



# For Lease

**2410 Tedlo Street** | Mississauga, ON

Units from 1,000 SF+

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**Triovest**





## UNIT SUMMARY

UNIT	TOTAL SIZE	OFFICE (SF)	WAREHOUSE (SF)	SHIPPING
<b>1</b>	3,442 SF	2,409 (70%)	1,033 (30%)	1 Truck Level
<b>1A</b>	2,336 SF	467 (20%)	1,869 (80%)	1 Truck Level
<b>2</b>	1,166 SF	292 <b>Leased</b>	874 (75%)	1 Truck Level
<b>5</b>	3,775 SF	0 <b>Leased</b>	3,775 (100%)	2 Truck Level
<b>6-7</b>	4,484 SF	448 <b>Leased</b>	4,036 (90%)	2 Truck Level
<b>8</b>	1,163 SF	1,047 <b>Leased</b>	116 (10%)	1 Truck Level
<b>9</b>	2,331 SF	699 <b>Leased</b>	1,632 (70%)	1 Truck Level
<b>10</b>	3,499 SF	0 <b>Leased</b>	3,499 (100%)	1 Truck Level
<b>11</b>	2,327 SF	465 <b>Leased</b>	1,862 (80%)	1 Truck Level
<b>15</b>	4,700 SF	470 (10%)	4,230 (90%)	1 Truck Level

## PROPERTY DETAILS



### CLEAR HEIGHT

13' 10"



### ZONING

E2-18



### T.M.I. (2025)

\$6.71 PSF



### POSSESSION

Immediate

## E2-18 ZONING USES

### OFFICE

- Medical Office
- Office

### BUSINESS ACTIVITIES

- Broadcasting/Communication Facility
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse/Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self Storage Facility
- Contractor Service Shop
- Medicinal Product Manufacturing Facility
- Restricted

### COMMERCIAL

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

### MOTOR VEHICLE SERVICE

- Motor Vehicle Repair Facility - Restricted
- Motor Vehicle Rental Facility
- 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

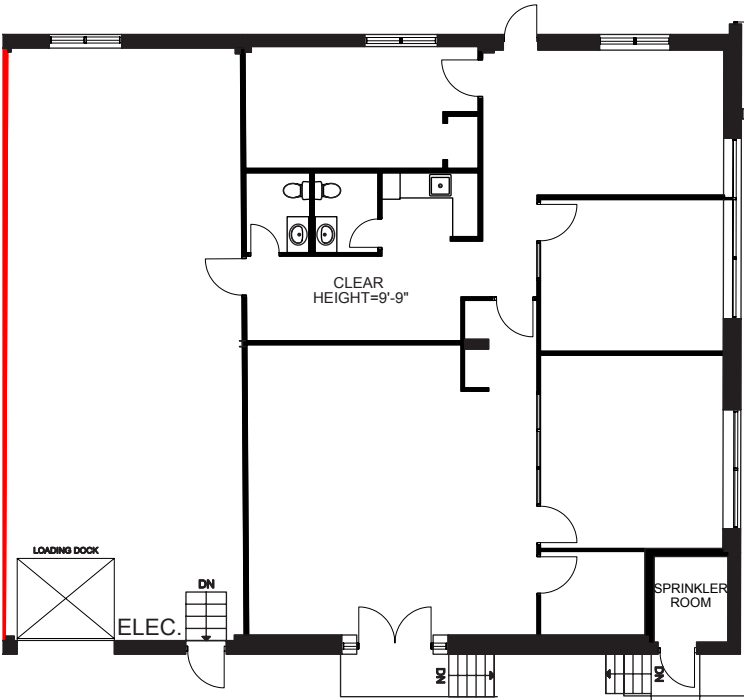
### OTHER

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Beverage/Food Preparation Establishment
- Truck Fuel Dispensing Facility
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University/College
- Courier/Messenger Service

# FLOOR PLANS

## Unit #1

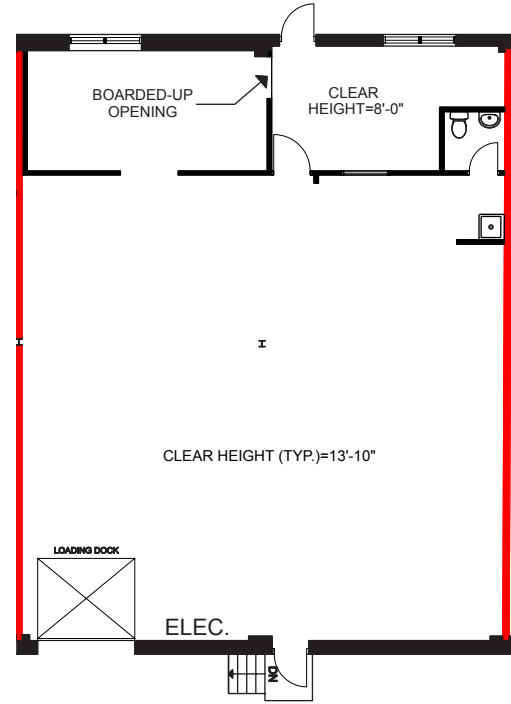
Total - 3,442 SF	Office - 2,409 SF	Warehouse - 1,033 SF	Shipping - 1 TL
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# FLOOR PLANS

## Unit #1A

Total - 2,336 SF	Office - 467 SF	Warehouse - 1,869 SF	Shipping - 1 TL
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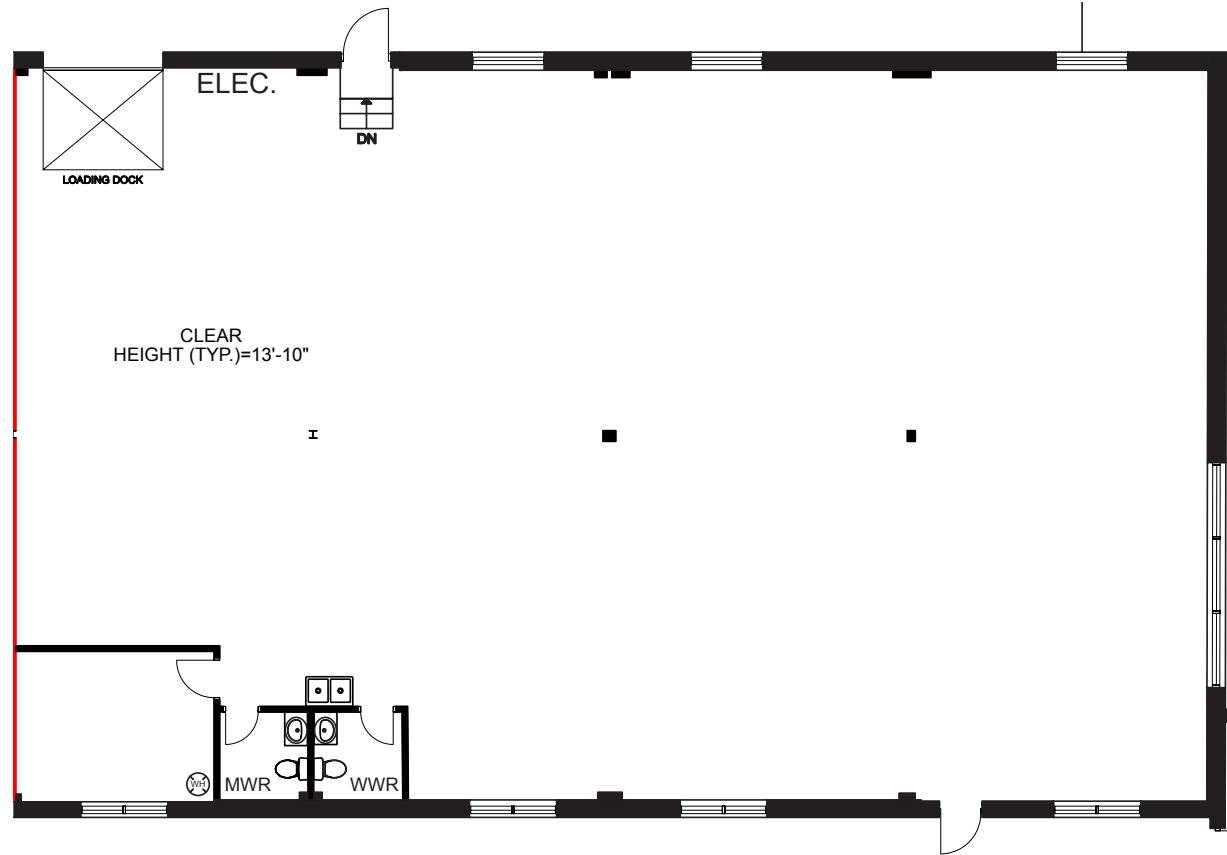


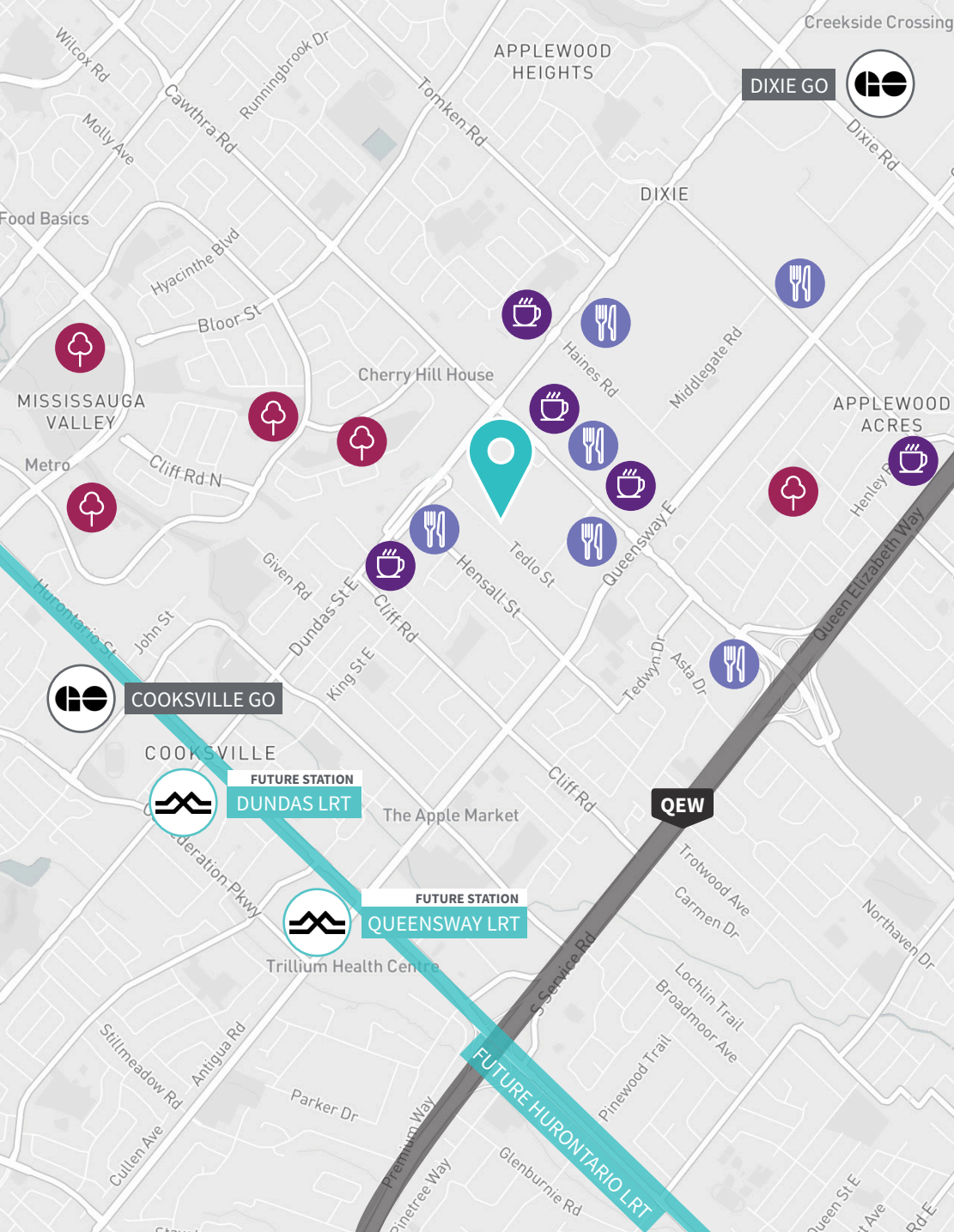


# FLOOR PLANS

## Unit #15

Total - 4,700 SF	Office - 470 SF	Warehouse - 4,230 SF	Shipping - 1 TL
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6 2410 Tedlo Street | Mississauga, ON



## TRAVEL DISTANCES

COOKSVILLE GO	DIXIE GO	PEARSON AIRPORT	BILLY BISHOP AIRPORT
3.0 km - 6 min	4.1 km - 8 min	15.2 km - 24 min	20.6 km - 24 min

## AREA DEMOGRAPHICS\*

<b>TOTAL POPULATION</b>	<b>AVG. HOUSEHOLD INCOME</b>	<b>TOTAL LABOUR FORCE</b>	<b>WAREHOUSE LABOUR FORCE</b>
672,084	\$119,111	378,335	56,979

\*15 min drive radius. Source: Esri reports, JLL Research.

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