



2480 Tedlo Street, Mississauga

“Last Mile” Mississauga Industrial Freestand **For Lease**

Various Listing Configurations Available

Ben Williams*

Executive Vice President
+1 416 620 2874
ben.williams@colliers.com

Eric Margo

Associate Vice President
+1 437 995 1400
eric.margo@colliers.com

Sierah Madden

Transaction Manager
+1 519 904 7010
sierah.madden@colliers.com



Property Overview

Property Details

Option 1 - Entire Building

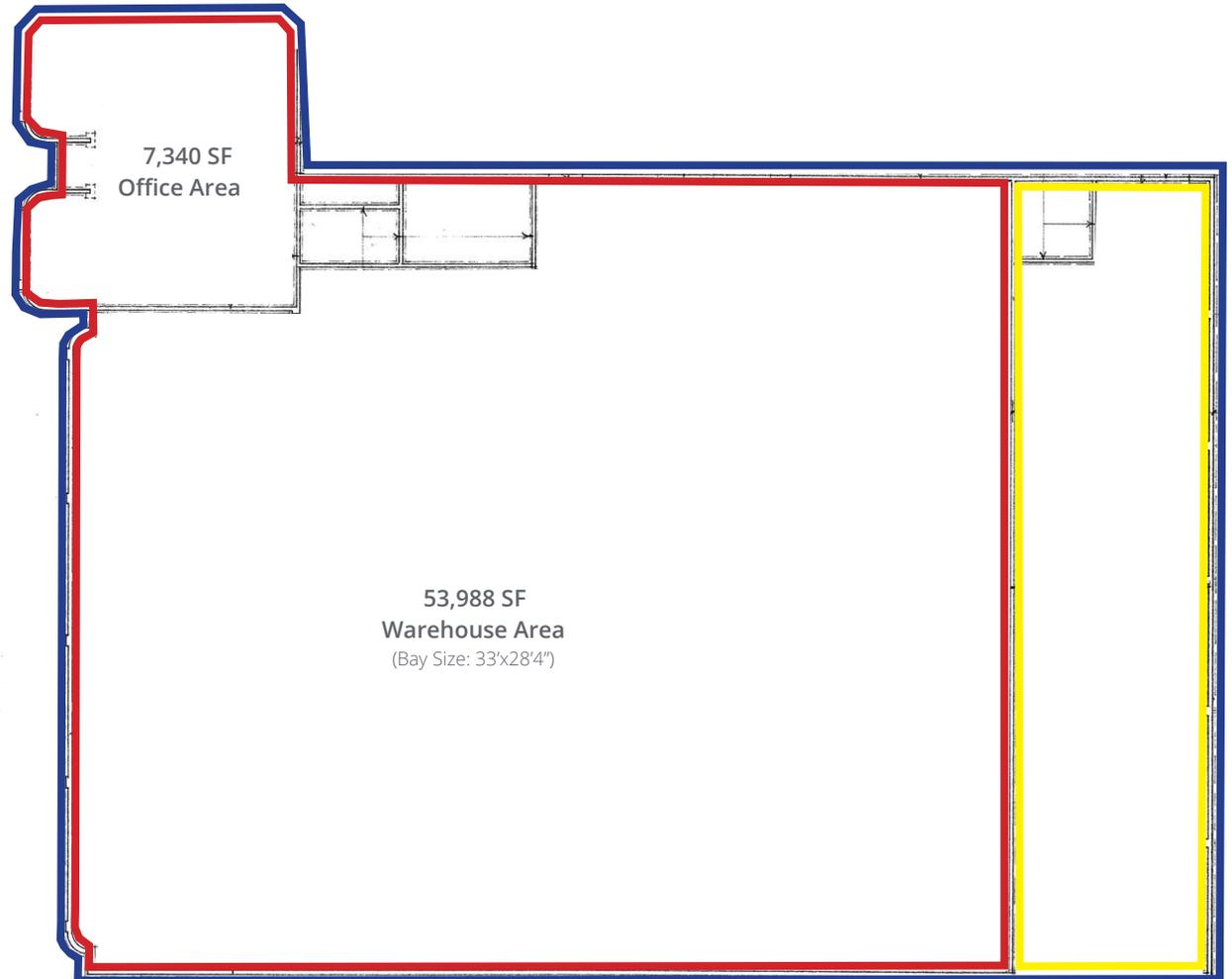
| | |
|----------------|--------------------|
| Total Area | 61,328 SF |
| Office Area | 7,340 SF |
| Warehouse Area | 53,988 SF |
| Lot Size | 3.15 AC |
| Clear Height | 20' |
| Shipping | 5 TL / 1 DI |
| Zoning | E2-18 |
| Power | 600 amps/600 volts |
| Sprinklered | Yes |
| Possession | May 1, 2026 |
| Asking Rate | \$14.25 Net PSF |
| TMI | \$3.90 PSF |

Option 2

| | |
|-----------------|-------------|
| Total Area | 50,928 SF |
| Office Area | 6,940 SF |
| Warehouse Area | 43,988 SF |
| Asking Net Rent | \$14.50 PSF |
| TMI | \$3.90 PSF |

Option 3

| | |
|-----------------|------------|
| Total Area | 10,400 SF |
| Office Area | 400 SF |
| Warehouse Area | 10,000 SF |
| Asking Net Rent | \$14.50 |
| TMI | \$3.90 PSF |



"Last Mile"
Distribution



Central Mississauga
location



Quick Access to QEW &
Highway 427

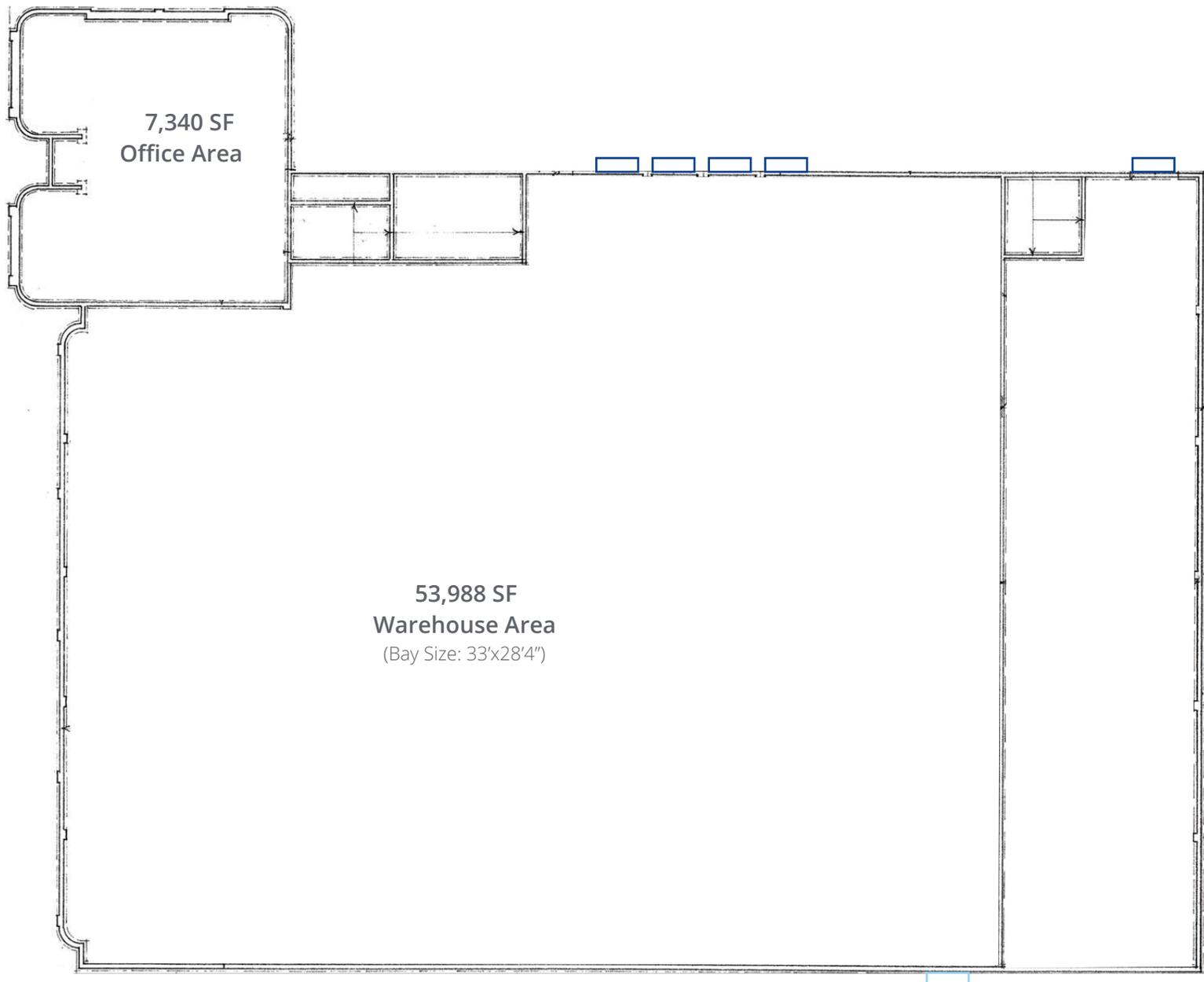


10 minutes from
Dixie Go Station

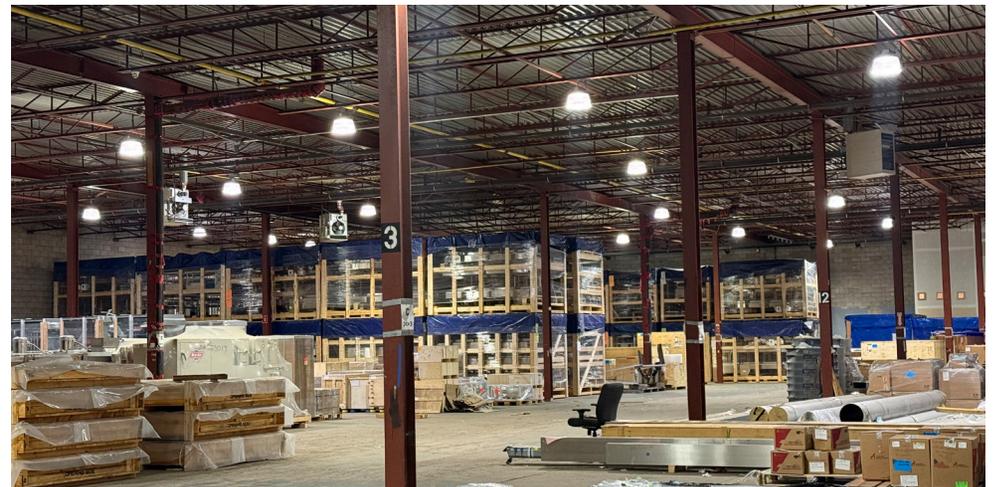
All information to be verified by the Tenant

Site Plan

All information to be verified by the Tenant



-  Truck Level Doors
-  Drive-In Doors



All information to be verified by the Tenant

Site Access

-  Highway route
-  Major route
-  Transit route

 Highway QEW
2 minutes

 Highway 427
6 minutes

 Highway 410
10 minutes

 Airport
14 minutes

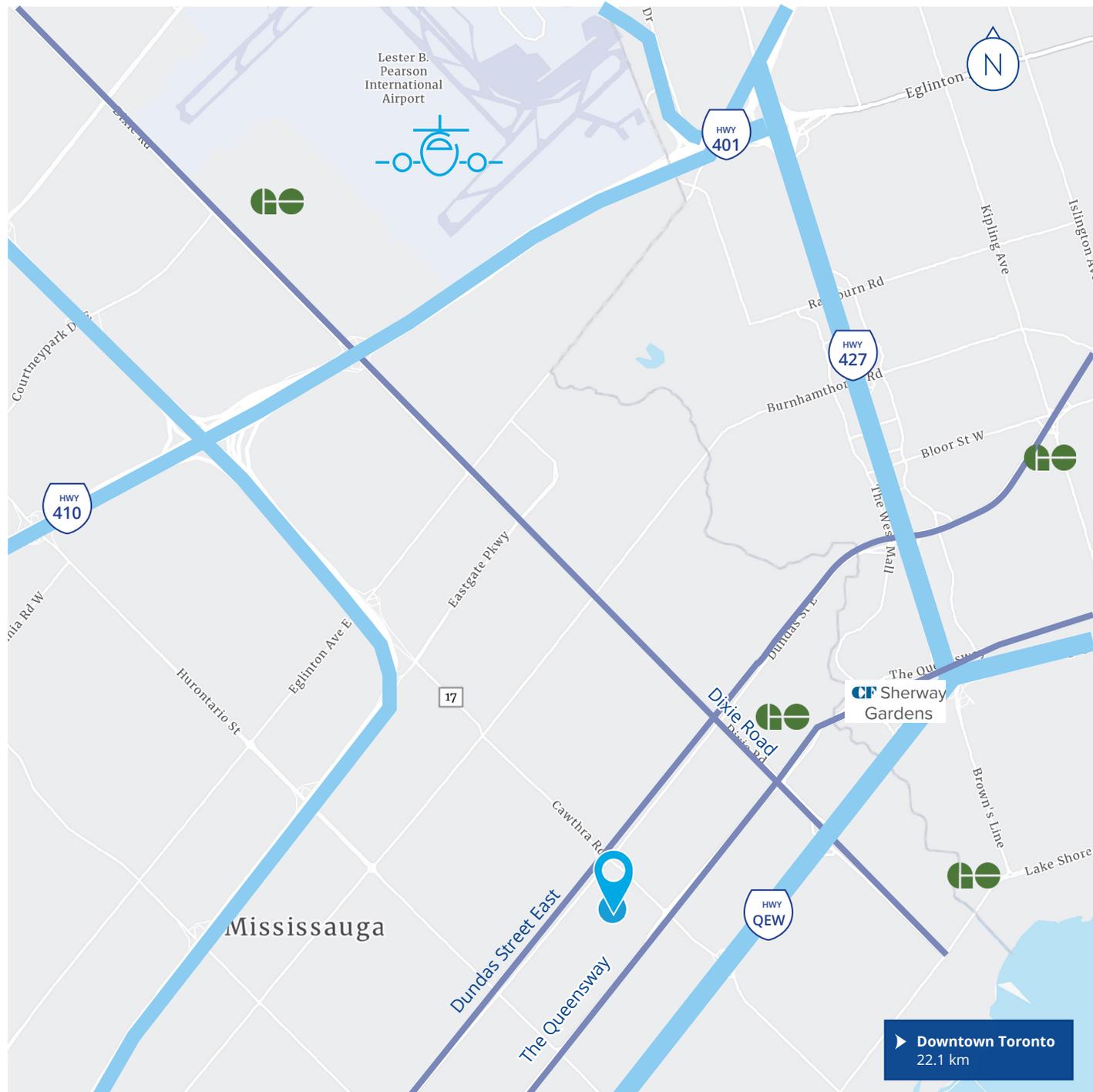
 Dixie GO Station
10 minutes

Downtown Mississauga
7 minutes

Downtown Etobicoke
7 minutes

Downtown Toronto
16 minutes

Brampton
18 minutes

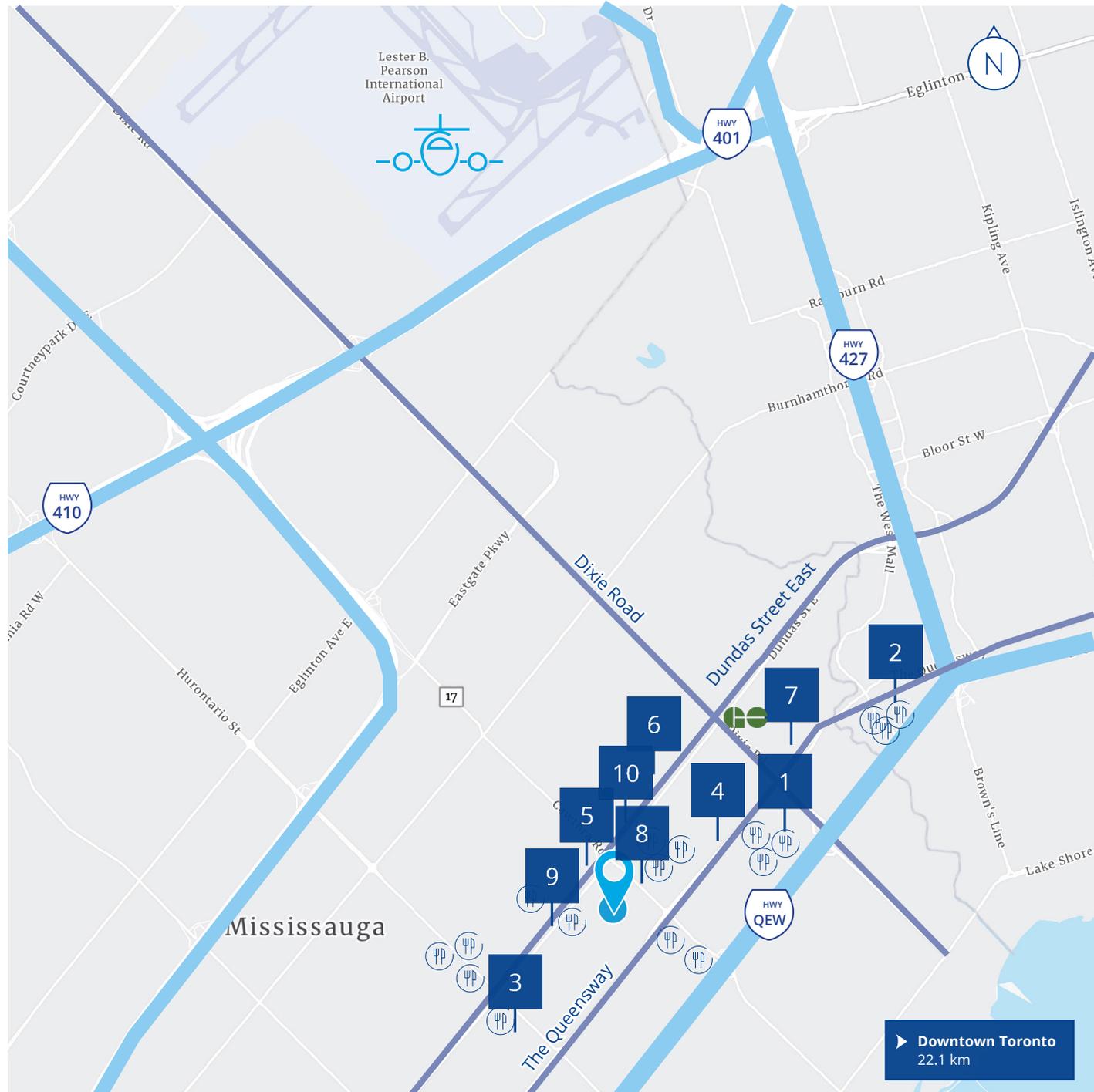


*All information to be verified by the Tenant"

Local Amenities

-  Subject properties
-  Transit Stop
-  Dixie GO Station

| | |
|----|---|
| 1 | Dixie Mall |
| 2 | CR Sherway Gardens |
| 3 | Trillium Health Partners - Mississauga Hospital |
| 4 | Shoppers Drug Mart |
| 5 | Rona Mississauga |
| 6 | MacDonald's |
| 7 | FedEx Ship Centre |
| 8 | Tim's Horton |
| 9 | Shell |
| 10 | Esso |



All information to be verified by the Tenant



Tedlo Street

2480 Tedlo Street, Mississauga

| | | |
|--|---|--|
| <p>Ben Williams* Executive Vice President +1 416 620 2874 ben.williams@colliers.com</p> | <p>Eric Margo Associate Vice President +1 437 995 1400 eric.margo@colliers.com</p> | <p>Sierah Madden Transaction Manager +1 519 904 7010 sierah.madden@colliers.com</p> |
|--|---|--|

[View Online Listing](#)

Copyright © 2026 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026 Colliers Canada. *Sale Representative.



collierscanada.com