



**5405 Countryside Drive**

**5405**

## **BRAMPTON'S PREMIERE INDUSTRIAL DEVELOPMENT**

**This state-of-the-art 574,687 square foot industrial building is located in Orlando Corporation's new Coleraine Business Park fronting Countryside Drive just west of Coleraine Drive.**

Orlando Corporation's newest master planned development, Coleraine Business Park, will bring 3.8 million square feet of industrial space to Peel Region when completed and is strategically located in northeast Brampton with access to a robust and skilled labour pool.

The entire development is being built to a Net Zero Carbon Ready design 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.

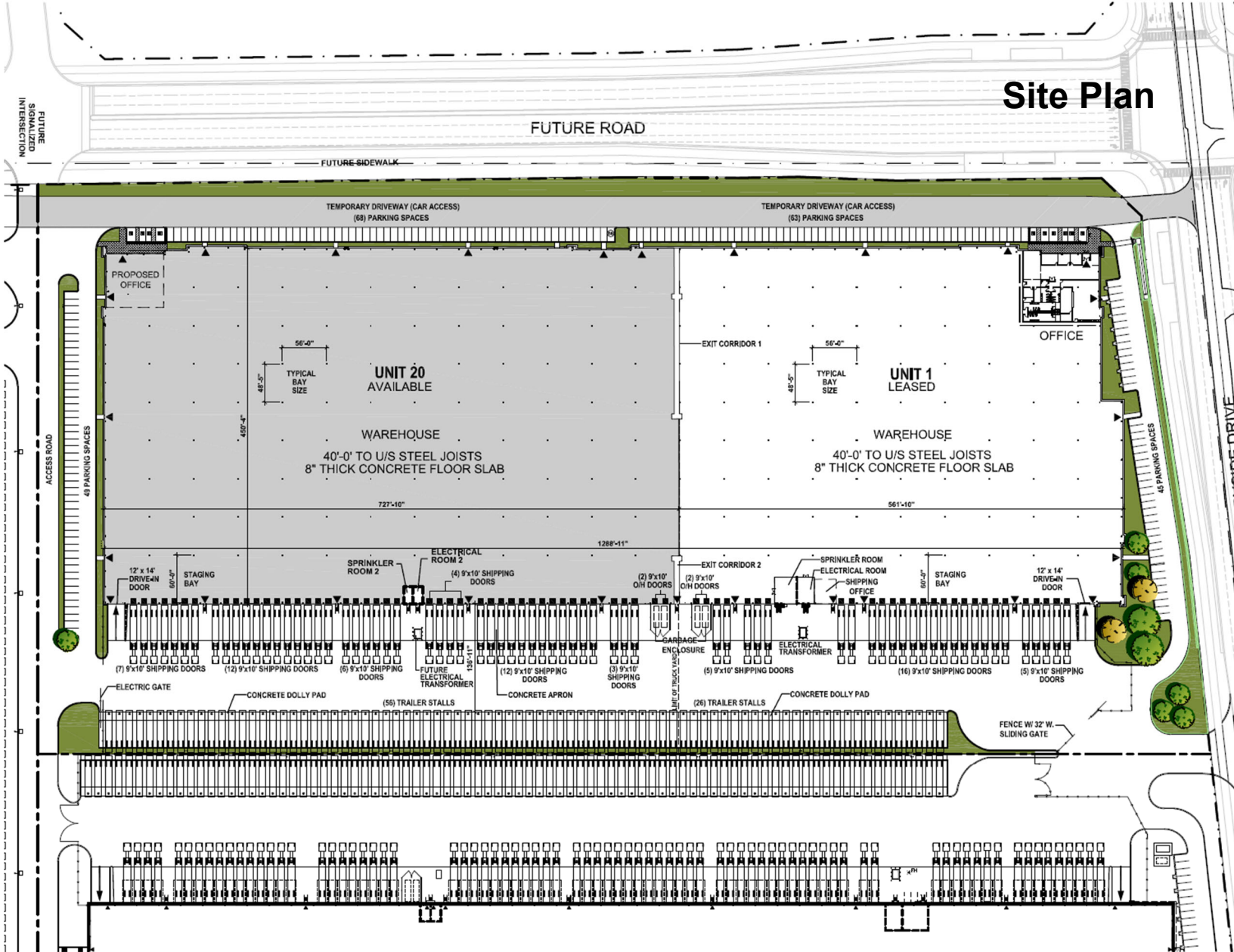
Visit [OrlandoCorp.com](http://OrlandoCorp.com) for more details or call **(905) 677-5480**.



**ORLANDO CORPORATION**

*Canada's Premiere Landlord of industrial & Commercial Properties*

# Site Plan



## Images



## Property Features

<b>Area:</b>	327,539 SF
<b>Office:</b>	5,054 SF
<b>Warehouse:</b>	320,080 SF
<b>Utility/Other:</b>	2,405 SF
<b>Clear Height:</b>	40'
<b>Shipping Doors:</b>	44
<b>Drive-in Doors:</b>	1
<b>Parking:</b>	117 cars
<b>Sprinklers:</b>	ESFR K-25
<b>Electrical:</b>	2,000 Amps
<b>Asking Rate:</b>	\$15.95/SF/YR
<b>Additional Rent:</b>	\$3.76/SF/YR
<b>Available:</b>	Immediate

- Highway Access: Only 3.4 KM to the Highway 427 and Major Mackenzie Drive interchange
- 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
- 135' deep secured truck court
- Design-build office opportunity

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