



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 door step.

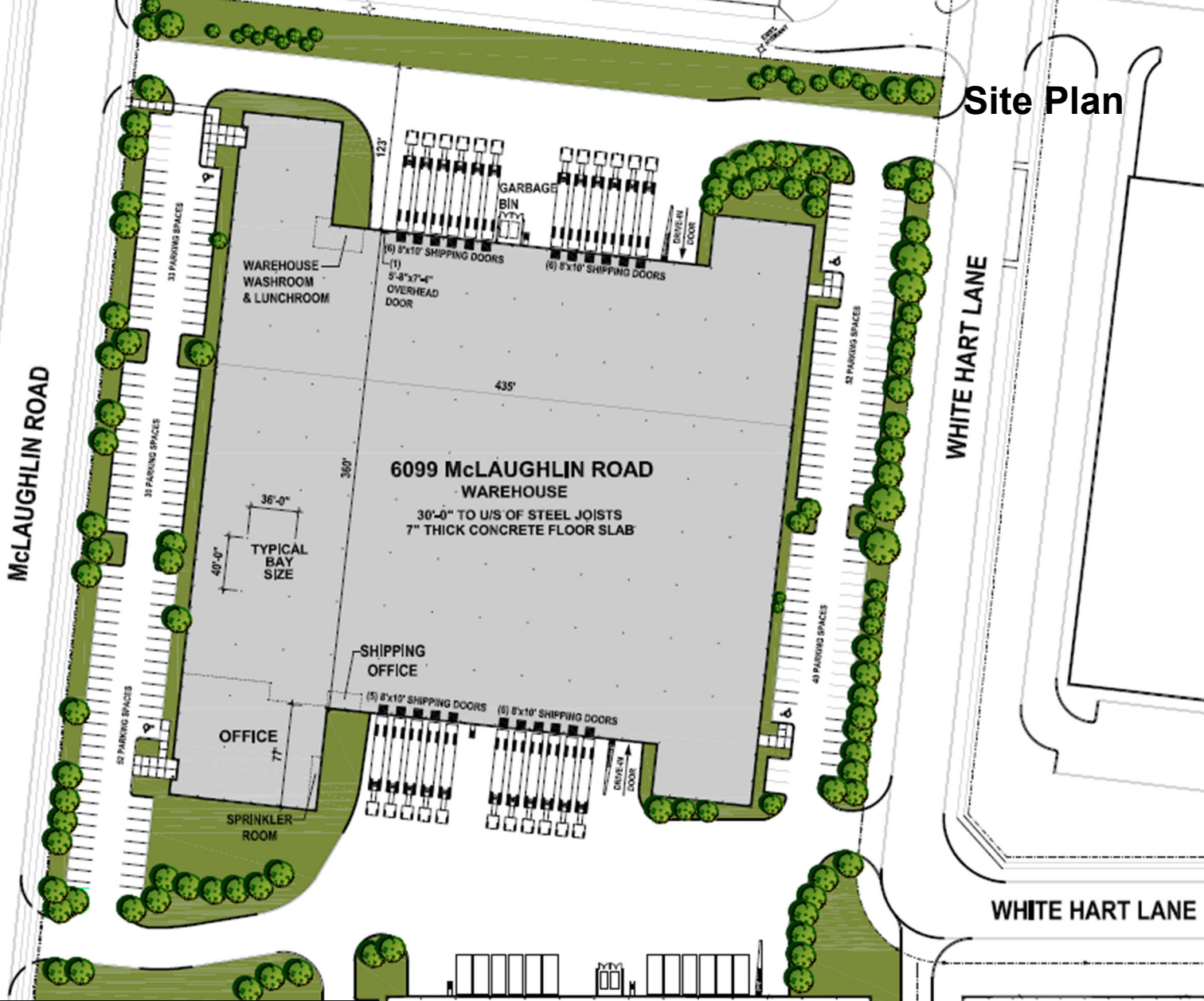
6099 McLaughlin Road is designed for superior shipping efficiency and will provide your business with in-demand specifications including a 30-foot clear warehouse, ESFR sprinklers, LED lighting, and ample loading doors.

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



Canada's Premiere Landlord of industrial & Commercial Properties

Site Plan



Images

Property Features



Area:	176,804 SF
Office:	9,268 SF
Warehouse:	166,217 SF
Utility/Other:	279 SF
Clear Height:	30'
Shipping Doors:	23
Drive-in Doors:	2
Parking:	207 cars
Sprinklers:	ESFR K-17
Electrical:	1,200 Amps
Asking Rate:	\$16.95/SF/YR
Additional Rent:	\$3.63/SF/YR
Available:	Nov 1, 2025

- 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.

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. (March 17, 2025)