



Freestanding Building | 53,348 sf on 2.581 acres



For Sale

2500 & 2510 Tedlo Street

Mississauga, ON

Connected to Everywhere That Matters.

Property Details

Total area	53,348 sf
Industrial area	48,013 sf (90%)
Office area	5,335 sf (10%)
Lot size	2.581 acres
Zoning	E2-18
Clear height	14’ 3”
Shipping	6 T/L, 1 D/I
Power	600 amps
Possession	Immediate
Asking price	\$17,950,000
Taxes (2026)	\$103,219.13



Strategically Positioned for Maximum Connectivity. This 53,348 sf industrial facility offers unparalleled access to the Greater Toronto Area’s critical transportation arteries. With immediate access to Highways QEW and 427, proximity to Toronto Pearson International Airport, and direct routes to downtown Toronto, the property delivers exceptional logistical advantages for distribution, manufacturing, and transportation-focused operations.



Functional layout featuring office, warehouse with generous mezzanine space



Roof-top solar lease in place - contact listing agent for more information

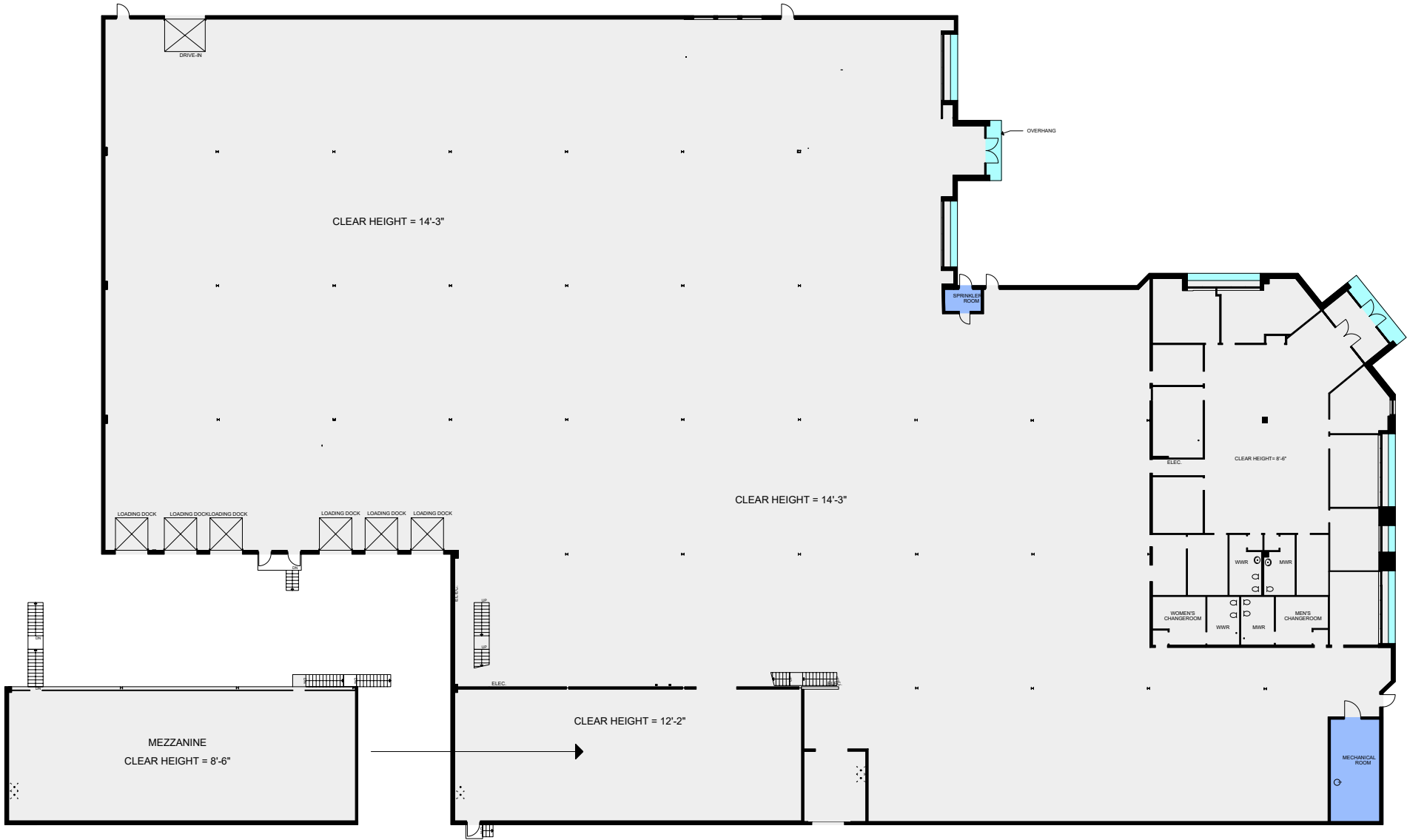


Double ingress / egress configuration enhancing traffic flow and operational efficiency



Ample employee parking and outdoor areas

Floor plan



 Rentable exclusion  Tenant useable areas  Building service areas

 Click to View Survey

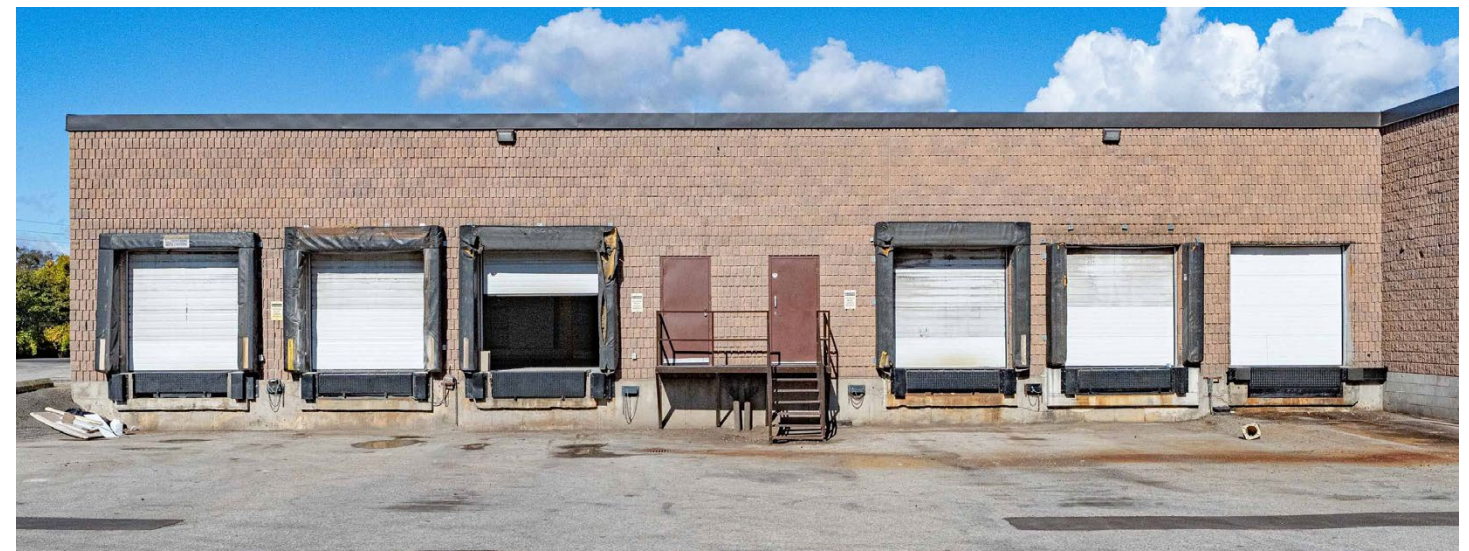
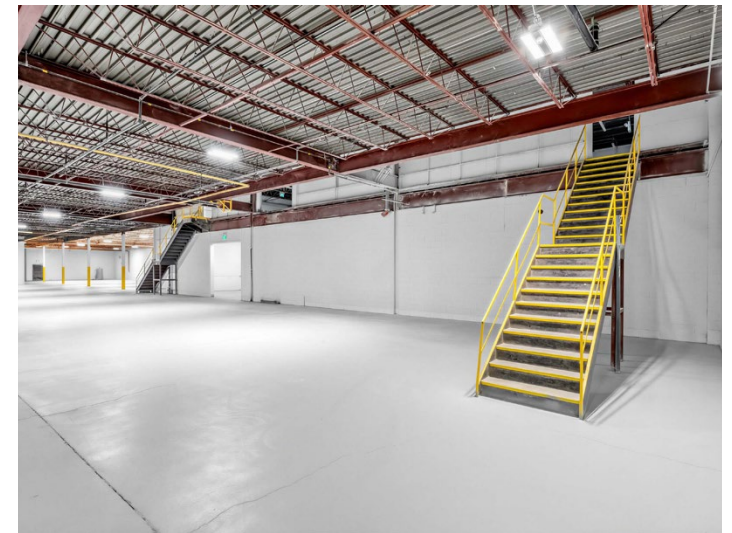
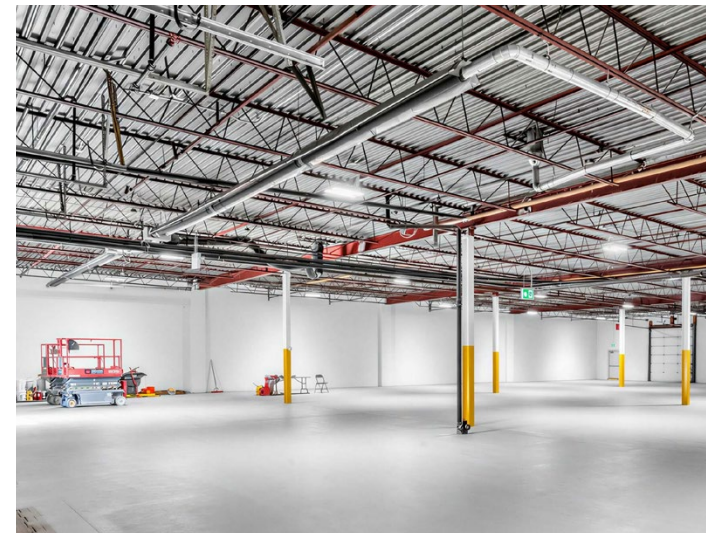
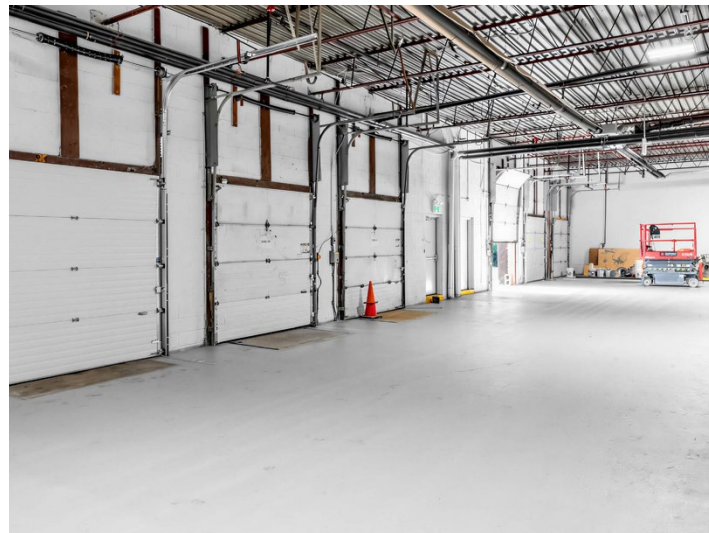
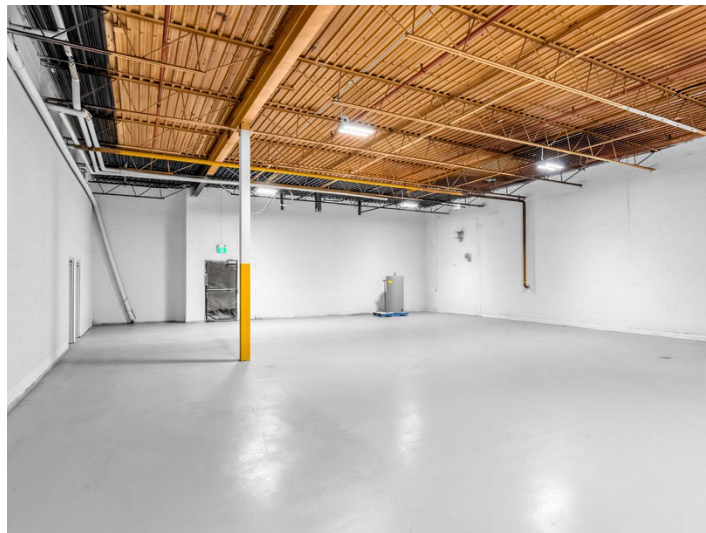
 Click to view full zoning by-law

E2-18 Zoning
Flexible zoning permits a variety of uses, including:

-  Manufacturing facility
-  Logistics
-  Last-mile delivery

-  Science & technology facility
-  Beverage/Food preparation facility
-  Recreational establishment

Photos



Location & Amenities



Why Invest in Mississauga



HOME TO
75+ Fortune 500
companies



HOME TO
670+ Multinational
head offices



MORE THAN
145+ Language
spoken



ACCESS TO
141 M people within
a 1.5 hour flight



HOME TO CANADA'S
Largest & Busiest
airport



SERVICED BY
7 major
highway

Mississauga offers a powerful combination of strategic location, a diverse economy, and a business-friendly environment, making it a premier destination for industrial and commercial success.

KEY INDUSTRY SECTORS

- **Advanced Manufacturing:** A central hub for Canada's aerospace and automotive industries with rapidly growing cleantech and food and beverage sectors.
- **Smart Logistics:** A digitally-driven sector that leverages its prime location to manage the efficient movement of goods.
- **Life Sciences:** A connected ecosystem that supports innovation and commercialization for a diverse range of companies.
- **Technology:** A recognized base for tech companies that provide essential support to a wide range of global industries.
- **Financial Services:** An integral part of the Greater Toronto Area, North America's second-largest financial services center.

THE MISSISSAUGA ADVANTAGE

- **Thriving Business Community:** Dynamic network of over 100,000 companies, from innovative startups to global leaders.
- **Unparalleled Market Access:** Exceptional connectivity through Canada's largest airport, 7 major highways, and 3 railways.
- **Hub for Skilled Talent:** Large, diverse, and highly skilled talent pool supported by local world-class post-secondary institutions.
- **Supportive Environment:** Business-friendly city with a "AAA" credit rating, competitive tax rates, and dedicated economic support.



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For more information, contact:

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