



KEY FEATURES/HIGHLIGHTS

- o Ample Parking
- o Two Truck level (8' x 10') suitable for 53' foot trailers and one Drive-in door
- o Four private offices, reception area, kitchenette, boardroom and open office area
- o Power available at 400 amps
- o Located in close proximity to many amenities and public transit
- o Close proximity to 400-series highways
- o Professionally managed by Dream Industrial REIT

Central Mississauga Location

Located at Timberlea Blvd. and
Matheson Blvd. E.

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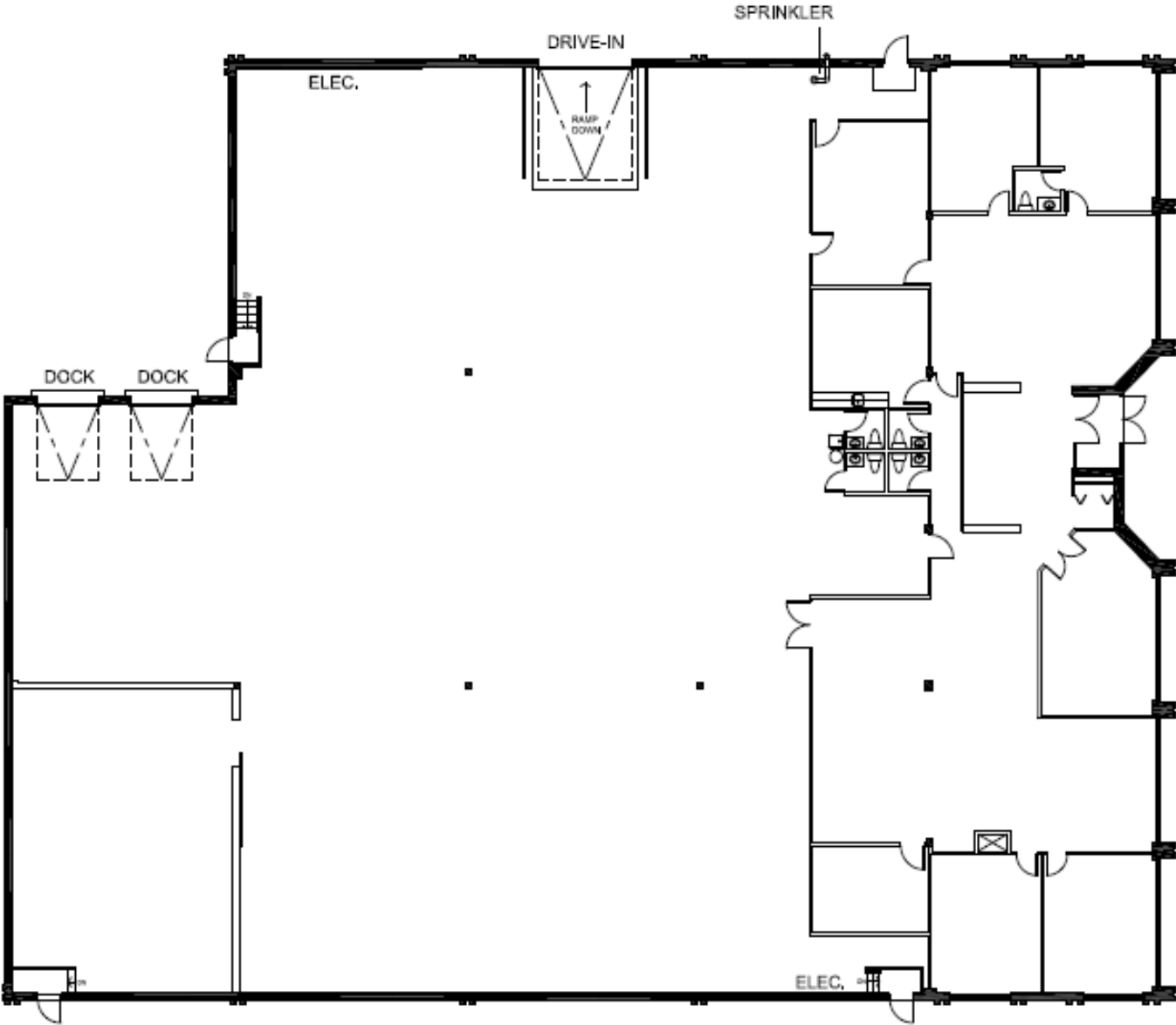
UNIT SPECIFICATIONS

5370 TIMBERLEA BLVD., UNIT 1 | MISSISSAUGA, ON

- Total Area: 16,693 SF
- Warehouse Area: 11,387 SF
- Office Area: 5,306 SF
- Clear Height: 18 feet
- Shipping: 2 Truck Level (8' x 10'), 1 Drive In
- Power: 400 amps/600 volts
- Zoning: E2 - 24
- Lighting: T8
- Sprinklers: Standard
- Heating System: Gas forced air open
- Availability: Immediate
- Asking Rate: \$6.00 net PSF
- Additional Rent: \$5.81 PSF (2016)



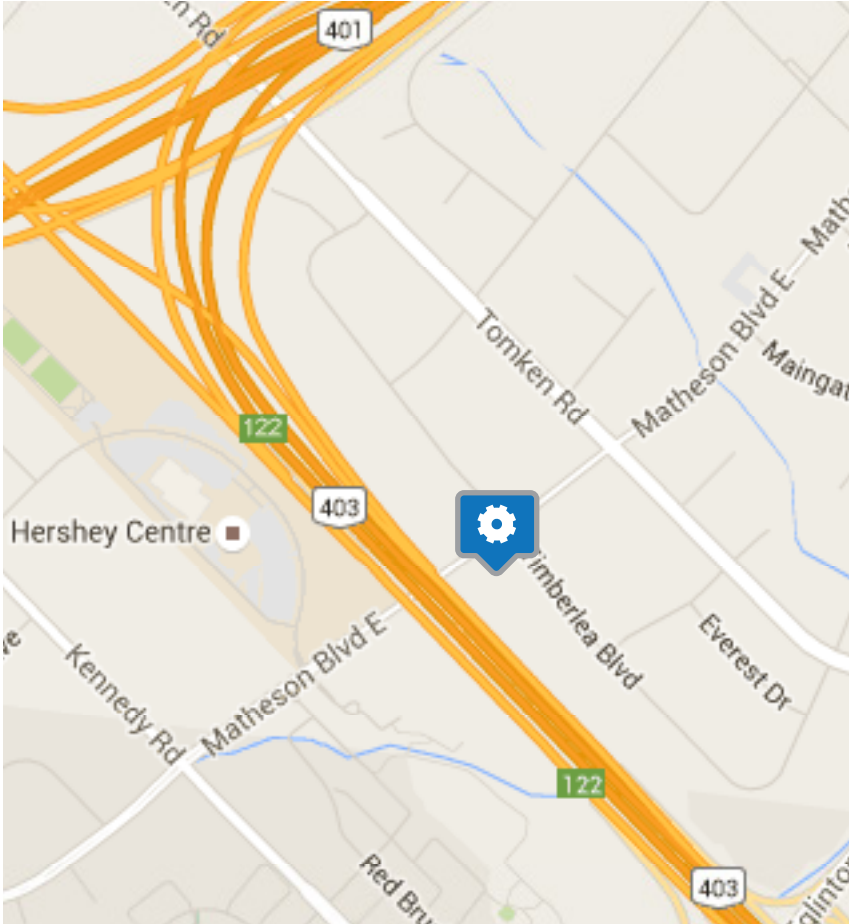
FLOOR PLAN



FOR LEASE | Highly Functional Free Standing Building
5370 TIMBERLEA BLVD., UNIT 1 | MISSISSAUGA, ON



LOCATION MAP



5466 TIMBERLEA BLVD., UNIT 2 | MISSISSAUGA, ON

- Distance to the 401: 2.5 km
- Distance to Highway 403: 2.3 km
- Distance to Pearson International Airport: 10.1 km

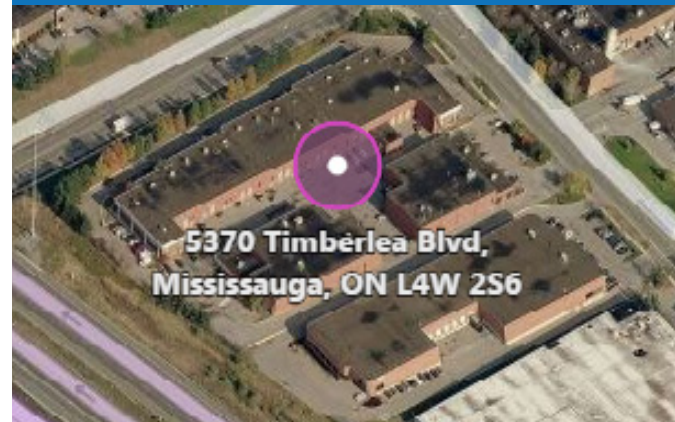
Dream Industrial REIT (formerly Dundee Industrial REIT) is a national Industrial REIT whose portfolio is primarily comprised of high-quality light industrial properties. Their current portfolio totals approximately 17 million square feet of gross leasable area in primary and secondary markets across Canada.

Dream Industrial Management Corp. is a wholly-owned subsidiary of Dream Industrial REIT that provides real estate services such as property management and leasing. Their property management team is committed to providing customer service excellence to their tenants through value added services which include their webbased customer response system where tenants can submit and track their maintenance requests online.

CONTACT US

For more information about this property or to arrange a tour, please contact:

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