



1 Hereford Street

## FIRST AMONG ALL OTHERS

**Unlock exceptional industrial efficiency in Orlando Corporation's Churchill Business Community in Brampton.**

This facility delivers the ideal blend of performance and flexibility, featuring a 30' clear height, 23 shipping doors, ESFR fire protection, and bright, energy-efficient LED lighting. Built for high-throughput operations, the facility supports a wide range of industrial, logistics, and distribution users seeking a reliable and future-ready space.

Situated within one of Brampton's most dynamic employment corridors, the property offers immediate access to a strong and growing labour pool, drawing skilled workers from Brampton, Mississauga, and surrounding areas. The community's established industrial base and proximity to residential neighbourhoods make recruitment and retention easier for employers of all sizes.

Connectivity is a major advantage, with efficient access to Highways 401, 410, and 407, enabling seamless regional and cross-border movement of goods. The site is also well-supported by public transit, offering convenient commuting options for employees.

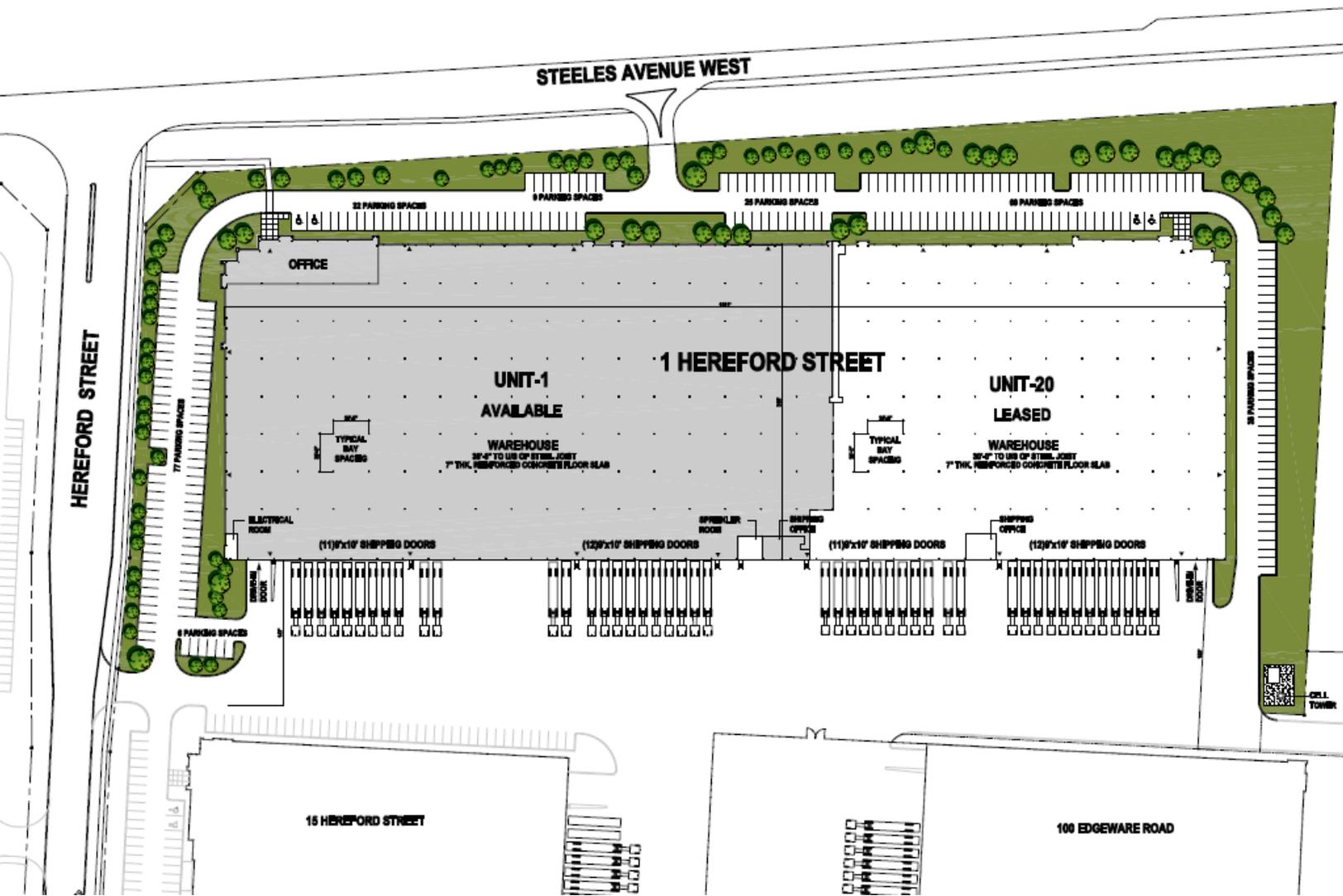
Visit [OrlandoCorp.com](http://OrlandoCorp.com) for more details or call **(905) 677-5480**.



**ORLANDO  
CORPORATION**

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

# Site Plan



## Images



## Property Features

<b>Area:</b>	195,349 SF
<b>Office:</b>	6,631 SF
<b>Warehouse:</b>	187,457 SF
<b>Utility/Other:</b>	1,261 SF
<b>Clear Height:</b>	30'
<b>Shipping Doors:</b>	23
<b>Drive-in Doors:</b>	1
<b>Parking:</b>	124 cars
<b>Sprinklers:</b>	ESFR
<b>Electrical:</b>	800 Amps
<b>Asking Rate:</b>	\$15.95/SF/YR
<b>Additional Rent:</b>	\$3.63/SF/YR
<b>Available:</b>	October 1, 2026

- **Highway Access:** Only 3.5 KM to the Highway 401 and Mississauga Road interchange
- **Transit:** Public transit and local residential neighbourhoods offer convenient commuting options for employees
- **Exposure:** Prominent signage opportunity along Steeles Avenue West
- **Community:** Top-tier corporate neighbours include Loblaws, Amazon, Kuehne + Nagel, VF Imagewear, and Smuckers.

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