



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.

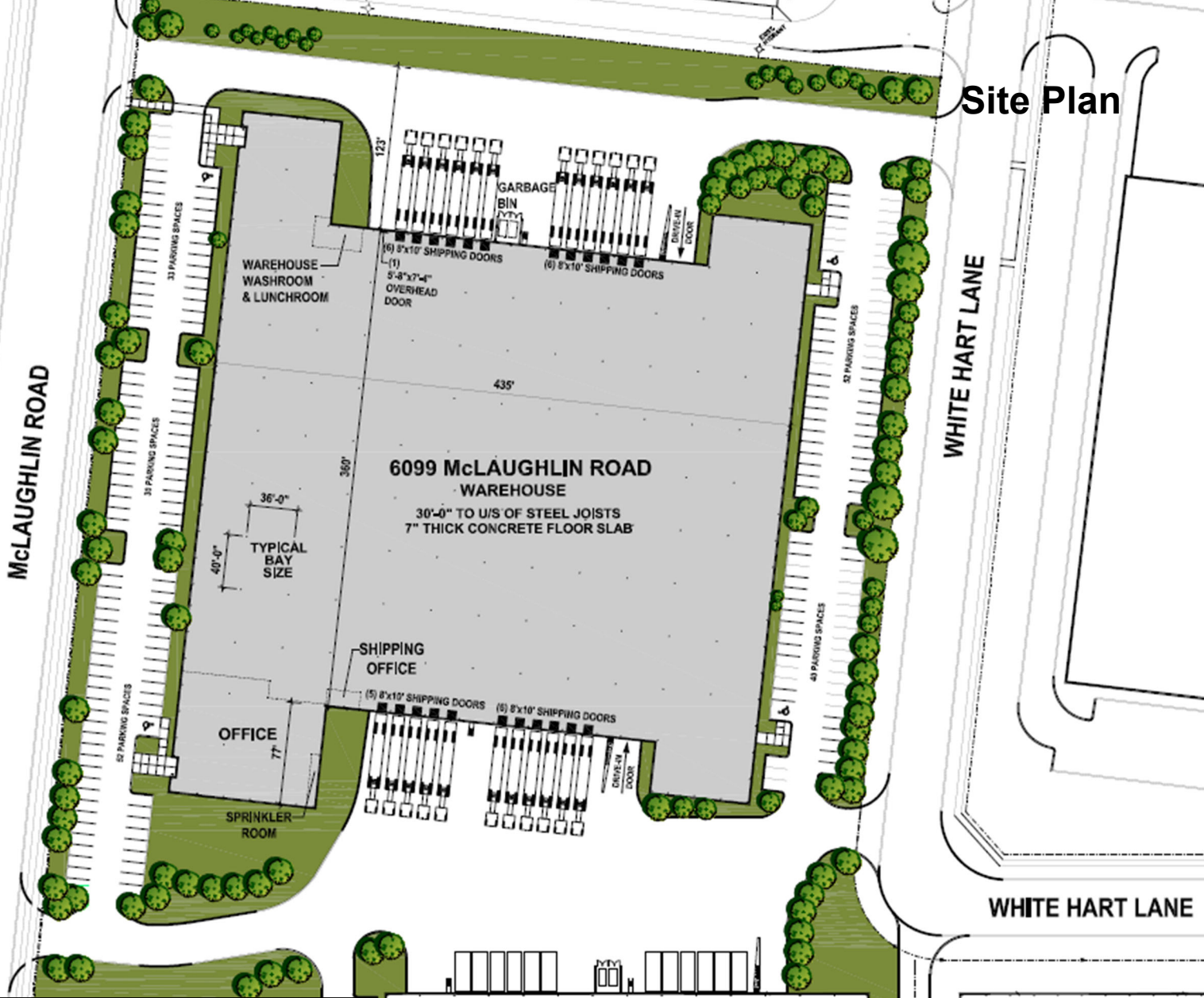
Visit OrlandoCorp.com for more details or call **(905) 677-5480**.



**ORLANDO
CORPORATION**

Canada's Premiere Landlord of industrial & Commercial Properties

Site Plan



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:	June 1, 2026

- 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.