



1455 COURTNEYPARK DRIVE EAST

1455

FRONT AND CENTRE

Situated within Orlando Corporation's established Airport Park West, this standalone facility offers strong corporate image with prominent frontage along Courtneypark Drive East and excellent accessibility for both customers and employees.

The property benefits from immediate connectivity to Highways 410 and 401, with major interchanges just minutes away. Public transit is readily available along Courtneypark Drive East and Dixie Road, providing direct access to a deep and skilled labour pool across Mississauga and the broader GTA.

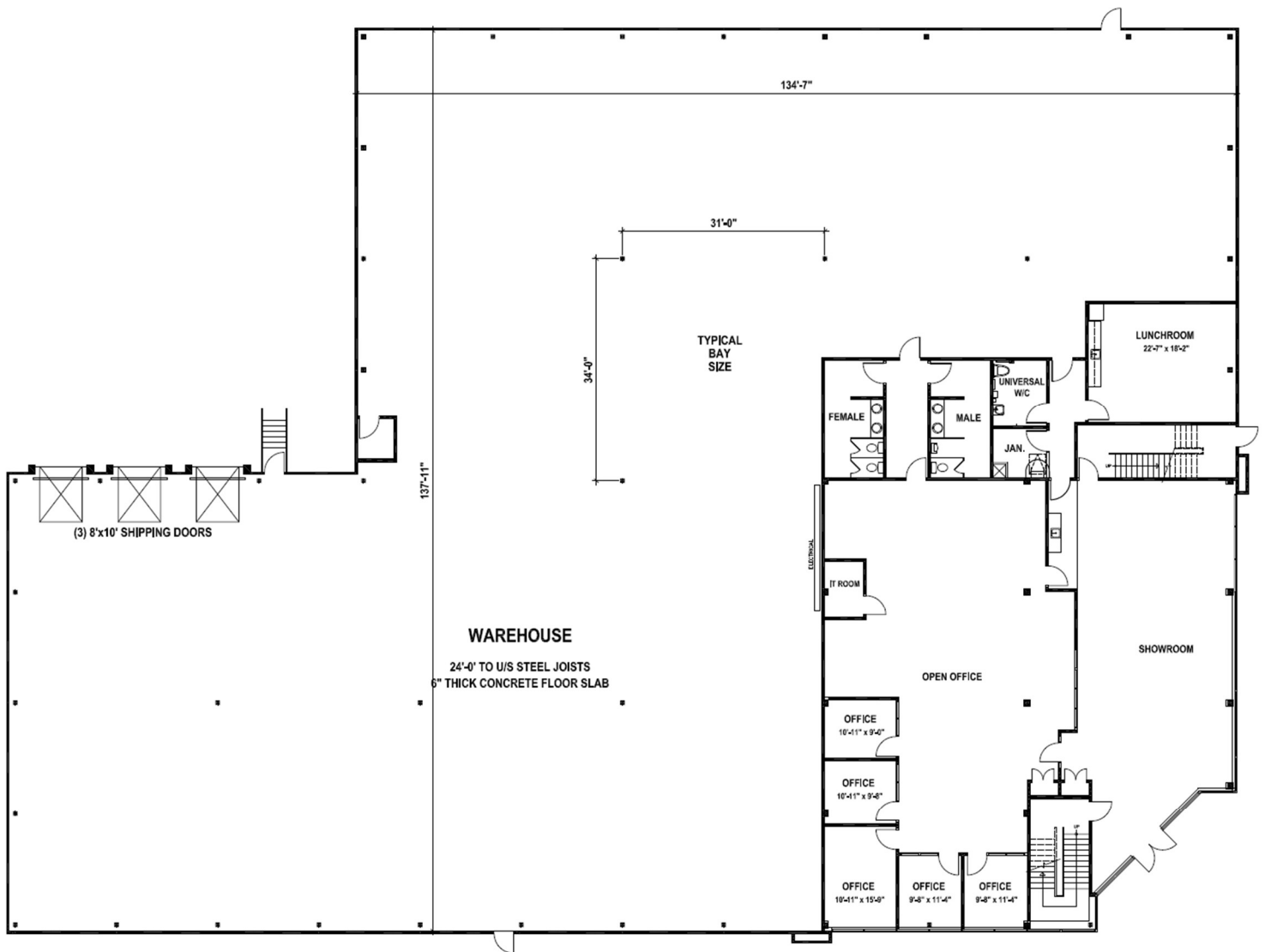
The building features energy-efficient LED lighting, a well-appointed two-storey office with showroom potential, and a 24-foot clear warehouse serviced by three shipping doors—ideal for a range of distribution and light industrial users.

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



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Images



Property Features

Area:	26,506 SF
1st Floor Office:	4,315 SF
2nd Floor Office:	4,315 SF
Warehouse:	17,876 SF
Clear Height:	24'
Shipping Doors:	3
Parking:	23 cars
Sprinklers:	0.2 GPM over 3,000 SF
Electrical:	400 Amps
Asking Rate:	\$14.95/SF/YR
Additional Rent:	\$3.98/SF/YR
Available:	60 Days' Notice

- **Highway Access:** Only 1.7 KMs to Highway 410 and Courtneypark Dr. E. interchange and 2.8 KMs to Highway 401 and Dixie Rd. interchange.
- **Transit:** Bus routes located along Courtneypark Dr. E. and Dixie Rd.
- **Zoning:** E3 zoning accommodates a broad mix of employment uses.
- **Frontage:** Corner lot located at busy crossing of Courtneypark Dr. E. and Ordan Dr. ensures high exposure.