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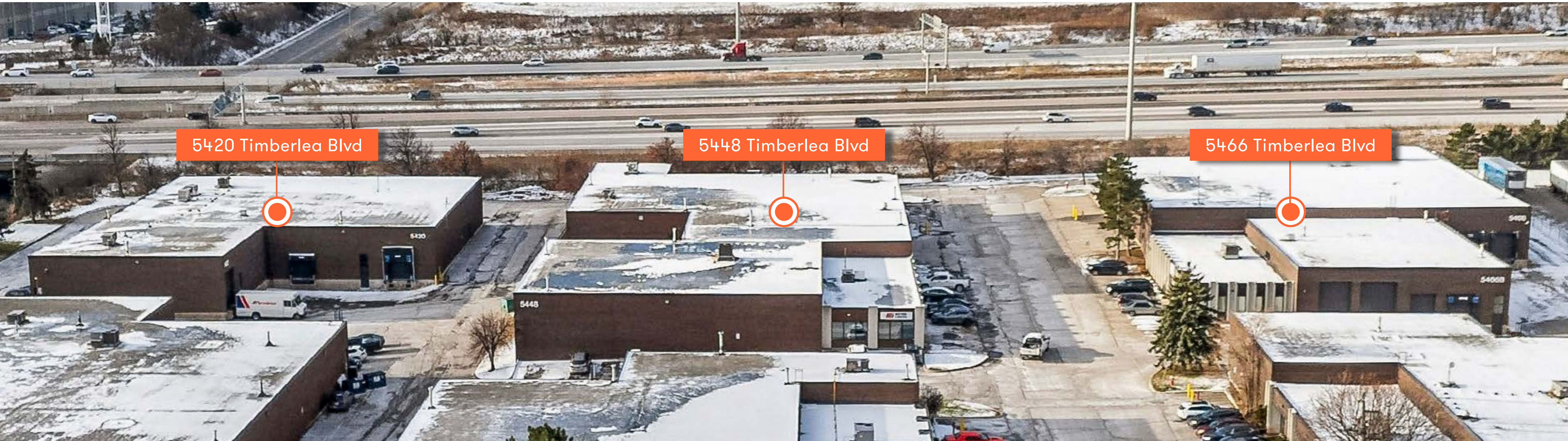
5420-5466 Timberlea Boulevard
Industrial Business Complex

dream 

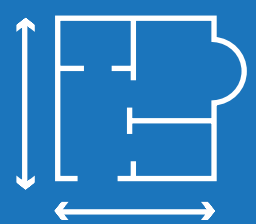
Colliers 

Property Overview

Timberlea Boulevard Industrial Business Complex



Property Highlights



Multiple configurations available including freestanding option



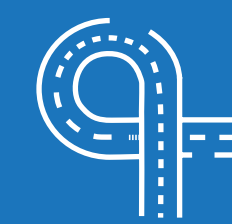
Shipping court can accommodate 53' trailers



E2-24 Zoning



Ample on-site parking



Close proximity to 400-series Highways

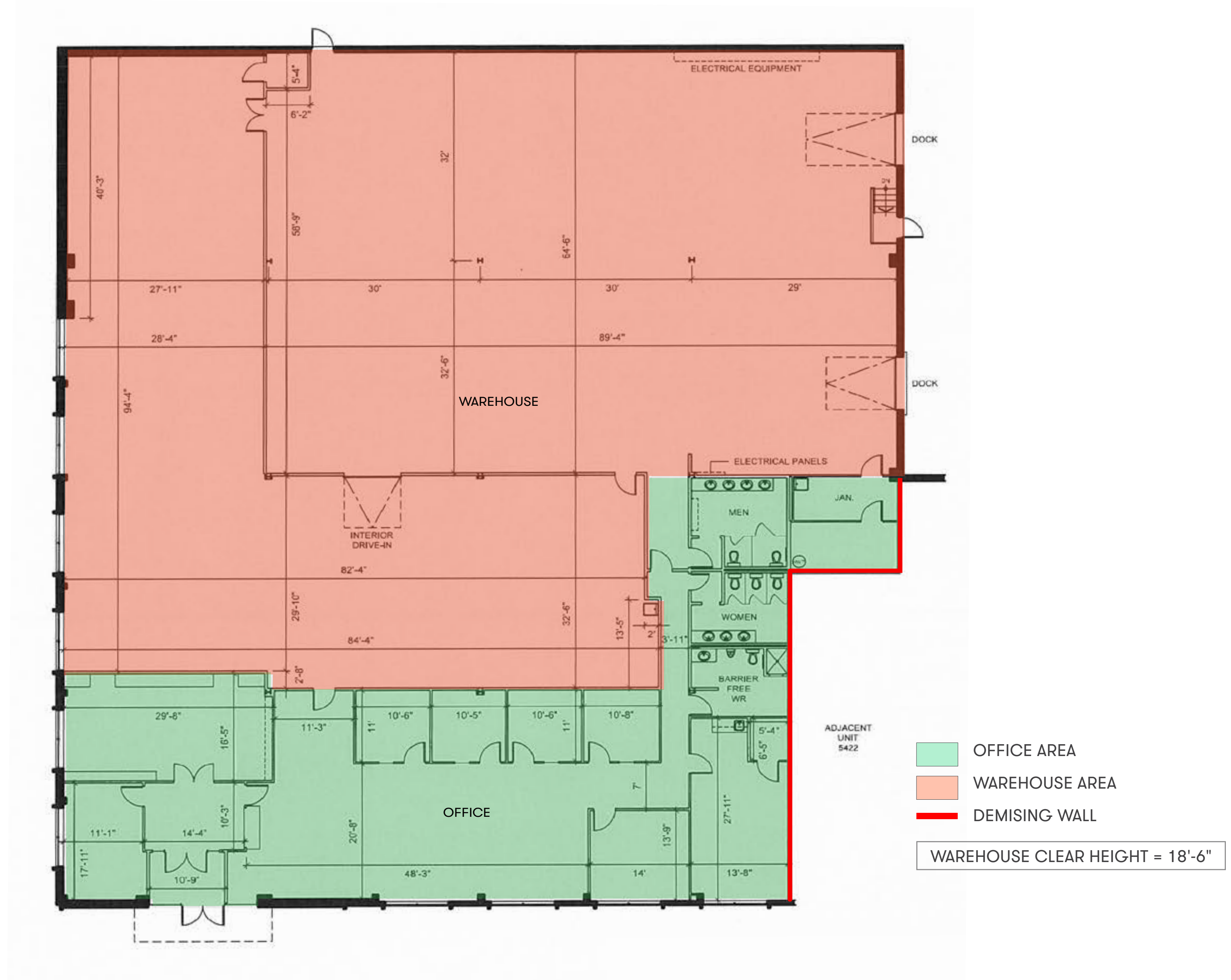


Professionally owned and managed by Dream Industrial Reit

Property Details

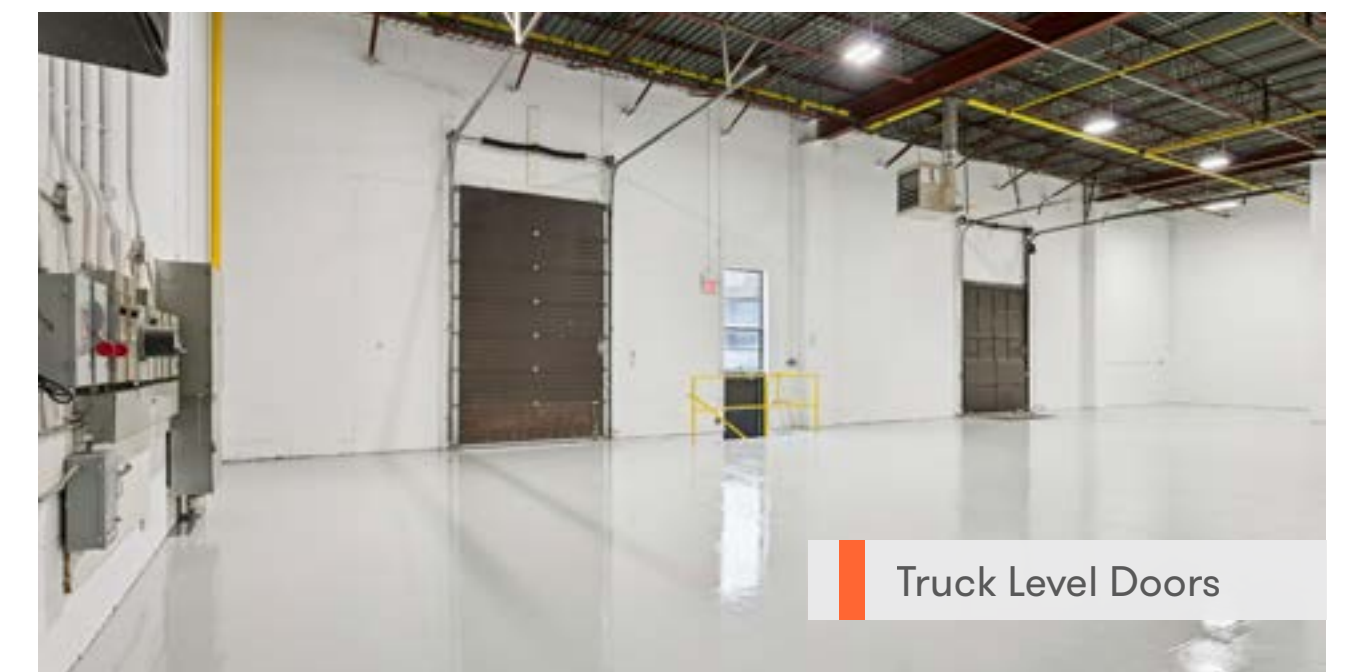
5420 Timberlea Boulevard - Unit 1

Total Area	15,011 SF
Office Area	15%
Warehouse Area	85%
Clear Height	18'-6"
Shipping	2 TL
Zoning	E2-24
Power	200 Amps, 600 Volts
Asking Rate (Net PSF)	\$17.50
TMI (2025)	\$7.65
Possession	Immediate



Photos

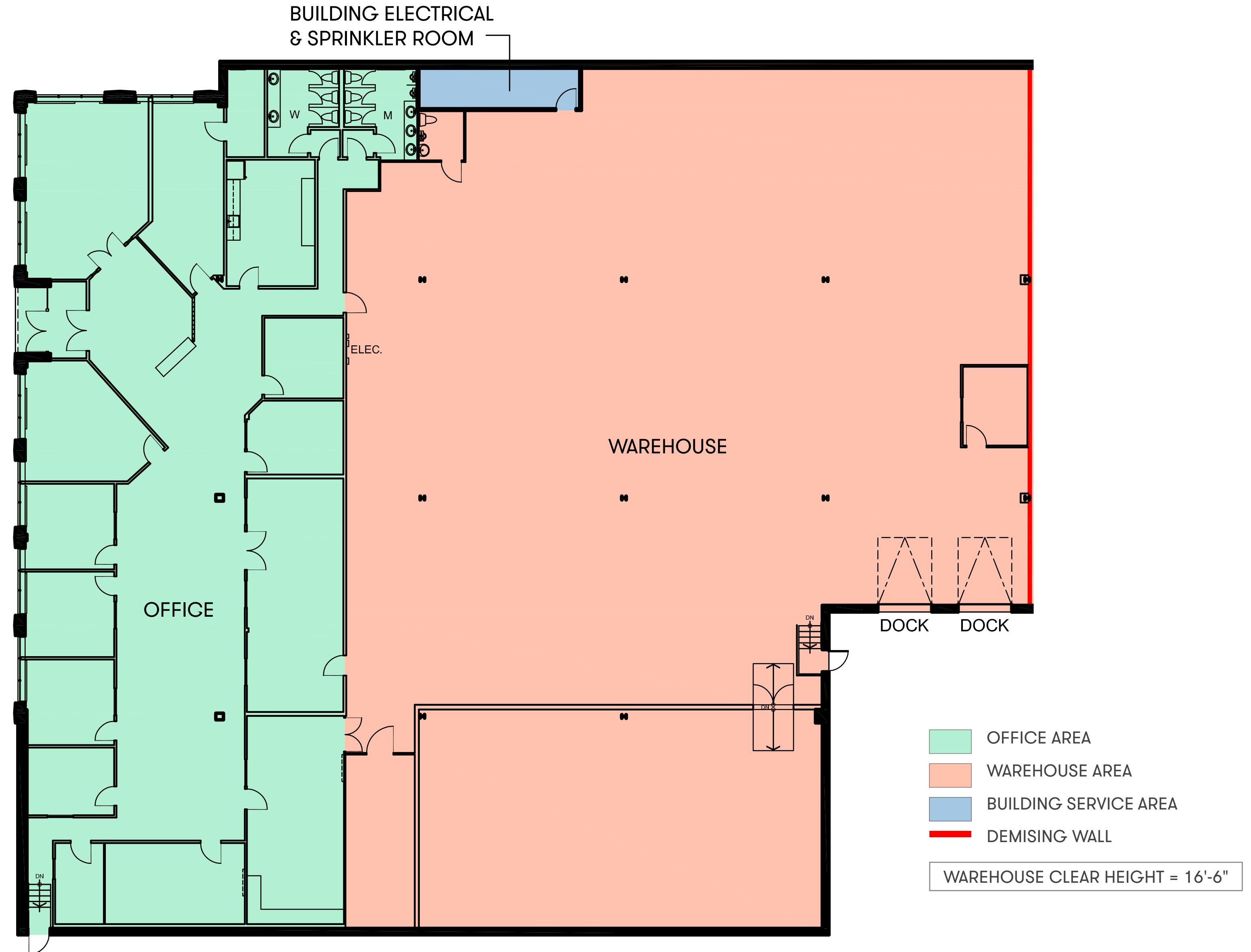
5420 Timberlea Boulevard - Unit 1



Property Details

5448 Timberlea Boulevard - Unit 1

Total Area	17,918 SF
Office Area	35%
Warehouse Area	65%
Clear Height	16'-6"
Shipping	2 TL
Zoning	E2-24
Power	400 Amps, 600 Volts
Asking Rate (Net PSF)	\$16.95
TMI (2025)	\$7.23
Possession	Immediate

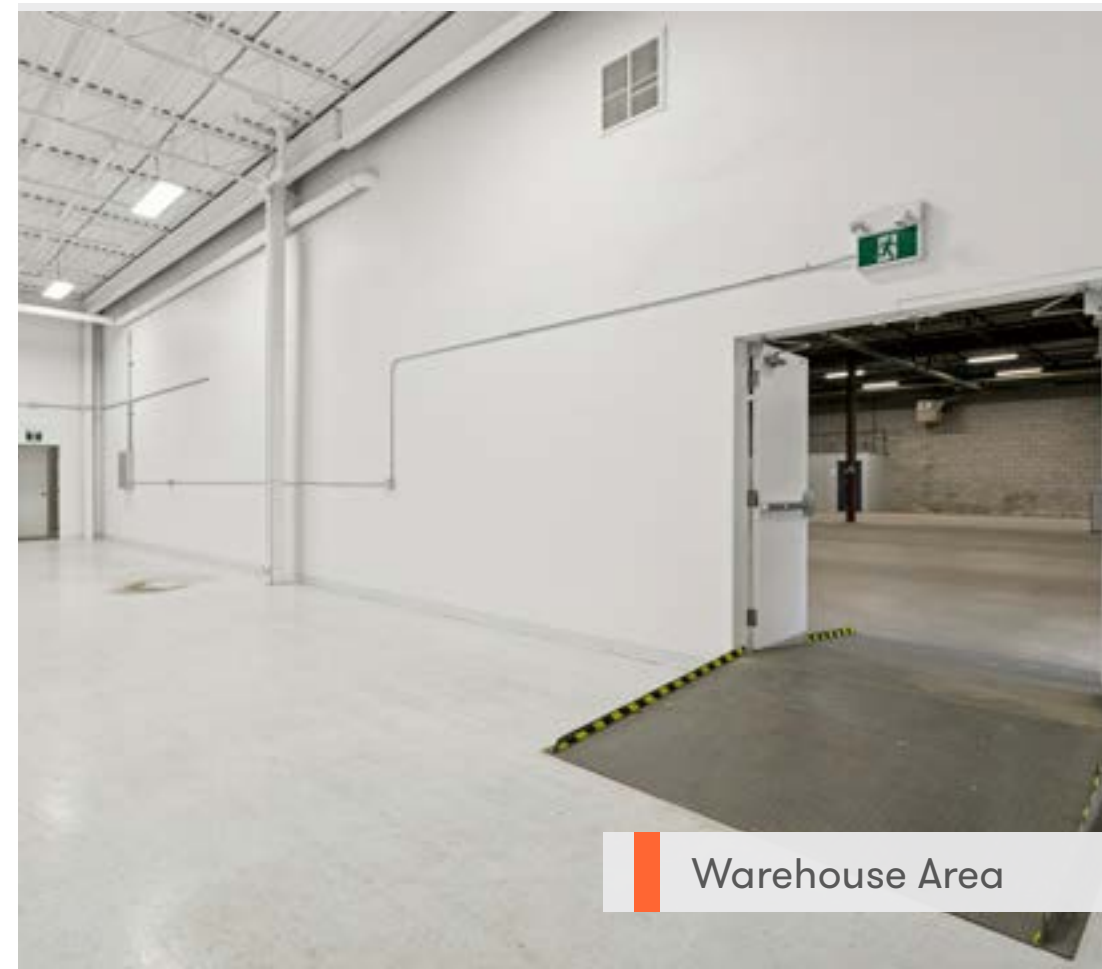


Photos

5448 Timberlea Boulevard - Unit 1



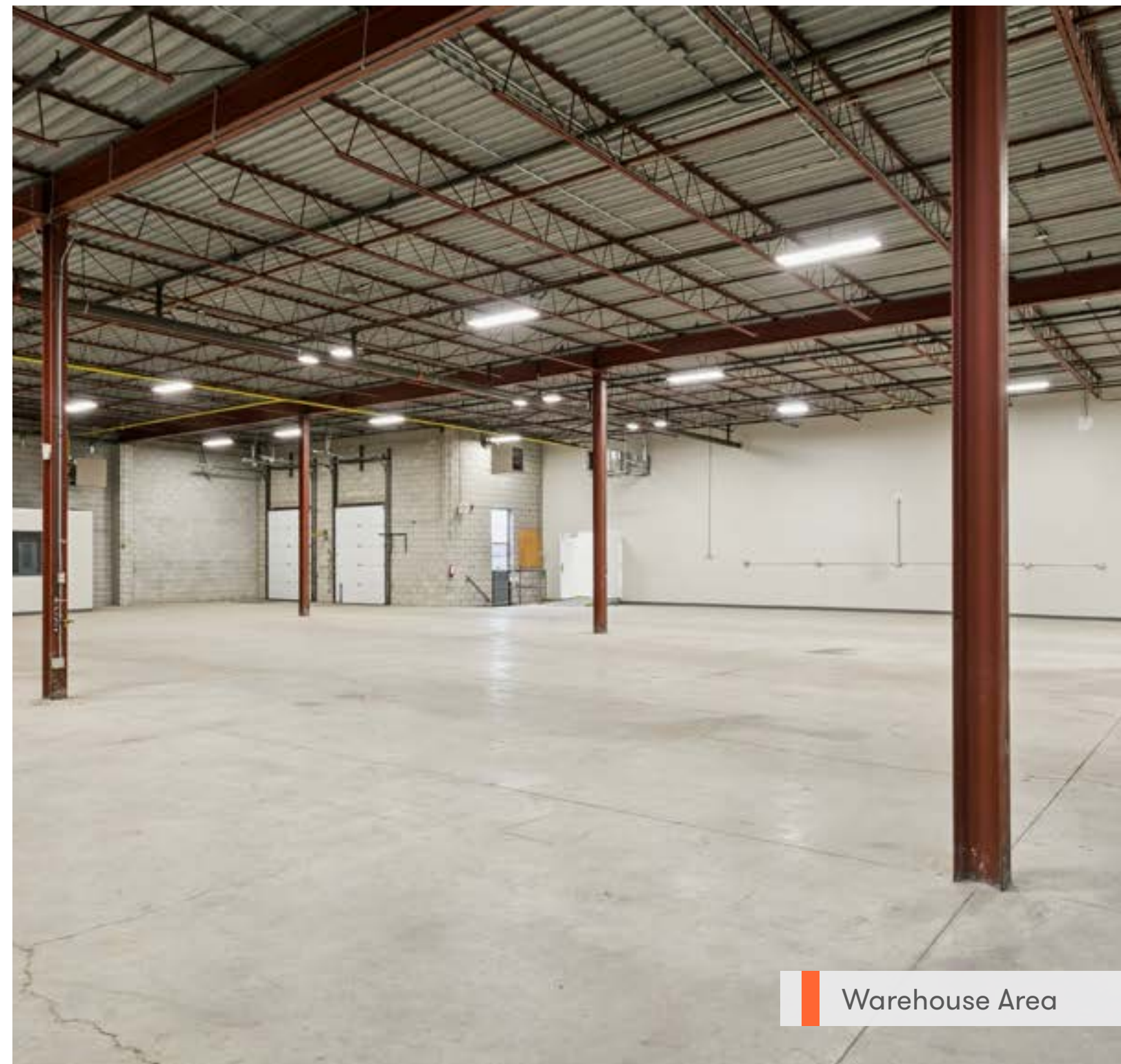
Exterior Image



Warehouse Area



Truck Level Doors



Warehouse Area



Office Area



Office Area

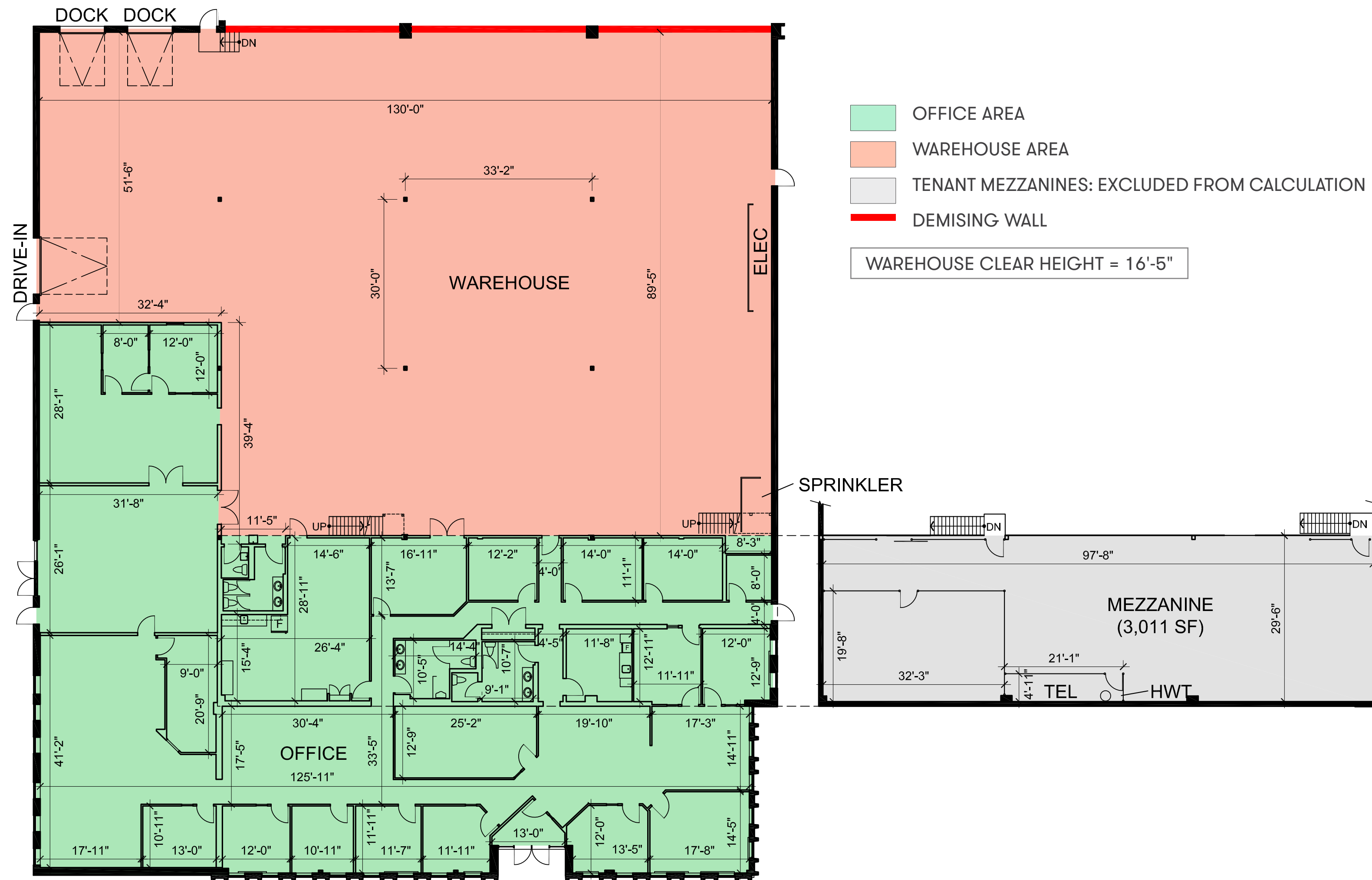


Truck Level Doors

Property Details

5466 Timberlea Boulevard - Unit 1

Total Area	19,747 SF
Office Area	20%
Warehouse Area	80%
Clear Height	16'-5"
Shipping	2 TL 1 DI
Zoning	E2-24
Power	200 Amps, 600 Volts
Asking Rate (Net PSF)	\$16.95
TMI (2025)	\$8.10
Possession	Immediate
Comments:	<ul style="list-style-type: none"> Two temperature-controlled rooms within warehouse (can remain or be removed). Large Mezzanine at no charge to Tenant.



Photos

5466 Timberlea Boulevard - Unit 1



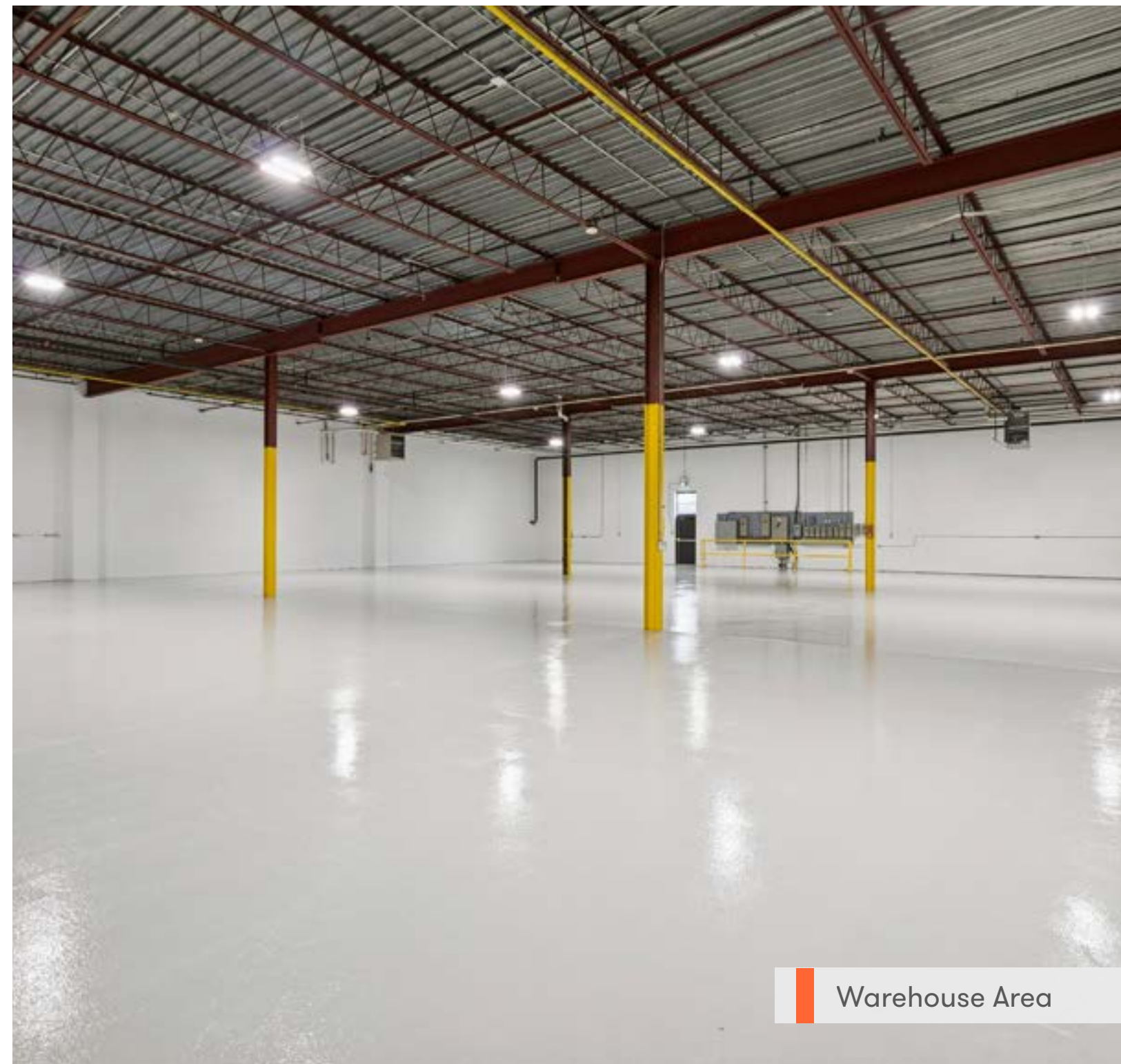
Property Aerial



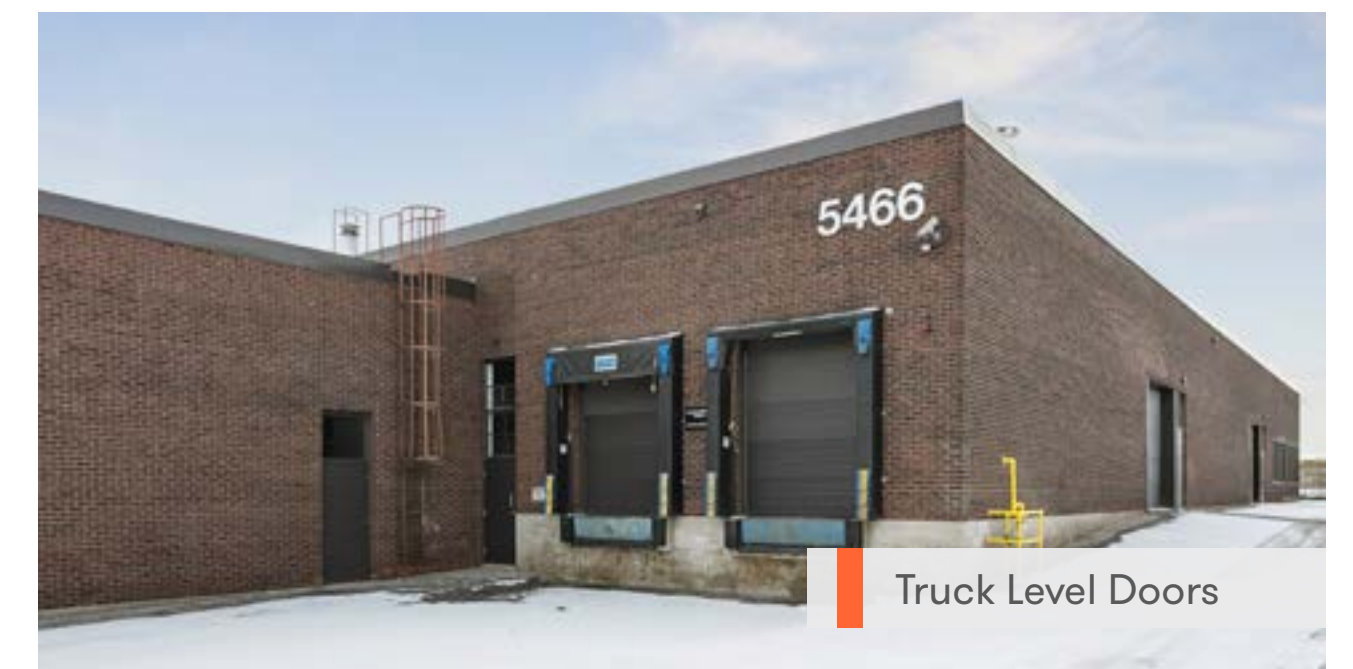
Exterior Image



Office Area



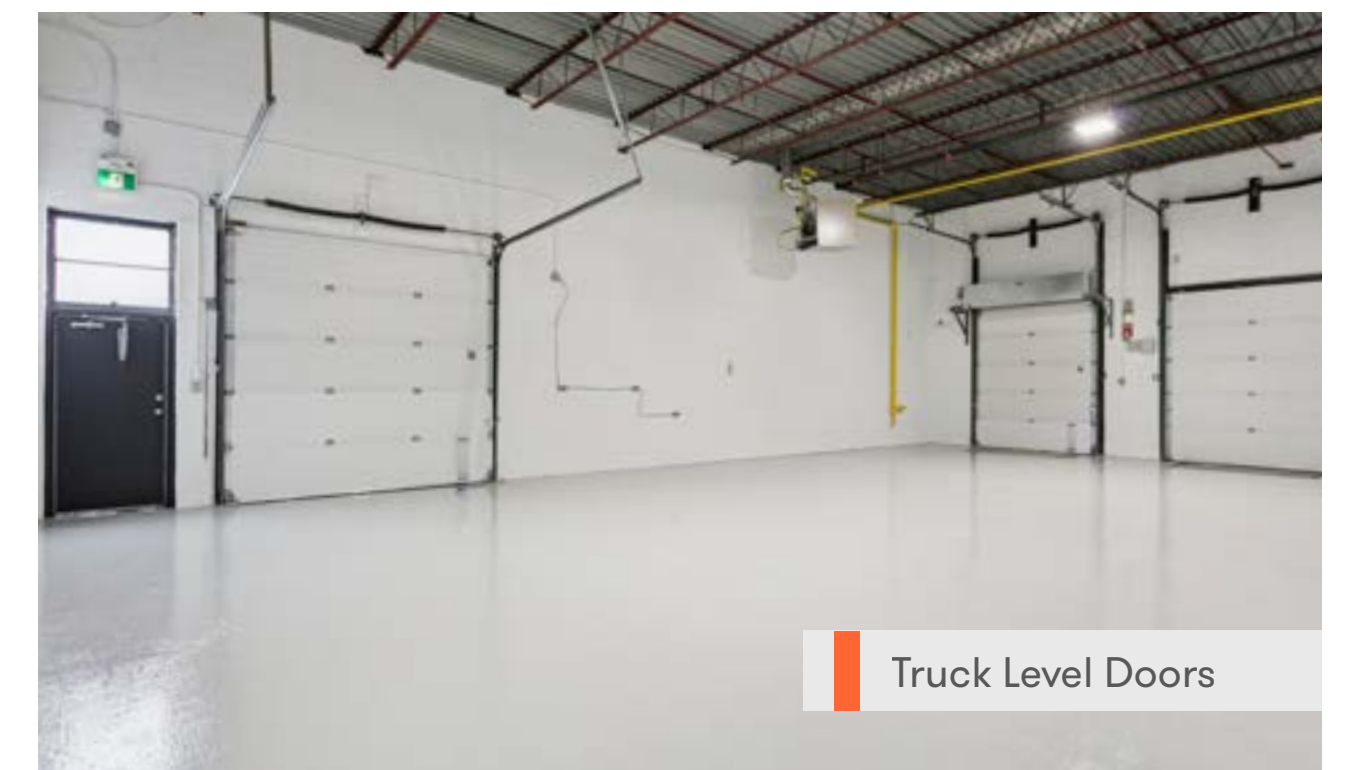
Warehouse Area



Truck Level Doors



Warehouse Area



Truck Level Doors

E2-24 Zoning

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.



Permitted Uses: Employment Zone (E2-24)

- Medical
- Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- 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 Rental Facility
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, and/or Rental Facility - Commercial Motor Vehicles
- Banquet Hall/Conference Centre/Convention Centre
- Night Club
- Overnight Accommodating
- Animal Boarding Establishment
- Active Recreational Use
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

Site Access

5420 - 5466
Timberlea Boulevard

— Major Highway

Drive Times

5 Mins

To Highway 401

9 Mins

To Highway 407

10 Mins

To Highway 410

10 Mins

To Pearson International Airport

14 Mins

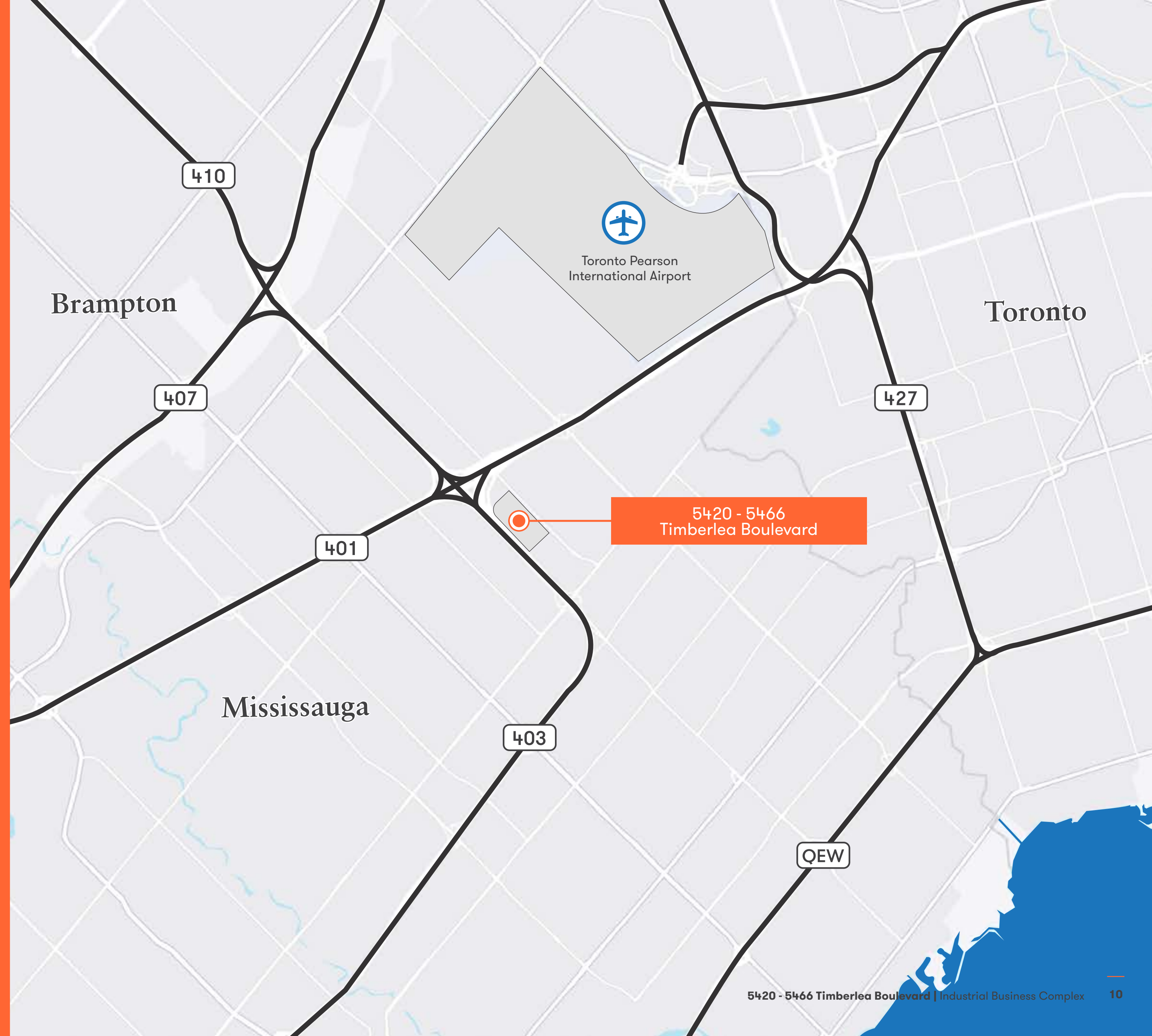
Downtown Mississauga

20 Mins

Downtown Brampton

40 Mins

Downtown Toronto



Site Amenities

Restaurants

- 1 Subway
- 2 Taco Bell
- 3 Burger King
- 4 Tim Horton's
- 5 Starbucks
- 6 Wendy's
- 7 Chipotle
- 8 McDonald's

Everyday Essentials

- 1 TD Bank
- 2 RBC
- 3 Shell
- 4 BMO
- 5 Petro-Canada
- 6 Scotiabank
- 7 Esso
- 8 Pioneer
- 9 CIBC

Fitness

- 1 Fit 4 Less
- 2 Paramount Fine Foods Centre Sportsplex
- 3 LA Fitness

Mississauga's Labour Pool

Total Labour Force 15 years & over by industry: 385,915



Manufacturing
8.9%



Retail Trade
11%



Transportation & Warehousing
7.5%



Finance & Insurance
7.4%



Health Care & Social Assistance
9.4%

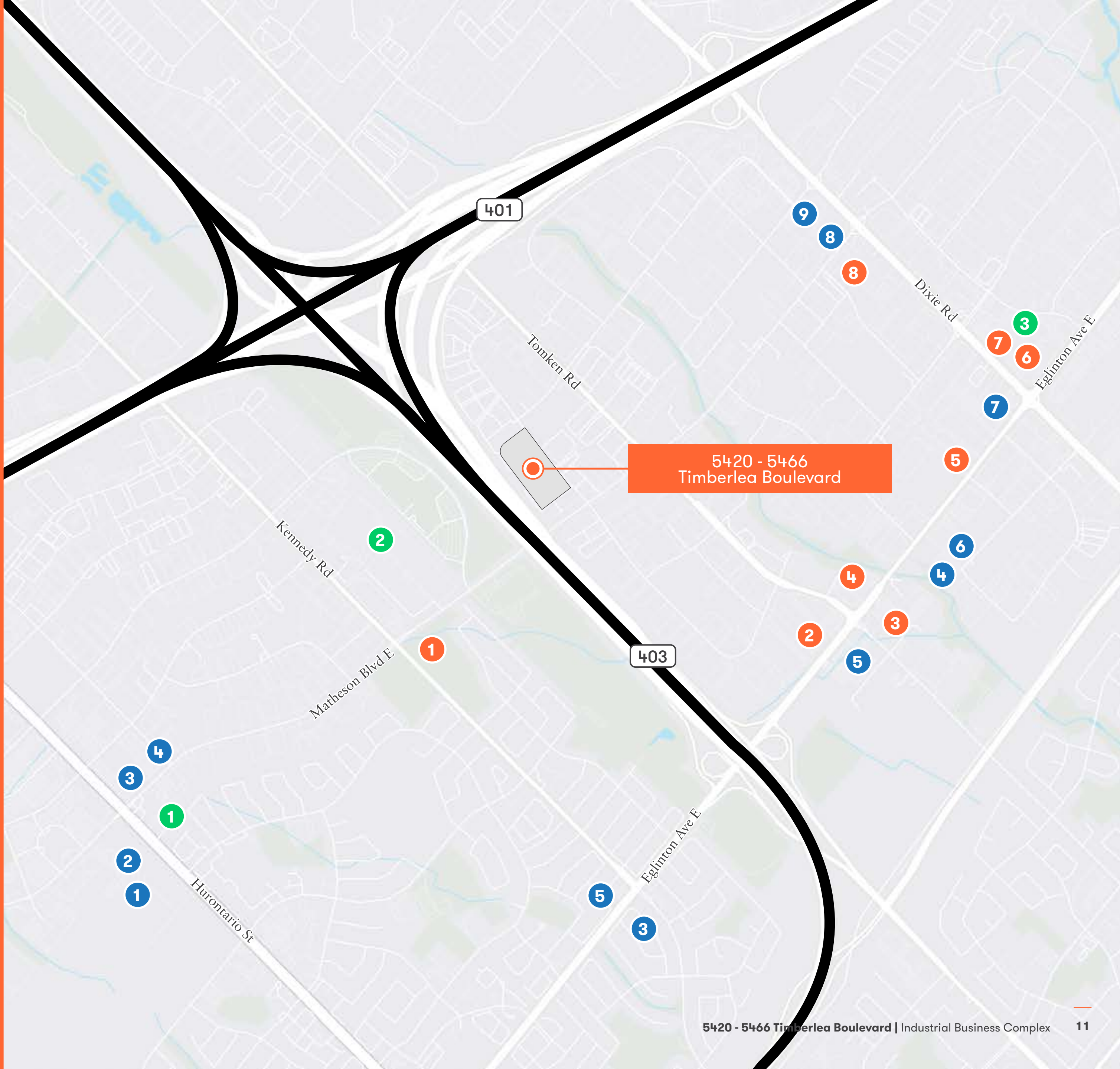


Professional, Scientific & Technical Services
12%



Wholesale Trade
5.1%

[Source: Statistics Canada, 2021 Census Profile]



Our Team



Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

5420-5466 Timberlea Boulevard Industrial Business Complex



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