



For Sale/Lease — Industrial Freestand

5655 Timberlea Boulevard, Mississauga

±24,174 Sq. Ft. on ±1.227 Acres | 1 × 5-Ton Crane

KYLE HANNA*

Vice Chairman

416 798 6255

kyle.hanna@cbre.com

EVAN S. WHITE*

Vice Chairman

416 798 6232

evan.white@cbre.com

EVAN T. WHITE*

Vice President

905 234 0377

evan.white2@cbre.com

JACK SNELL*

Sales Associate

416 798 6250

jack.snell@cbre.com

*Sales Representative

CBRE

Property Details

LOCATION	Tomken Road & Matheson Blvd E	
TOTAL AREA	1 st Floor Office:	±2,204 Sq. Ft.
	2 nd Floor Office:	±2,198 Sq. Ft.
	Warehouse:	±19,772 Sq. Ft.
	Total:	±24,174 Sq. Ft.
LOT SIZE	±1.227 Acres	
ASKING PRICE/RATE	Please Speak with Listing Agents	
TAXES (EST.2024)	\$60,032.07	
T.M.I. (2025)	\$5.49 Per Sq. Ft.	
SHIPPING	2 Truck Level Doors, 1 Drive-In Door	
CLEAR HEIGHT	17¼"	
POSSESSION	June 1 st , 2025	
ZONING	E2	

COMMENTS

- Highly Functional Industrial Freestand in Mississauga
- 1x5 Ton Crane
- Conveniently Located in Close Proximity to Various Amenities Nearby
- Quick Access to Highways 401, 403, 410 and Toronto Pearson International Airport
- Fully Tenanted Until May 31st, 2025

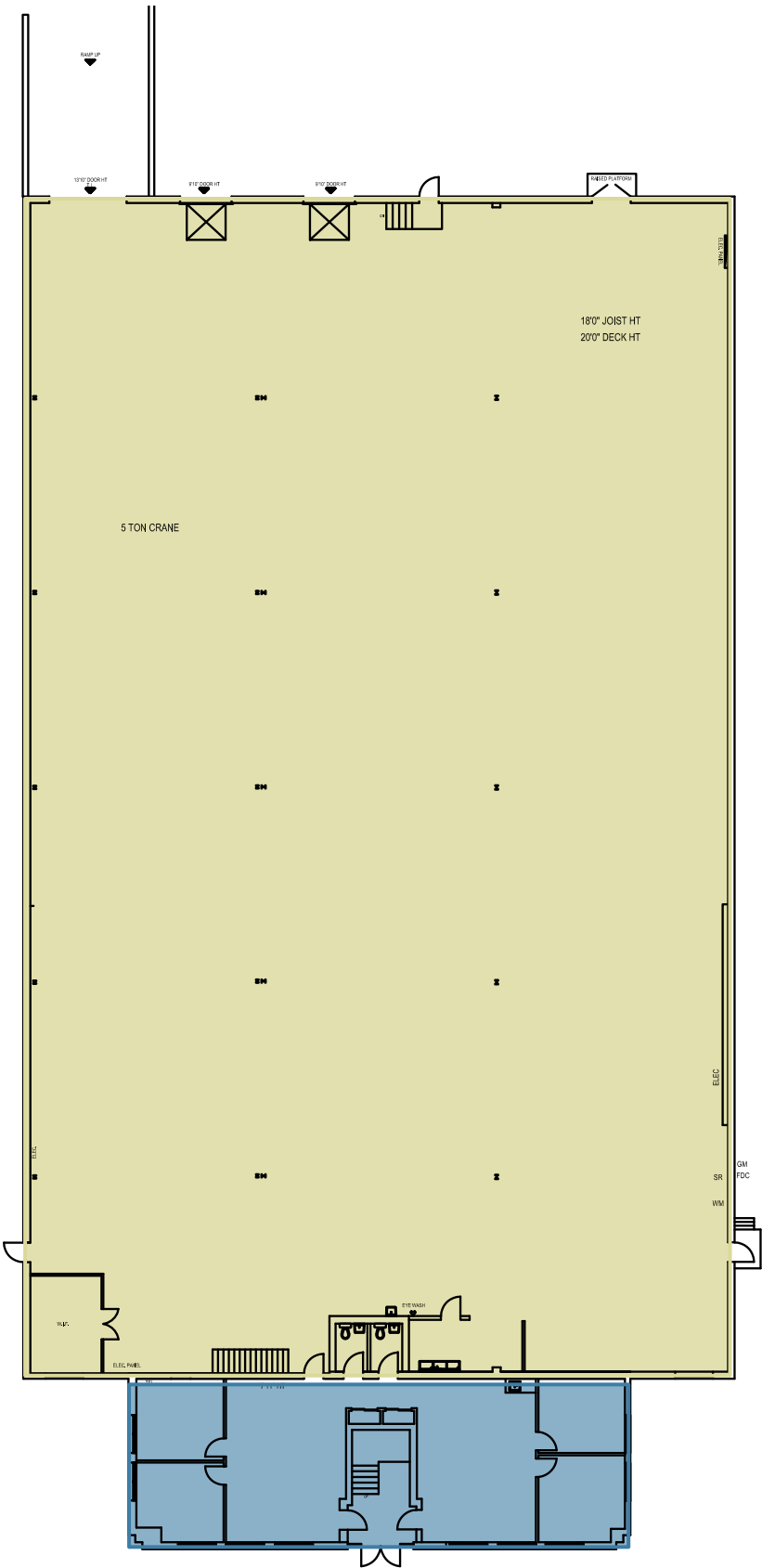
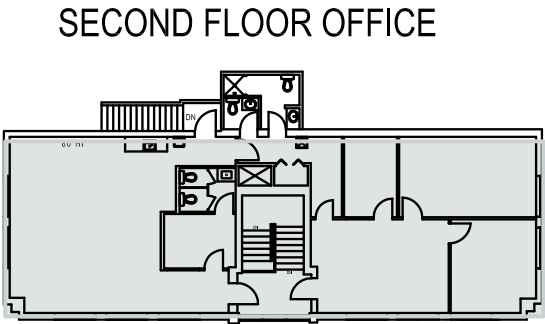
DUE DILIGENCE ITEMS AVAILABLE

- Phase I ESA Report Dated December 17, 2021
- Phase II ESA Report Dated March 30, 2022
- Property Condition Assessment Report Dated April 6, 2022
- Recent Floor Plan



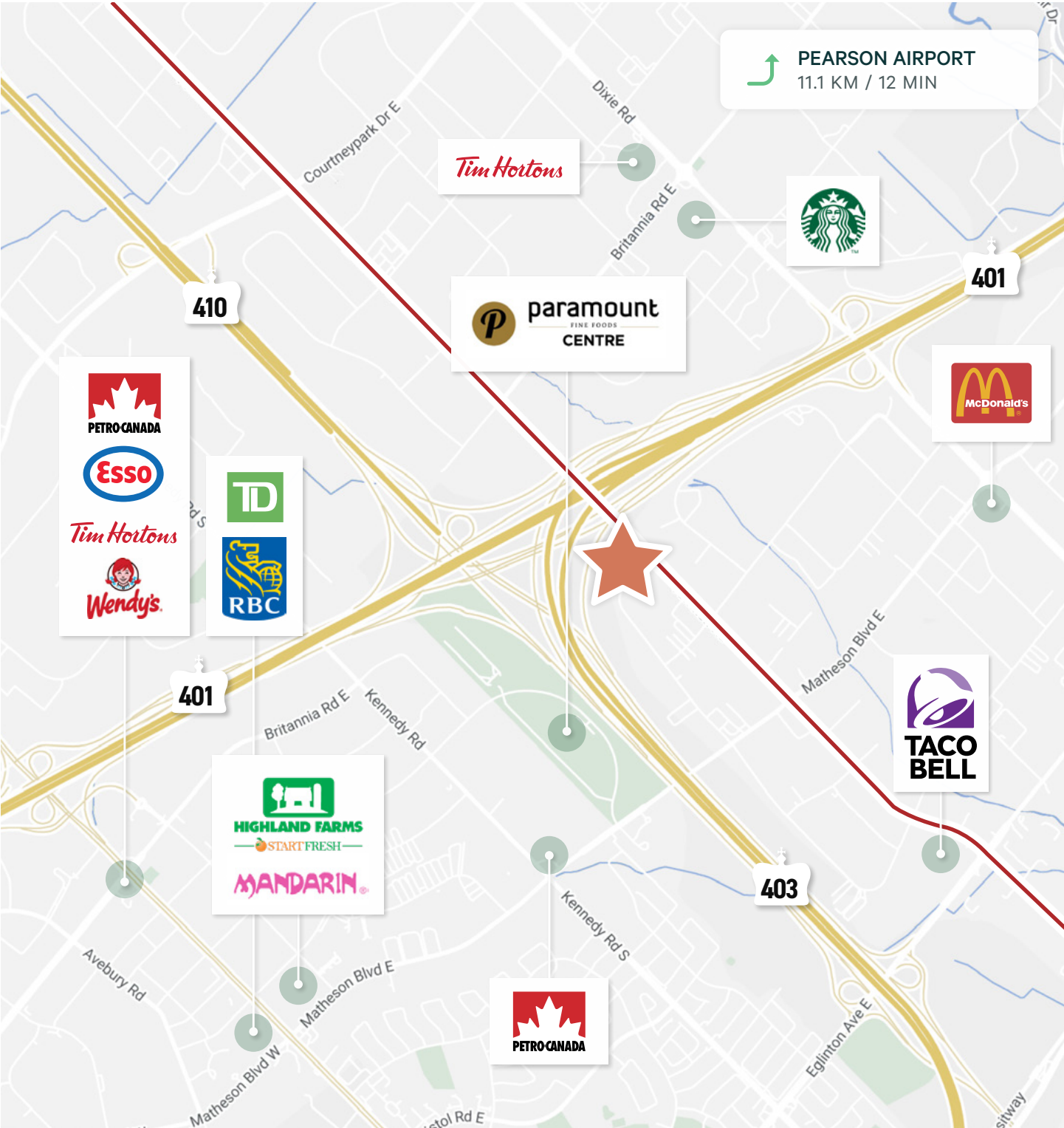
Floor Plan

1 st Floor Office:	±2,204 Sq. Ft.
2 nd Floor Office:	±2,198 Sq. Ft.
Warehouse:	±19,772 Sq. Ft.
Total:	±24,174 Sq. Ft.



Location Overview

Convenient access to: highways, intermodals and Toronto Pearson International airport.
Prime network location in the heart of the GTA West.



Zoning - E2 Employment

[Click Here to View Detailed Zoning Information](#)

Permitted Uses

OFFICE

- Medical Office
- Office

BUSINESS ACTIVITIES

- Broadcasting / Communications facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Stations
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product
- Manufacturing Facility (0055-2015) (14)
- Medicinal Product Manufacturing Facility - Restricted (0055-2015)
- Plant-Based Manufacturing Facility

COMMERCIAL

- Restaurant (1)
- Convenience Restaurant
- Take-out Restaurant (1)
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Establishment

MOTOR VEHICLE SERVICE

- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Wash Facility - Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

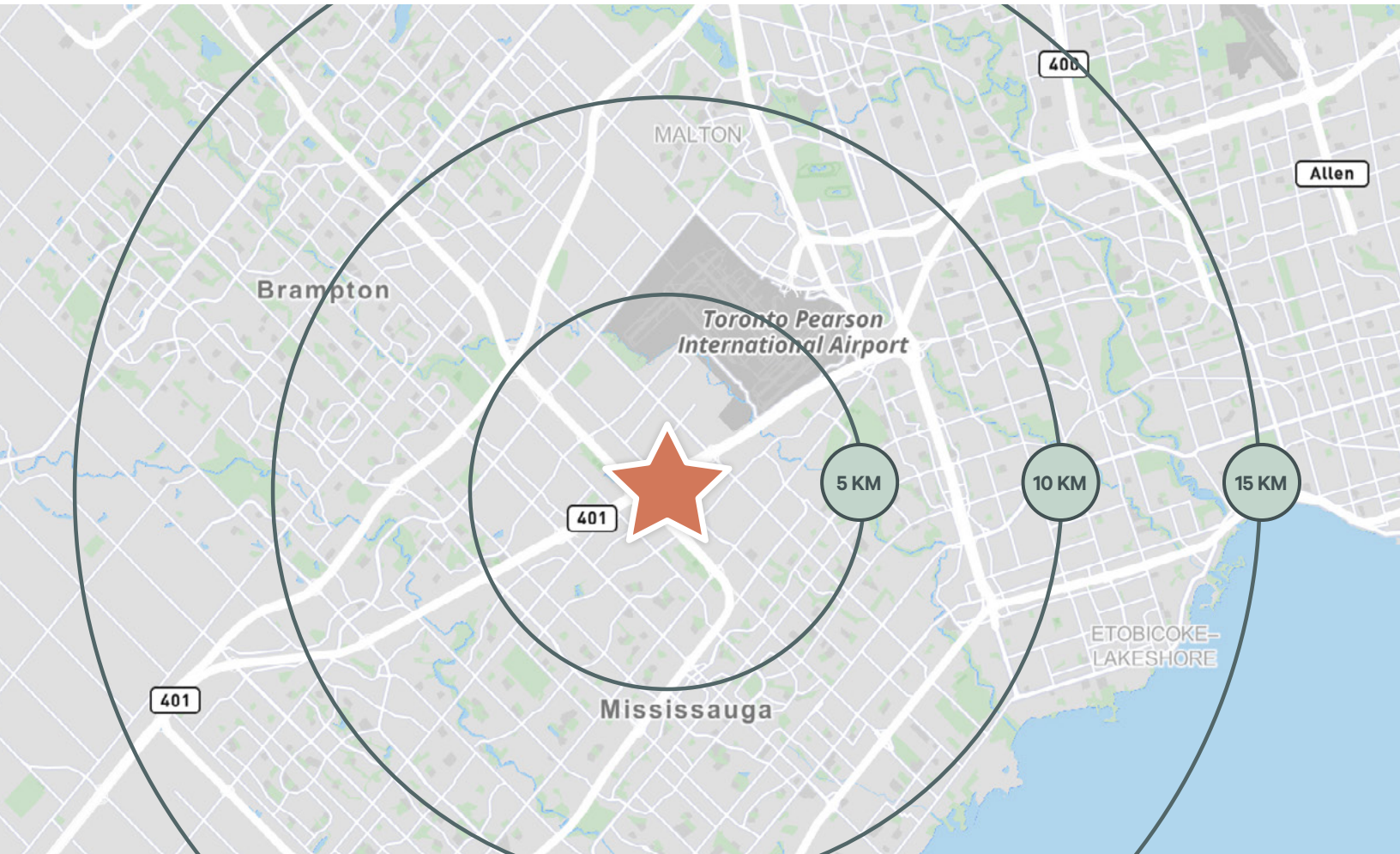
HOSPITALITY

- Banquet Hall/Conference Centre/Convention Centre
- Night Club

- Overnight Accommodation

OTHER

- Adult Video Store (1)
- Adult Entertainment Establishment
- Animal Boarding Establishment (1)
- Active Recreational Use
- Truck Fuel Dispensing Facility (0297-2013)
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment (4)
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service



Travel Times

Highway 403 5 Min / 3.1 km	Highway 410 7 Min / 3.4 km	Highway 401 6 Min / 2.9 KM	Highway 407 10 Min / 10.4 km
Pearson I'ntl Airport 12 Min / 11.1 km	CN Intermodal Brampton 16 Min / 18.3 km	CPKC Intermodal Vaughan 24 Min / 26.5 km	Downtown Toronto 26 Min / 31.6 km

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CBRE Limited, Real Estate Brokerage | Toronto West
5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

*Sales Representative

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