



# 5380 Timberlea Blvd

*Mississauga, ON*

**For Lease: 19,988 SF**

Freestanding Industrial Facility with Modern Upgrades and Highway Connectivity.



# Property Details

5380 Timberlea Boulevard | Mississauga, ON



**Total Size** 19,988 SF



**Shipping** 2 TL



**Office Area** 30%



**Zoning** E2-24



**Power** 400A | 600V



**Asking Rate** \$17.50 per Sq. Ft. Net



**TMI (est. 2026)** \$8.61 per Sq. Ft.



**Clear Height** 18'



**Possession Date** May 1, 2026

## Highlights



Single Tenant  
Freestanding Building in  
Matheson Business Park



Close proximity to  
400-series highways



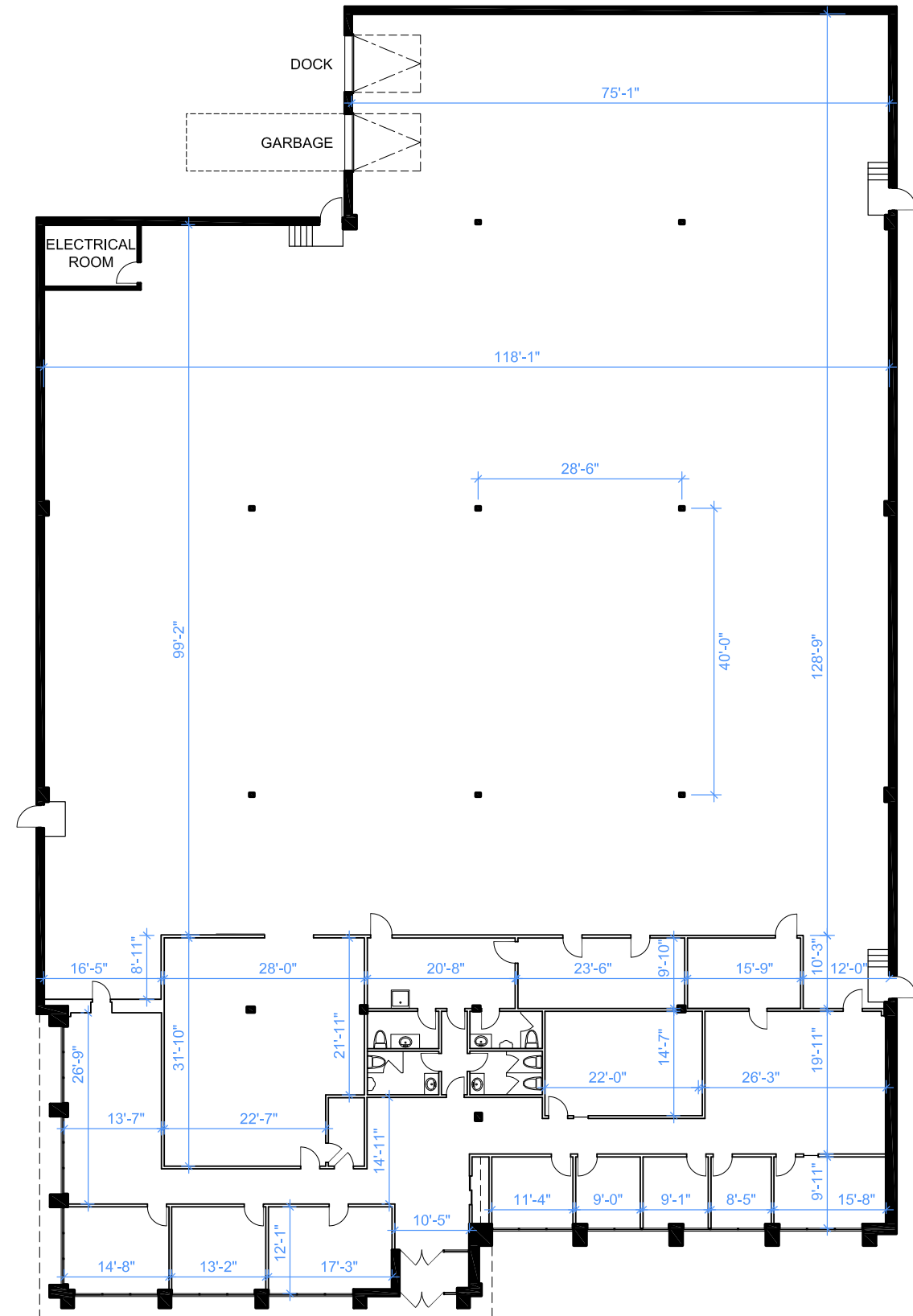
Professionally owned & managed  
by Dream Industrial REIT



Dedicated On-Site  
Parking



Freshly renovated with  
LED Lighting & epoxied warehouse floors



# Connectivity

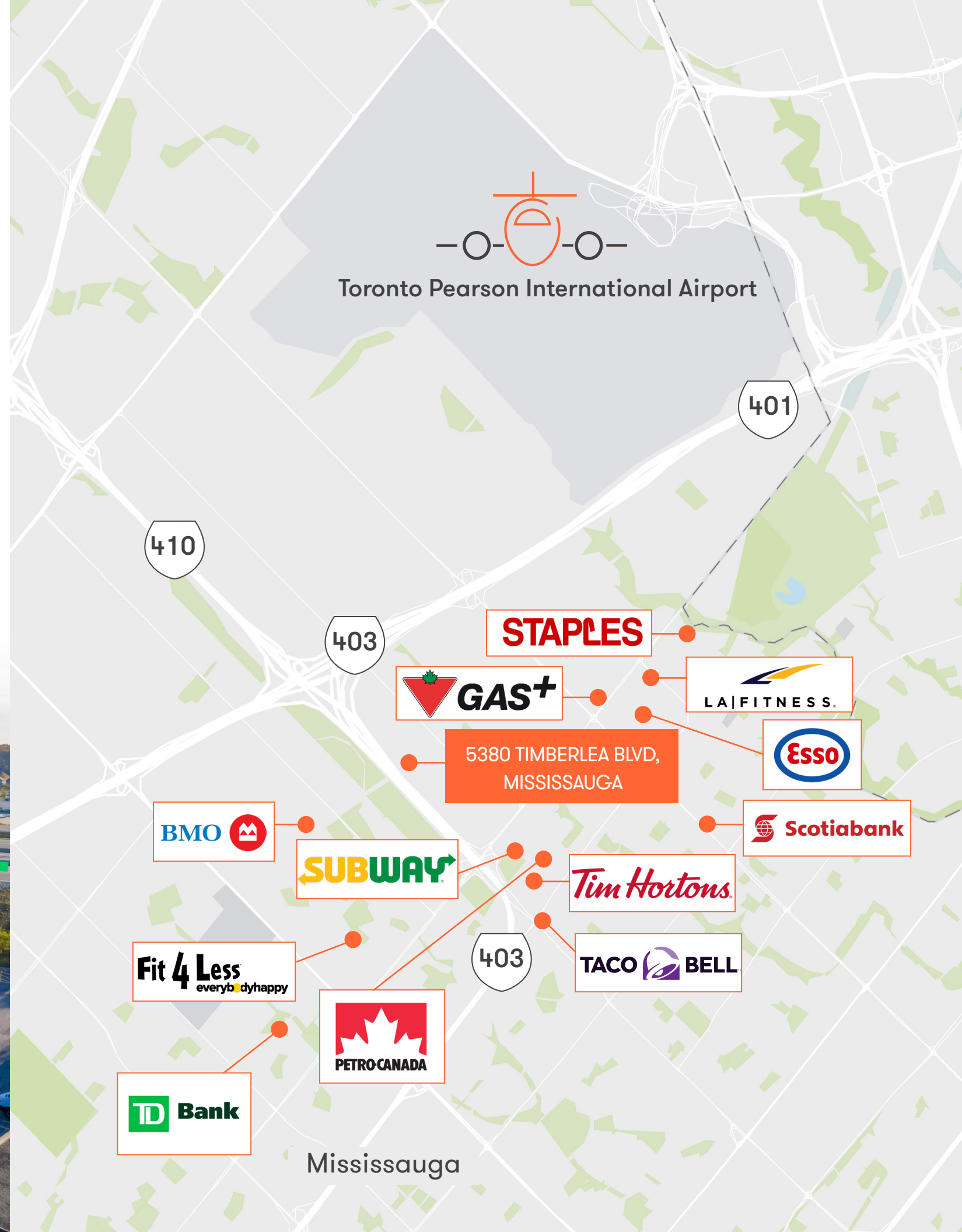
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5380 Timberlea Boulevard is a 19,988 SF single-tenant industrial facility located in the highly sought-after Matheson Business Park, one of Mississauga's premier industrial nodes. The property offers excellent connectivity, situated minutes from Toronto Pearson International Airport and providing convenient access to major 400-series highways, including Highways 401, 403, and 410.

The building is professionally owned and managed by Dream Industrial REIT and has been recently renovated to a high standard. Improvements include upgraded LED lighting throughout and epoxied warehouse floors, delivering a clean, efficient, and functional industrial space suitable for a wide range of users.

## Drive Distances

8 Min 4 km Highway 401	10 Min 12 km Highway 407	10 Min 12 km Highway 410	18 Min 18 km Toronto Pearson International Airport
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# Labour Force

5380 Timberlea Boulevard | Mississauga, ON



5380 Timberlea Boulevard is positioned within one of Canada’s largest and most economically active municipalities. A significant portion of residents within the greater Mississauga labour force participate in varied sectors including manufacturing, transportation and warehousing, professional services, and retail, supported by proximity to major transportation infrastructure like Highway 403 and Pearson Airport.

The city itself has a labour force participation rate of over 60% and maintains relatively low unemployment compared to national averages, while benefiting from a diverse occupational mix that spans business, technical and service-oriented roles. Mississauga hosts a large pool of workers with post-secondary credentials, and its position within the GTA provides employers access to millions of potential employees.

Demographics	5km Radius	10km Radius	15km Radius
Total Population	200,189	775,625	1,786,339
Labour Force	66.3%	67.0%	67.5%
Average Household Income	\$115,725	\$135,846	\$138,708
Median Age	38.4	38.3	37.7





## About the Landlord

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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## Contact

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