



MULTIPLE CONFIGURATIONS AVAILABLE FOR LEASE

5420-5466 Timberlea Boulevard Industrial Business Complex

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Accelerating success.



5462 Timberlea Blvd

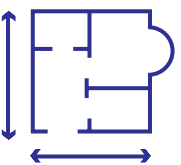
5422 Timberlea Blvd Unit 1

5466 Timberlea Blvd Unit 1

COMING TO MARKET SOON
5448 Timberlea Blvd Unit 1

COMING TO MARKET SOON
5420 Timberlea Blvd Unit 1

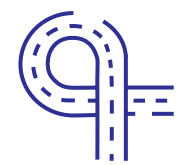
Available Industrial Units



MULTIPLE CONFIGURATIONS AVAILABLE INCLUDING FREESTAND OPTION



E2-24 ZONING



CLOSE PROXIMITY TO 400-SERIES HIGHWAYS



SHIPPING COURT CAN ACCOMMODATE 53' TRAILERS



AMPLE ON SITE PARKING



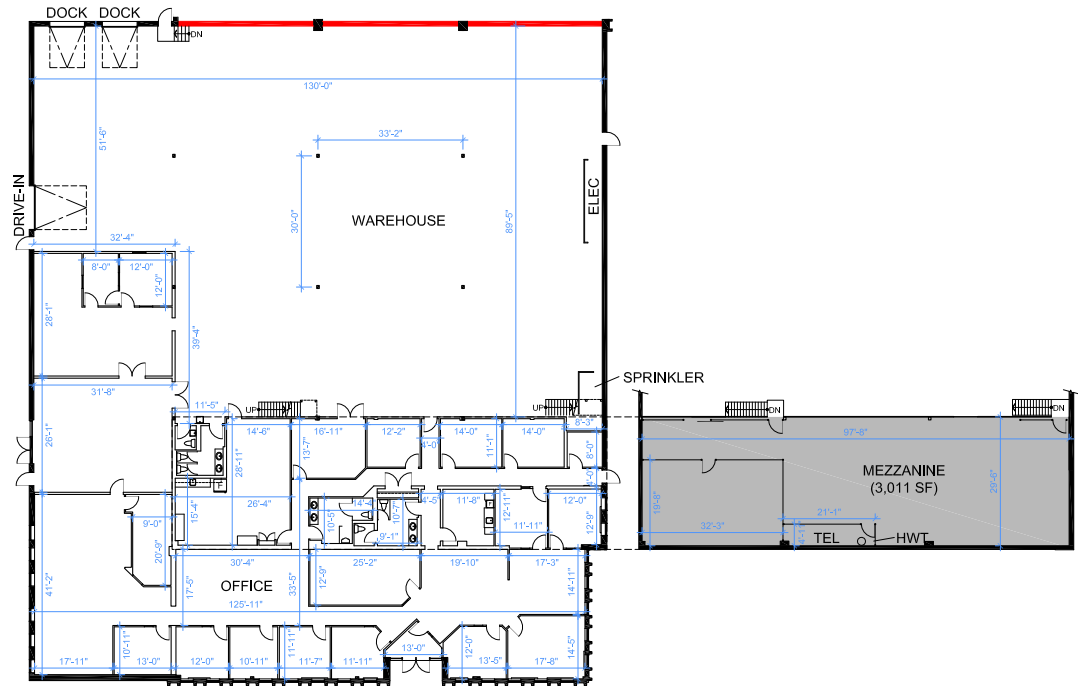
PROFESSIONAL OWNED AND MANAGED BY DREAM INDUSTRIAL REIT

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)	\$17.95
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.

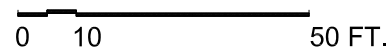


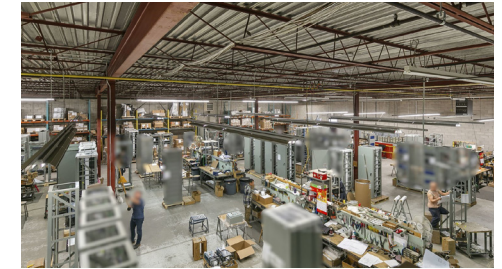
■ TENANT MEZZANINES: EXCLUDED FROM CALCULATION

— DEMISING WALL

WAREHOUSE CLEAR HEIGHT = 16'-5"

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.





5422 Timberlea Boulevard



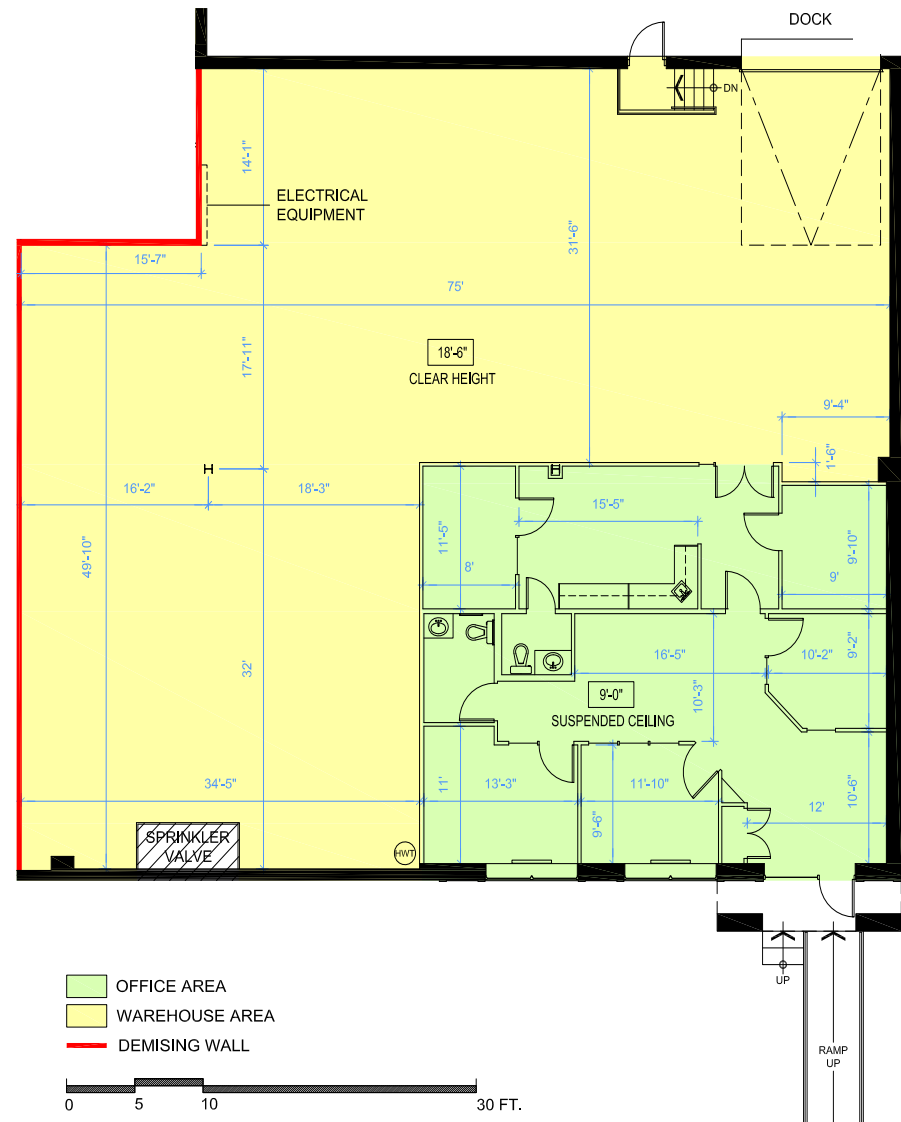
Unit 1

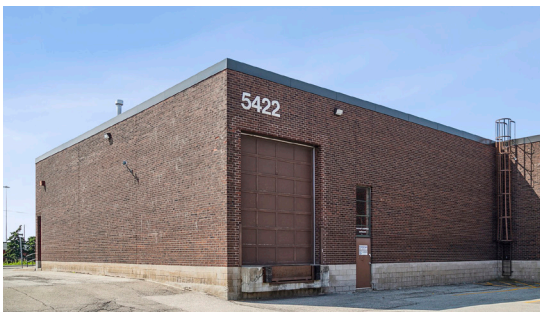


Total Area	4,800 SF
Office Area	20%
Warehouse Area	80%
Clear Height	18'
Shipping	1 TL
Zoning	E2-24
Power	125 Amps, 600 Volts
Asking Rate (Net PSF)	\$18.50
TMI (2025)	\$7.65
Possession	Immediate

Comments:

- Oversized truck level door (12' x 14') with ample access for 53' trailers
- Landlord to upgrade offices with new carpet, paint and to add LED lighting to the warehouse





5462 Timberlea Boulevard

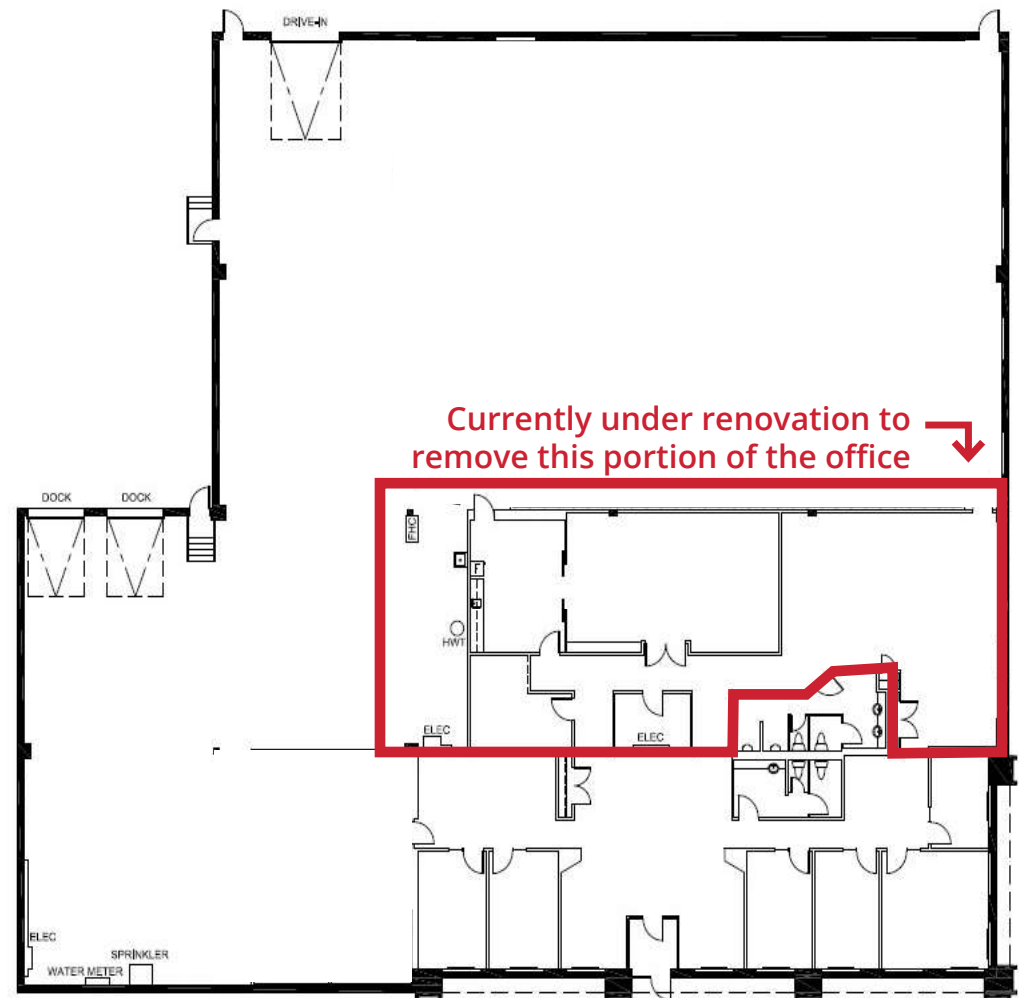
Freestanding



Total Area	17,651 SF
Office Area	15%
Warehouse Area	85%
Clear Height	16' 5"
Shipping	2 TL 1 DI
Zoning	E2-24
Power	200 Amps, 600 Volts
Asking Rate (Net PSF)	\$17.95
TMI (2025)	\$7.79
Possession	Immediate

Comments:

- Updated with LED lighting in the warehouse
- One truck level door is equipped with a leveller
- Office portion can be reduced as Tenant needs



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

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

Site Access

 5420 - 5466 Timberlea Boulevard

 Major Highway

 Highway 410
10 minutes

 Highway 407
9 minutes

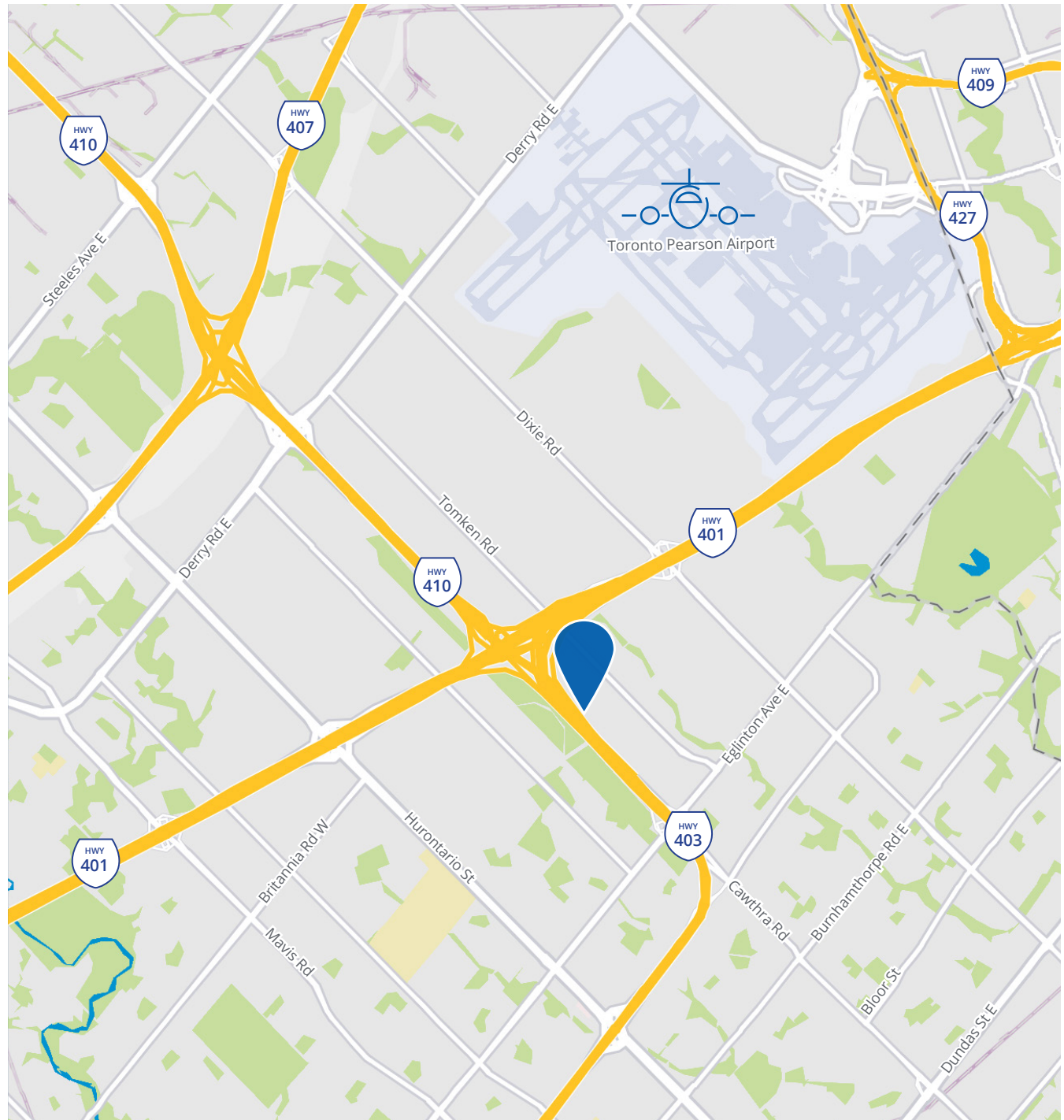
 Highway 401
5 minutes

 Pearson International Airport
10 minutes


Downtown Toronto
40 minutes

Downtown Mississauga
14 minutes

Downtown Brampton
20 minutes



Site Amenities

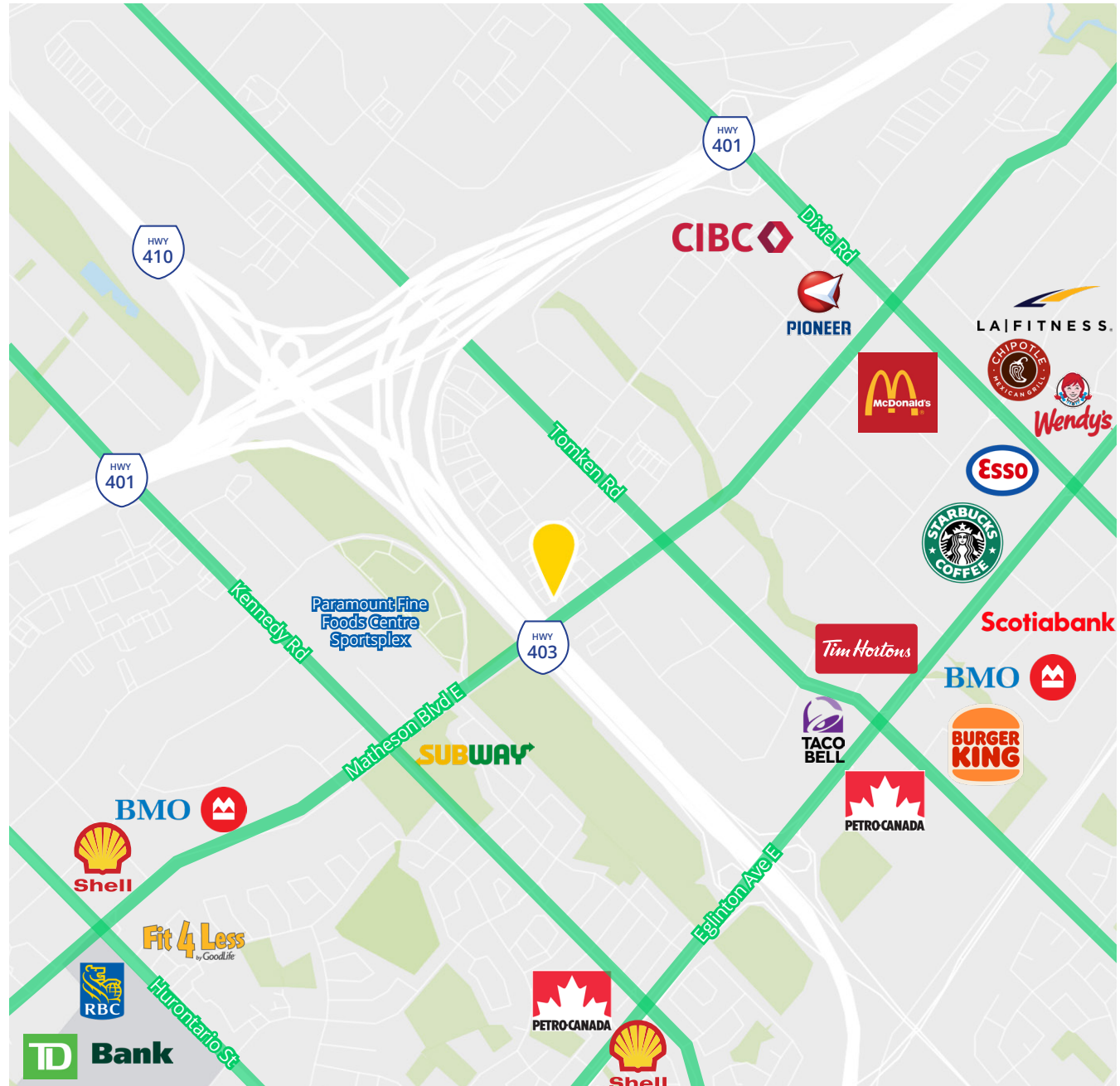
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 Major Roads

Labour Pool - Mississauga

Total Labour Force 15 years & over by industry	385,915
Manufacturing	8.9%
Retail Trade	11%
Health Care & Social Assistance	9.4%
Professional, Scientific & Technical Services	12%
Transportation & Warehousing	7.5%
Finance & Insurance	7.4%
Wholesale Trade	5.1%

Source: Statistics Canada, 2021 Census Profile



Click [HERE](#) for the Mississauga Labour Pool statistics and further information.

The 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.



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Colliers

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