

6099 MCLAUGHLIN ROAD



CROSS-DOCK IN HEARTLAND

This rare 176,804 square foot cross-dock warehouse is located in Orlando Corporation's Heartland Business Community fronting McLaughlin Road just south of Highway 401.

This location provides exceptional Highway 401 access with two major interchanges within 2 kilometers. Transit options are plentiful with bus routes along McLaughlin Road and Britannia Road West ensuring access to a robust and skilled labour pool throughout Mississauga and Brampton.

Heartland Town Centre, with over 200 stores, restaurants, and major financial centers, provides a multitude of amenities at your doorstep.

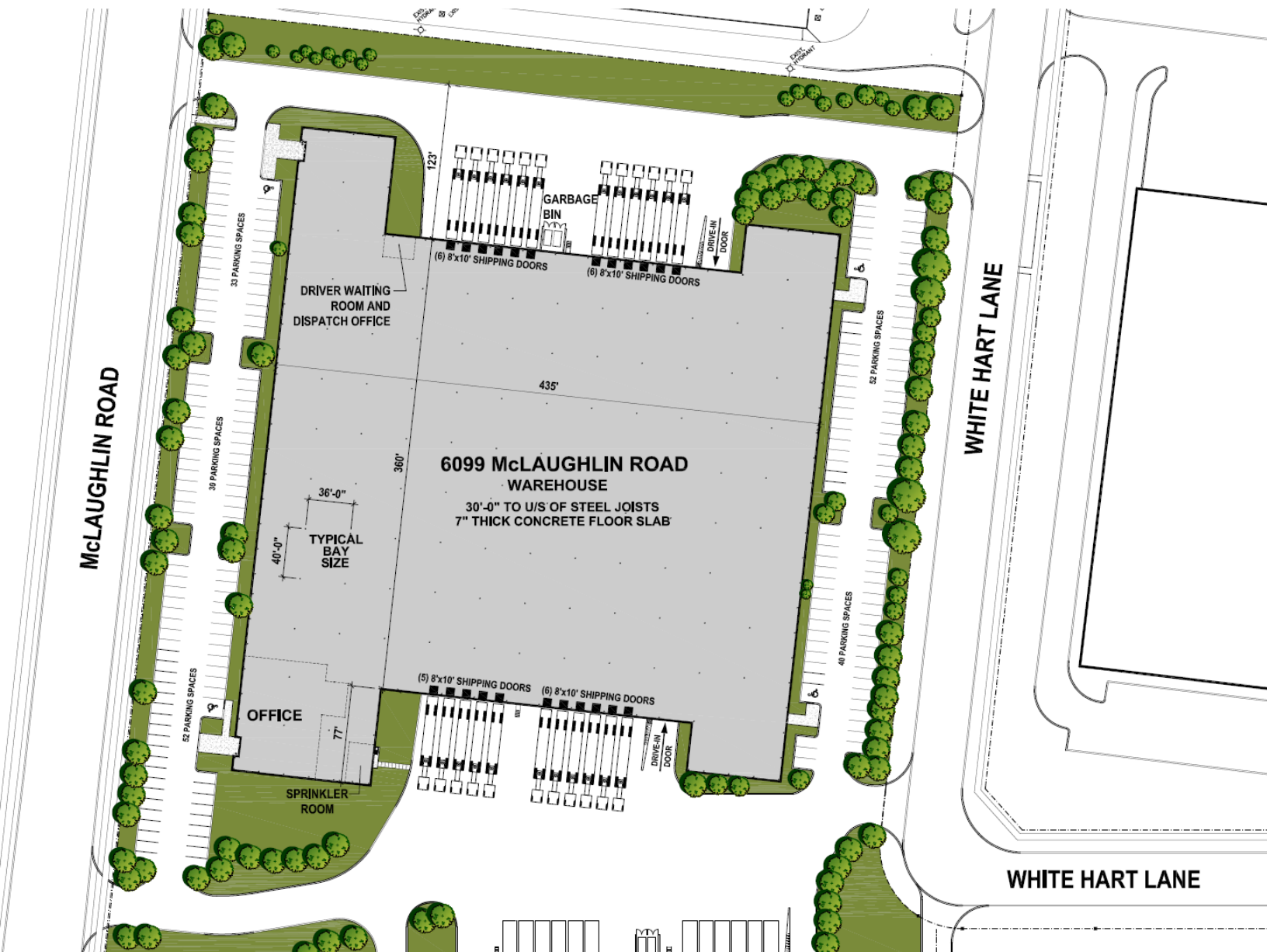
6099 McLaughlin Road is designed for superior shipping efficiency and will provide your business with in-demand specifications including a 30-foot clear warehouse, ESFR sprinklers, LED lighting, and ample loading doors.

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

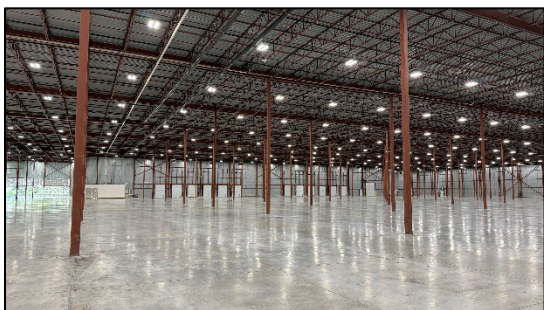


Canada's Premier Landlord of Industrial and Commercial Properties

6099



Images



Property Features

Area:	176,804 SF
Office:	6,547 SF
Warehouse:	169,575 SF
Utility/Other:	682 SF
Clear Height:	30'
Shipping Doors:	23
Drive-in Doors:	2
Parking:	207 cars
Sprinklers:	ESFR K-17
Electrical:	1,200 Amps
Asking Rate:	\$15.95/SF/YR
Additional Rent:	\$3.75/SF/YR
Available:	Immediate

- **Highway Access:** Only 1.6 KMs to the Highway 401 and Mavis Road interchange and 2.0 KMs to the Highway 401 and Hurontario Street interchange.
- **Cross-dock Configuration:** Shipping doors on both sides of the building offers faster shipping, reduced storage costs, and streamlined operations.
- **Transit:** Bus routes located along McLaughlin Road and Britannia Road West.

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