

FOR SALE | INDUSTRIAL CONDO
5359 TIMBERLEA BLVD | UNIT 32
MISSISSAUGA | ON



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. All improvements were completed under full municipal permits, with architectural drawings and approvals available for review. VTB 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.



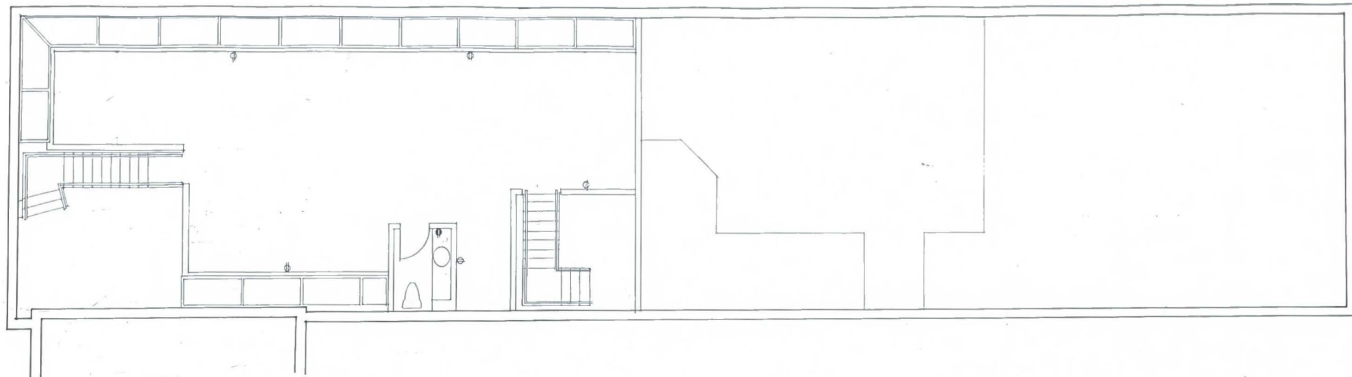
PROPERTY DETAILS

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

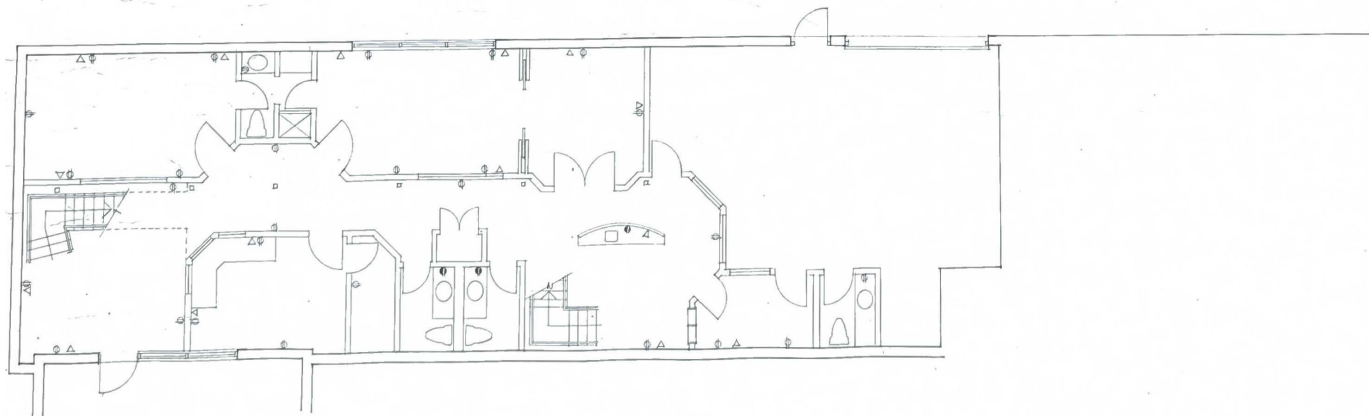


Official Plan	Business Employment (BE)
Zoning	Employment (E2-19)
Ward	5
Fibre	Available
Heating Systems	Forced air open
Asking Price	\$1,199,000

FLOOR PLAN



MEZZANINE LEVEL



GROUND FLOOR

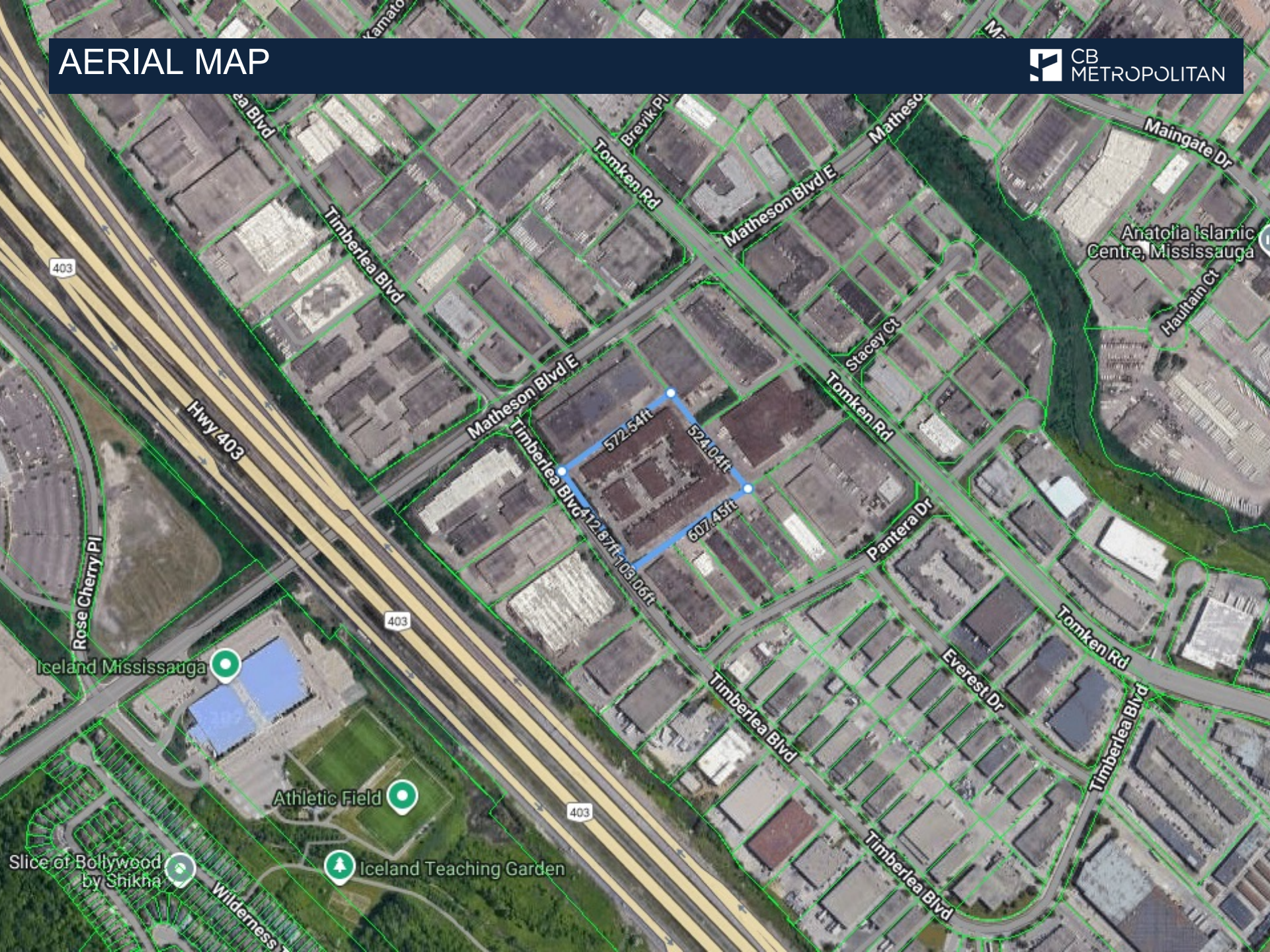
Photos:



Photos | Unit 2:



AERIAL MAP



Offering Process

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

Kindly submit all offers to the contacts listed below.

Contacts

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Broker of Record

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