

1636

POSITIONED FOR SUCCESS

Position your business for success at 1636 Shawson Drive—a rare standalone industrial facility in Mississauga's thriving logistics corridor.

This property offers exceptional connectivity, located just 1 KM from the Highway 401 & Dixie Road interchange, ensuring seamless access for distribution and commuting.

Maximize your storage and operational efficiency with a true 30-foot clear height throughout the warehouse, and benefit from 7 dedicated shipping doors and 1 drive-in door, streamlining inbound and outbound logistics.

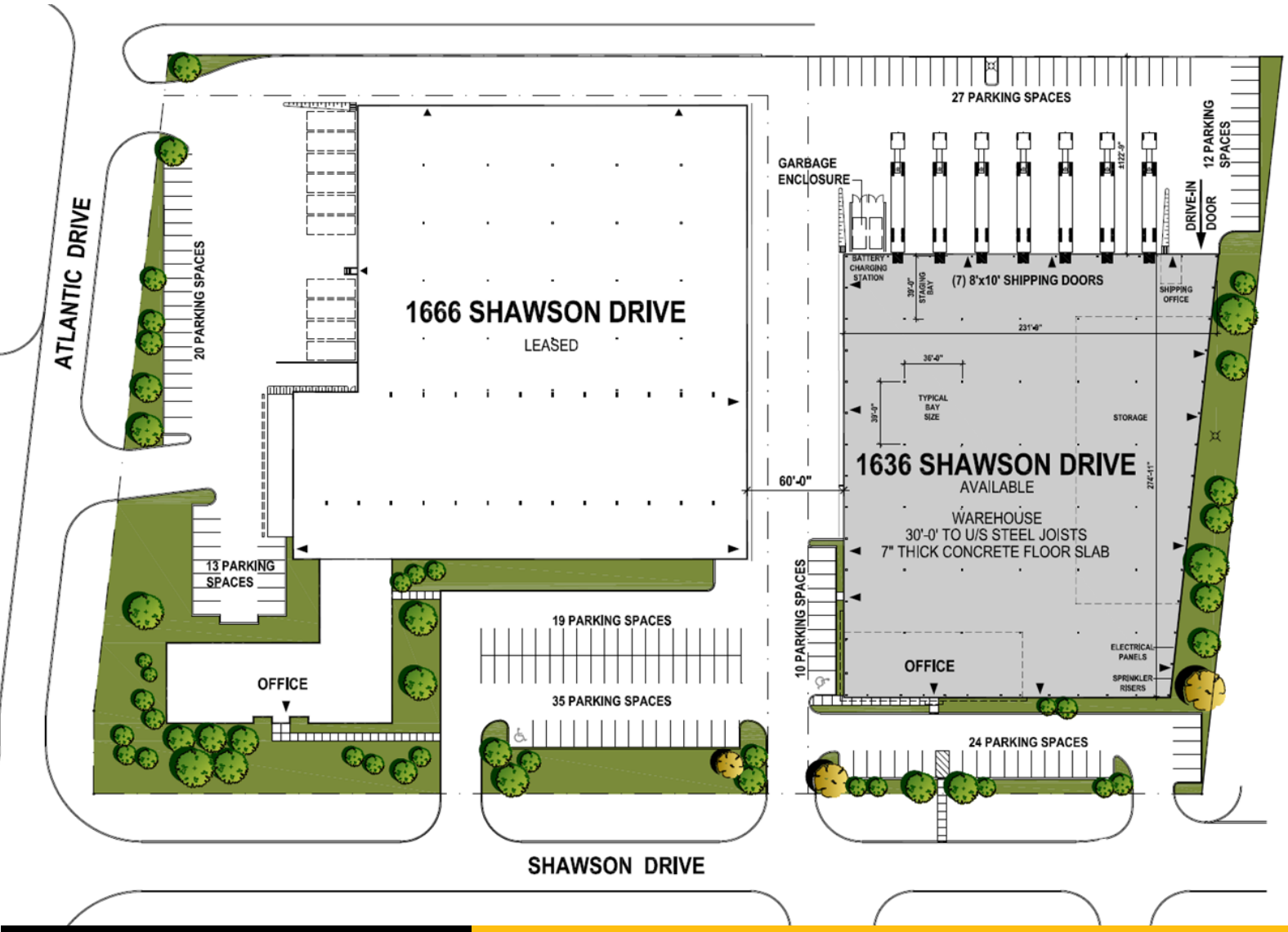
The property includes a well-designed office layout to support your administrative needs and can accommodate staff and visitors with 73 parking spaces on site.

Visit **OrlandoCorp.com** for more details or call **(905) 677-5480**.

ORLANDO CORPORATION

Canada's Premiere Landlord of industrial & Commercial Properties

Site Plan



Images





Property Features

Area:	60,010 SF
Office:	4,557 SF
Warehouse:	55,453 SF
Clear Height:	30’
Shipping Doors:	7
Drive-in Doors:	1
Parking:	73 cars
Sprinklers:	ESFR K-25
Electrical:	600 Amps
Asking Rate:	$15.95/SF/YR
Additional Rent:	$3.88/SF/YR
Available:	February 1, 2027

- **Highway Access**: Only 1 KM to the Highway 401 & Dixie Road interchange.
- **Secured Yard**: Existing fence and gate provide a secured shipping area.
- **Efficient Office**: Existing office provides an efficient layout.
- **Clear Height**: Rare 30’ clear standalone building.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions. (November 9, 2026)