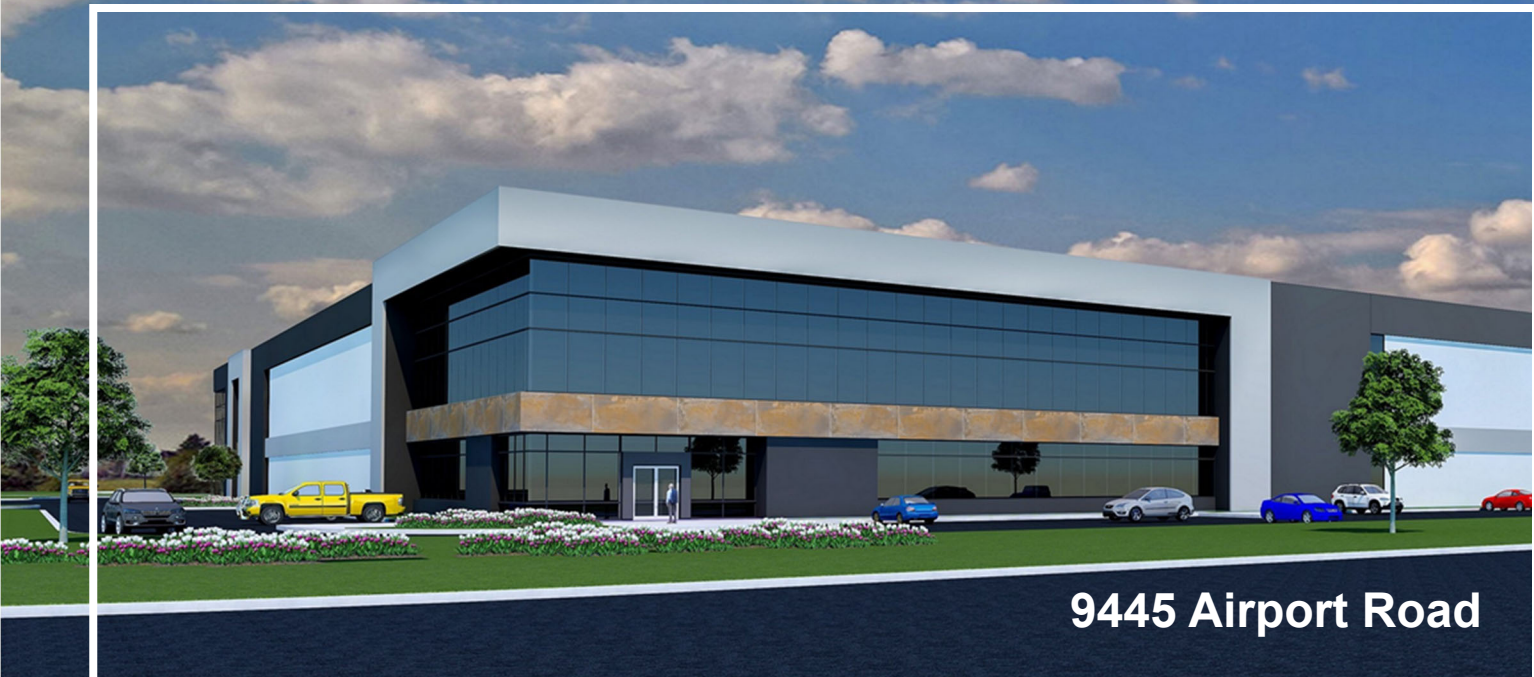




9445 Airport Road

BRAMPTON'S MOST DESIRABLE REDEVELOPMENT

This prominent location in Brampton at Airport Road and Williams Parkway will be redeveloped into a modern distribution centre.

Orlando Corporation began demolition of the former structure in the spring of 2024 and will bring to market a state-of-the-art industrial facility of over 500,000 square feet.

9445 Airport Road is strategically located just north of the Airport Road and Highway 407ETR interchange in Brampton with access to a robust and skilled labour pool.

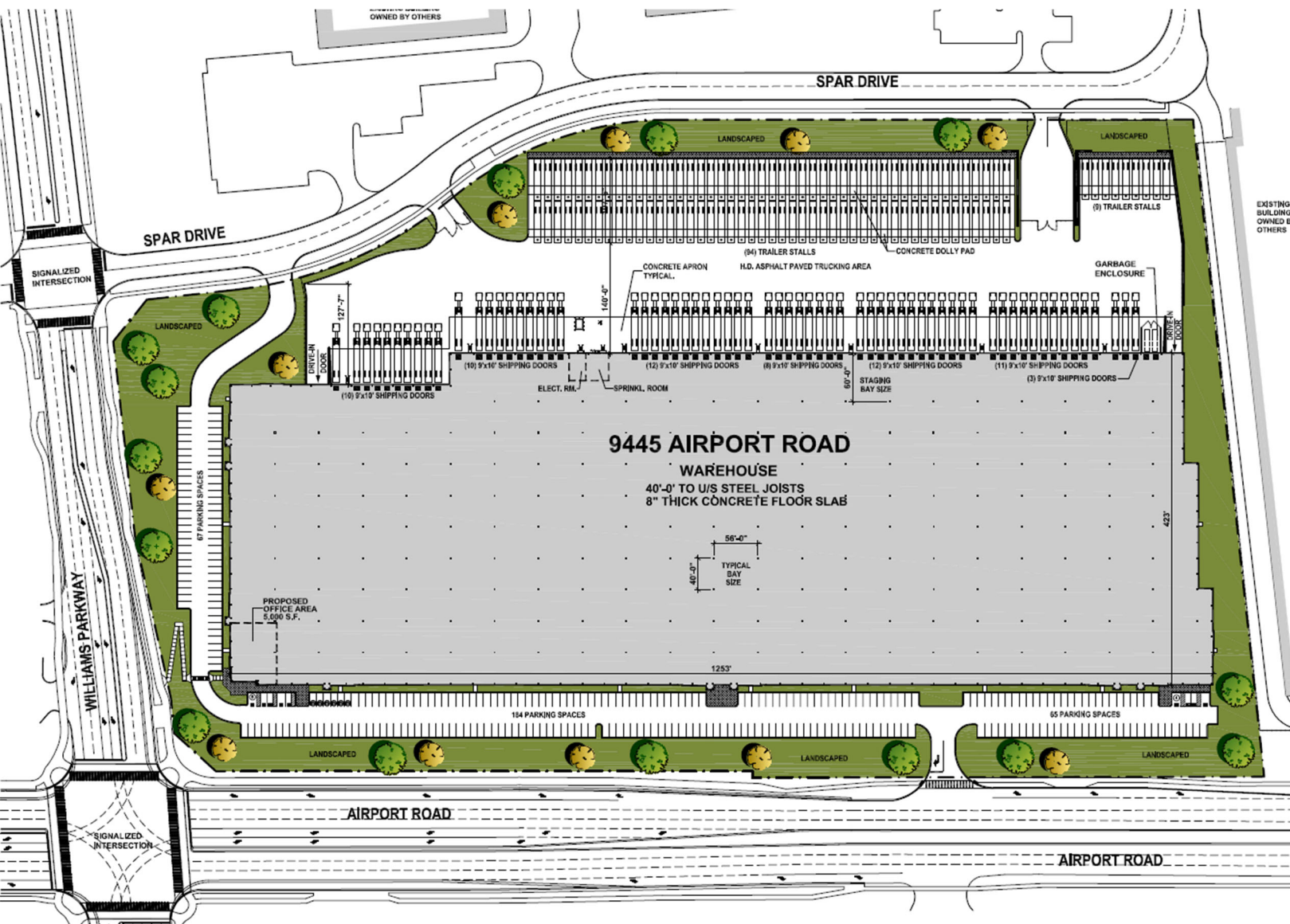
The building is designed to a Net Zero Carbon Ready standard for superior energy efficiency and will provide tenants with in demand specifications including a 40-foot clear warehouse, ESFR sprinklers, LED lighting, ample loading doors, and dedicated trailer parking stalls within a secured yard.

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



**ORLANDO
CORPORATION**

Canada's Premiere Landlord of industrial & Commercial Properties



Images



Property Features

Area:	511,377 SF
Office:	5,000 SF
Warehouse:	504,656 SF
Utility/Other:	1,721 SF
Clear Height:	40'
Shipping Doors:	66
Drive-in Doors:	2
Parking:	316 cars
Sprinklers:	ESFR
Electrical:	3,000 Amps
Asking Rate:	\$16.95/SF/YR
Additional Rent:	\$3.68/SF/YR
Available:	June 1, 2028

- Only 3.7 KMs to the Highway 407ETR and Airport Road interchange and CN Rail Brampton Yard
- Net Zero Carbon Ready design including building envelope upgrades, electrical infrastructure upgrades, and a structurally ready roof to support solar panels
- 56'-wide bays and high shipping door ratio to optimize layout and shipping efficiency
- 140' deep secured truck court
- Design-build office opportunity