



7045 Beckett Drive

7045

PRIME INDUSTRIAL SPACE IN A PREMIER BUSINESS PARK

Discover this exceptional 146,480 square foot distribution centre, strategically located in one of Orlando Corporation's established Business Parks on Derry Road East, just west of Highway 410.

Situated on the border of Mississauga and Brampton, this facility offers immediate access to Highways 410, 401, 407ETR, and Toronto Pearson International Airport. This prime location minimizes transportation costs and provides access to a combined labour force of over 750,000 people.

The entire development boasts mature landscaping and an attractive, and modern design, enhancing the building's curb appeal.

Key attributes include a 30-foot clear warehouse, ESFR sprinklers, and ample loading doors with a 140' deep truck court, ensuring efficiency and functionality.

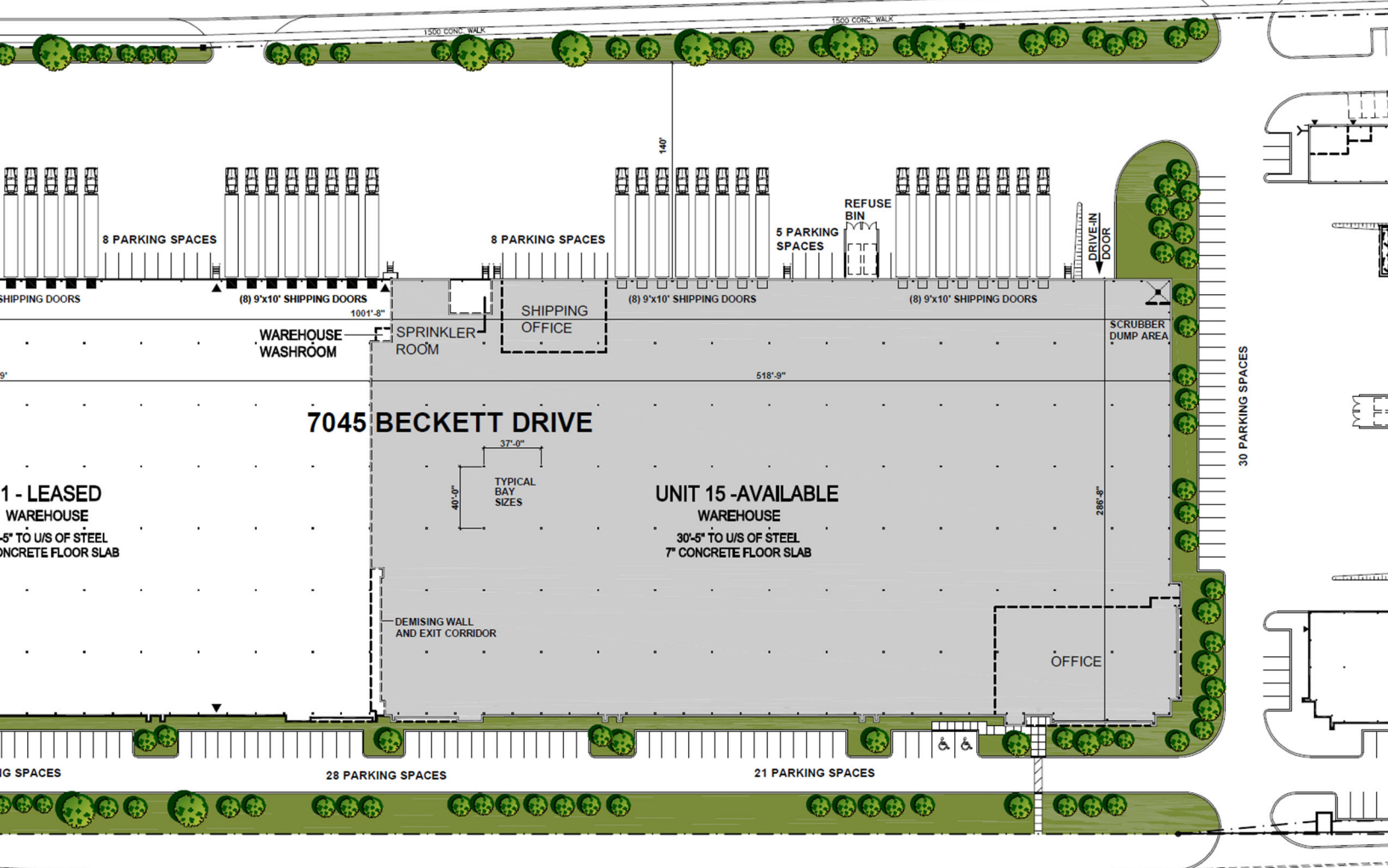
Visit OrlandoCorp.com for more details or call (905) 677-5480.



**ORLANDO
CORPORATION**

Canada's Premiere Landlord of industrial & Commercial Properties

EXPORT BOULEVARD



DERRY ROAD EAST

Images



Property Features

Area:	146,480 SF
Office:	8,626 SF
Warehouse:	137,080 SF
Utility/Other:	774 SF
Clear Height:	30'
Shipping Doors:	16
Drive-in Doors:	1
Parking:	60 cars
Sprinklers:	ESFR-17
Electrical:	600 Amps
Asking Rate:	\$15.95/SF/YR
Additional Rent:	\$3.71/SF/YR
Available:	Sept. 1, 2026

- **Highway Access:** Only 1.4 KM to the Highway 410 and Derry Road East interchange.
- **Optimized Layout for Efficiency:** 37'-wide bays and high shipping door ratio with a 140' deep truck court.
- **Transit at your door step:** A bus stop is located at Derry Road and Beckett Drive.
- **Quality and Design:** Mature landscaping and a modern design enhance curb appeal.

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 11, 2026)