**Highway 403**  
5 Minutes



**Highway 410**  
7 Minutes



**Airport**  
15 Minutes

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**Mississauga**  
10 Minutes

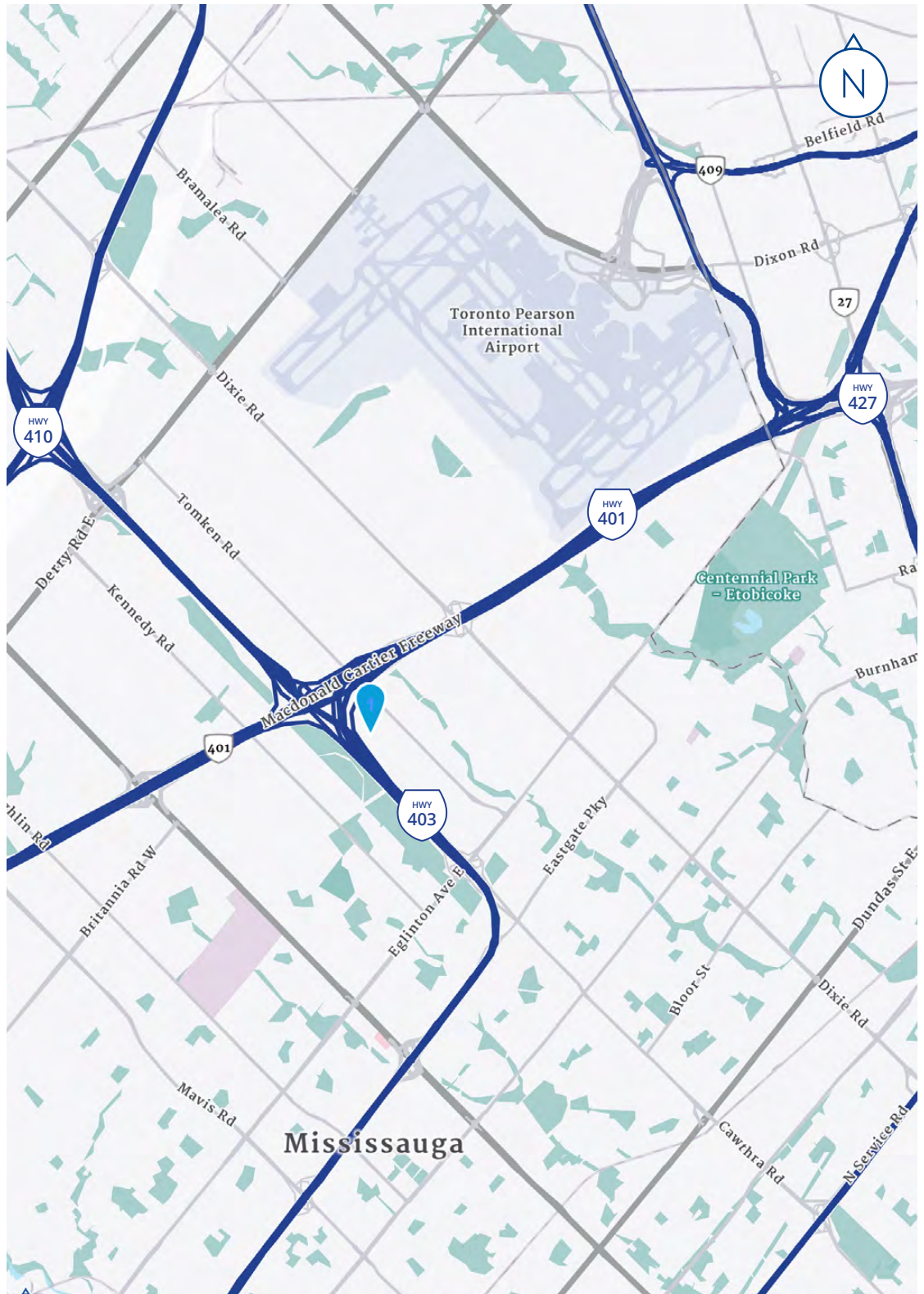
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**Brampton**  
20 Minutes

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**Downtown Toronto**  
45 Minutes

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