

6071 BURNSIDE COURT



HIGHWAY 401 EXPOSURE

6071 Burnside Court offers a premier multi-tenant industrial opportunity in the heart of Mississauga.

Prominently situated with visibility from Highway 401, the building benefits from exposure to Canada's busiest transportation corridor, generating outstanding corporate branding and signage opportunities. Daily traffic volumes along Highway 401 provide exceptional visibility to businesses seeking a high-profile presence in the market.

The property is surrounded by a deep and diverse labour pool drawn from Mississauga, Brampton, Etobicoke, and Toronto, offering convenient access to a large workforce. Employees benefit from numerous nearby amenities, including restaurants, retail services, and hotels, supporting both commuter and business needs.

6071 Burnside Court delivers an outstanding opportunity for businesses seeking a well-located industrial address in one of the GTA's most sought-after employment nodes.

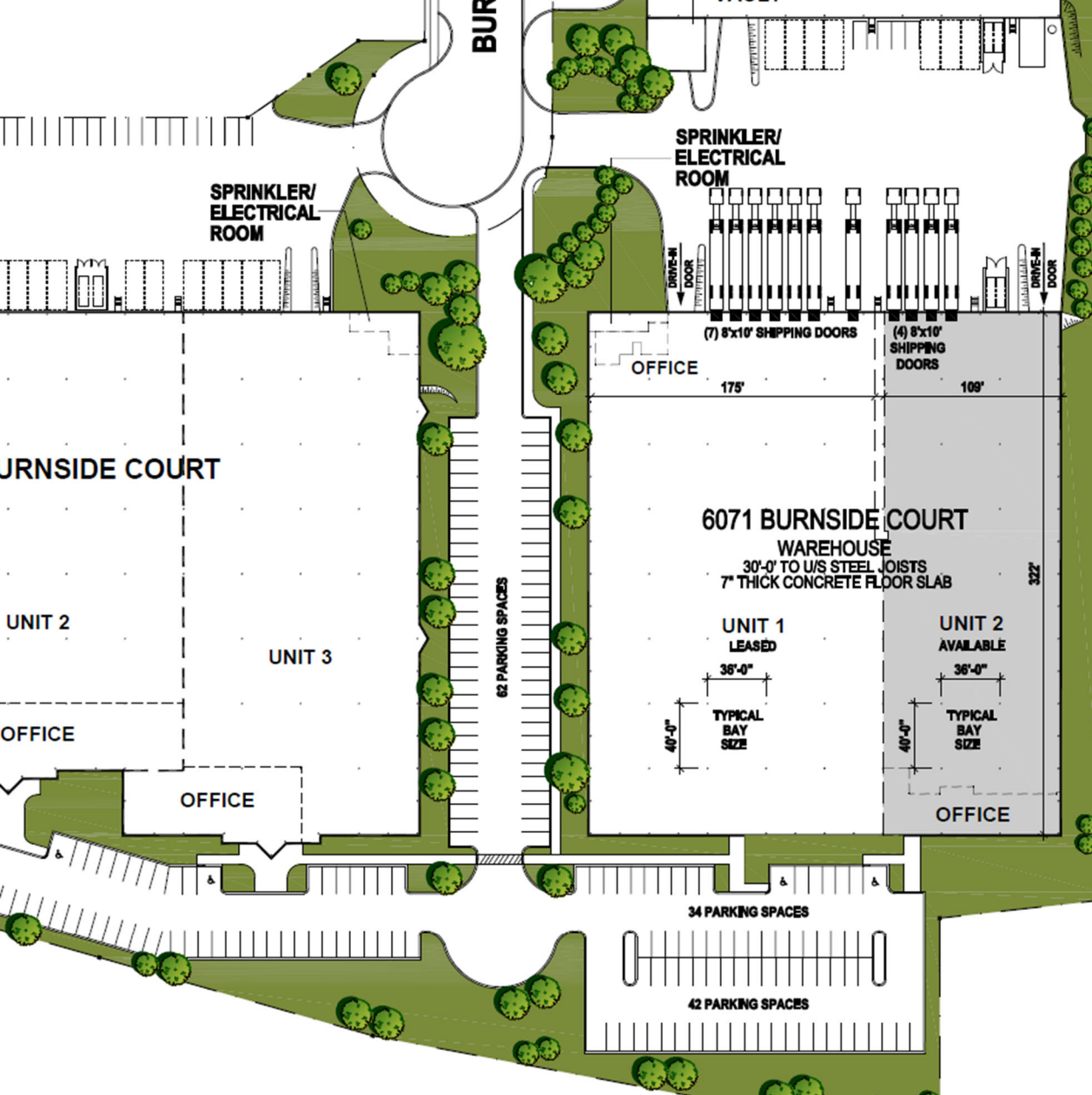
Visit OrlandoCorp.com for more details or call (905) 677-5480.

6071



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Canada's Premier Landlord of Industrial and Commercial Properties



Images



Property Features

Area:	36,126 SF
Office:	3,181 SF
Warehouse:	32,278 SF
Common Areas:	667 SF
Clear Height:	30'
Shipping Doors:	4
Drive-in Doors:	1
Parking:	40 cars
Sprinklers:	0.6 GMP over 2,000 SF
Electrical:	800 Amps
Asking Rate:	\$15.95/SF/YR
Additional Rent:	\$4.30/SF/YR
Available:	April 1, 2027

- **Highway Visibility:** Prominent exposure along Highway 401
- **Airport:** Close proximity to Toronto Pearson International Airport
- **Labour:** Access to a large and diverse GTA labour pool
- **Access:** Minutes to Highway 401, 403, 410, 427, 407ETR, and QEW
- **Layout:** 30' clear unit with minimal office provides an efficient layout