

FOR LEASE | INDUSTRIAL CONDO

**5359 TIMBERLEA BLVD | UNIT 32**

MISSISSAUGA | ON



CB  
METROPOLITAN

Tomken Rd

Pantera Dr

Matheson Blvd E

Timberlea Blvd



# THE OFFERING

This purpose-built industrial condominium was designed to accommodate a range of light industrial and office users, offering a high-quality environment within a well-managed complex in the Timberlea Business Park. The unit features a professionally designed interior with upgraded office improvements, including full HVAC, enhanced electrical infrastructure, solid 9' interior doors, four private offices, four washrooms, and four skylights that provide abundant natural light throughout the workspace. A steel-structure mezzanine offers additional workstation space. The property is also available for sale with Vendor financing is available for qualified buyers.

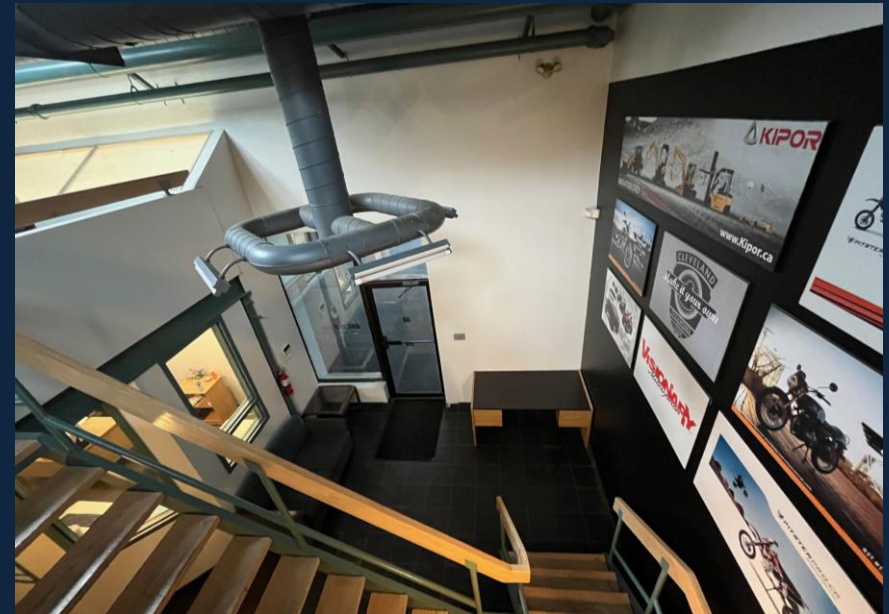
The property is strategically located near the intersection of Hurontario Street and Highway 401, with convenient access to Highways 403, 410, and 407, providing exceptional connectivity throughout the Greater Toronto Area and proximity to Pearson International Airport. The surrounding area is characterized by a strong mix of industrial, flex office, and showroom uses, supported by nearby retail and service amenities along Britannia Road East and Matheson Boulevard East.

The property is designated under the City of Mississauga Official Plan as Employment Area, permitting a wide range of industrial, office, and ancillary commercial uses.



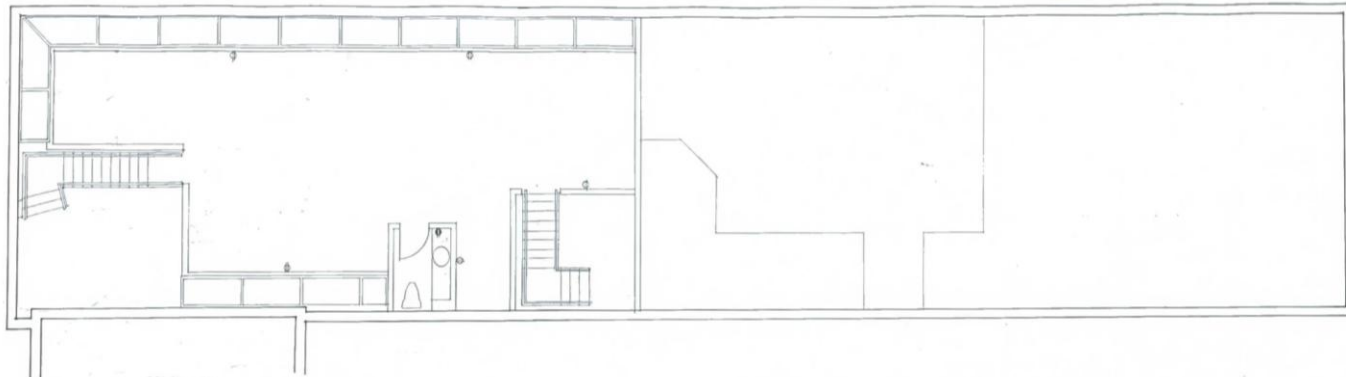
# PROPERTY DETAILS

|                  |                                                     |
|------------------|-----------------------------------------------------|
| Location         | One block south of Matheson Blvd on Timberlea Blvd. |
| Building Details | Unit 32 – 2,950 SF                                  |
| Clear Height     | Up to 16' 5"                                        |
| Power            | 100 AMP, 600 VLT                                    |
| Drive-in Doors   | 1                                                   |
| Parking          | 4                                                   |
| Washrooms        | 4                                                   |
| Occupancy        | Owner occupied                                      |

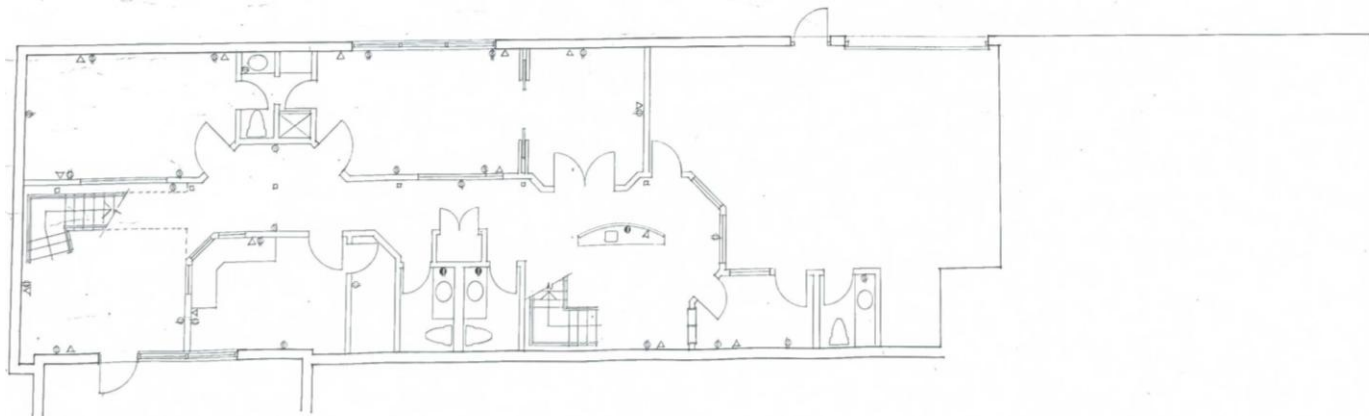


|                 |                          |
|-----------------|--------------------------|
| Official Plan   | Business Employment (BE) |
| Zoning          | Employment (E2-19)       |
| Ward            | 5                        |
| Fibre           | Available                |
| Heating Systems | Forced air open          |
| Rental Rate     | \$23 Per SF Semi-Gross   |

# FLOOR PLAN



MEZZANINE LEVEL

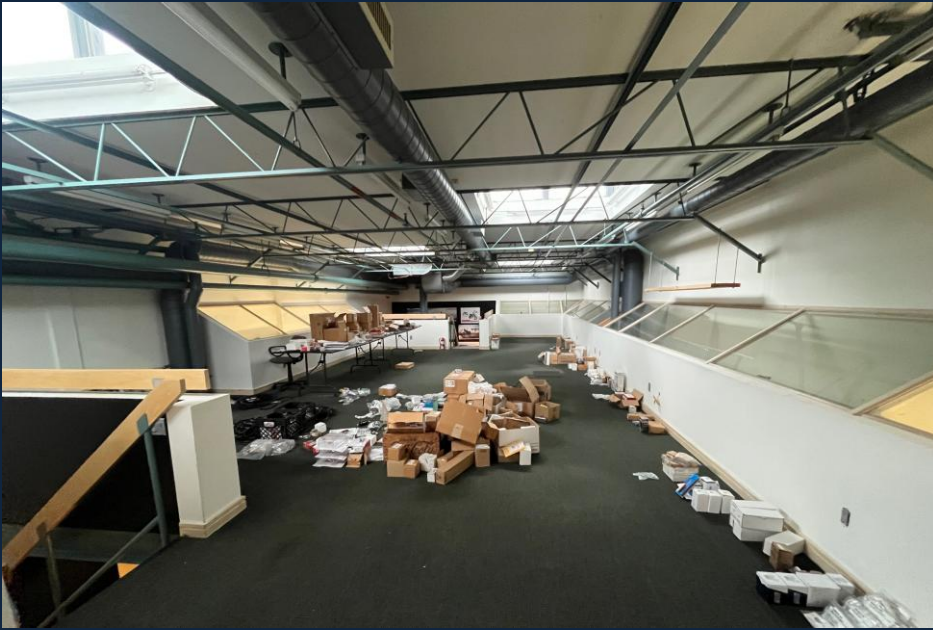


GROUND FLOOR

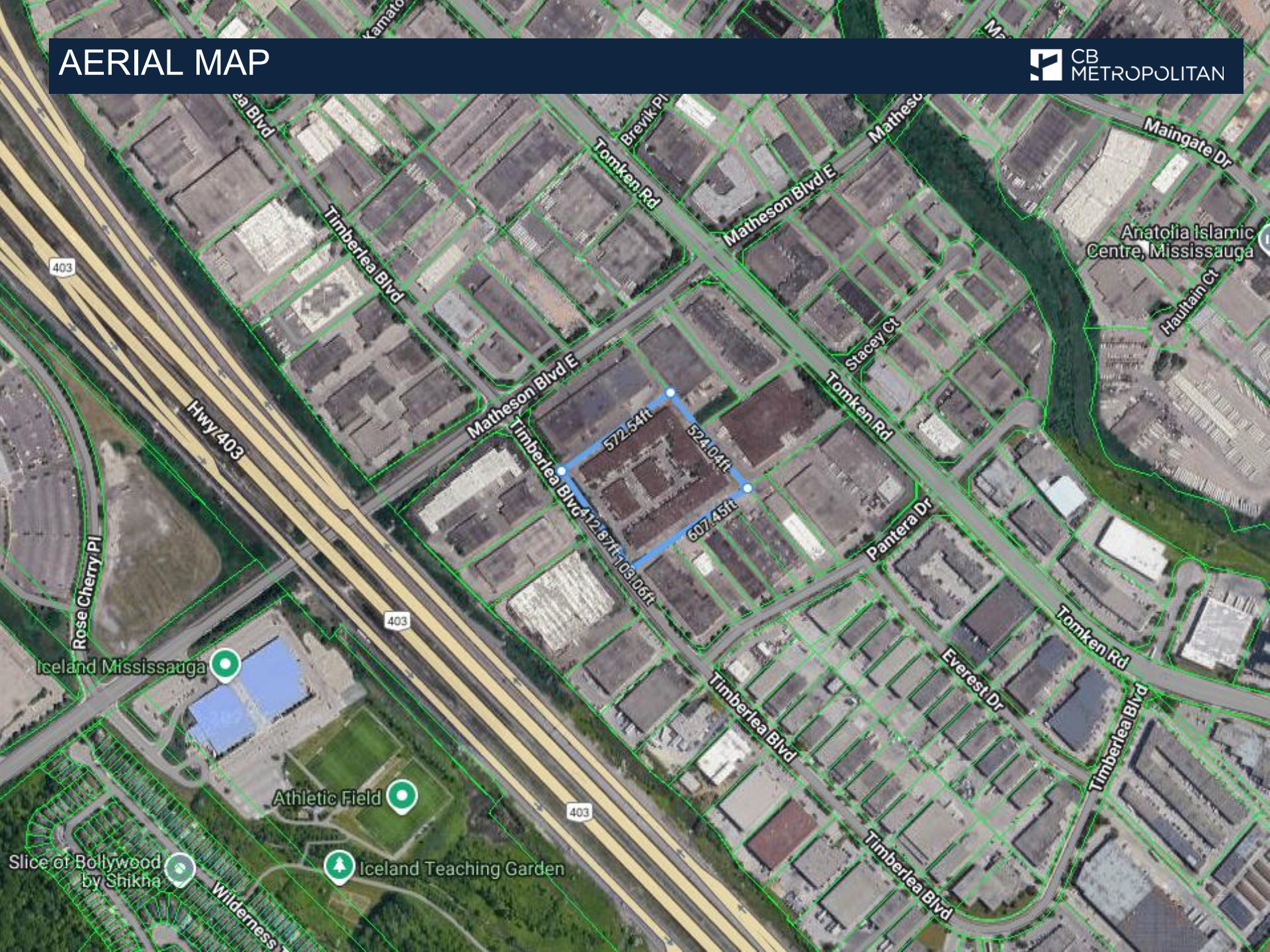
Photos:



## Photos | Unit 2:



# AERIAL MAP



## Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to lease the Property.

Kindly submit all offers to the contacts listed below.

## Contacts

### Ming Zee

Broker of Record

O: 416.703.6621 Ext. 222

C: 416.523.1368

E: [ming.zee@cbmetcom.com](mailto:ming.zee@cbmetcom.com)

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