



**9445 Airport Road**

9445

## **BRAMPTON'S MOST DESIRABLE REDEVELOPMENT**

**This prominent location in Brampton at Airport Road and Williams Parkway will be redeveloped into a modern distribution centre.**

Orlando Corporation began demolition of the former structure in the spring of 2024 and will bring to market a state-of-the-art industrial facility of over 500,000 square feet in 2026.

9445 Airport Road is strategically located just north of the Airport Road and Highway 407ETR interchange in Brampton with access to a robust and skilled labour pool.

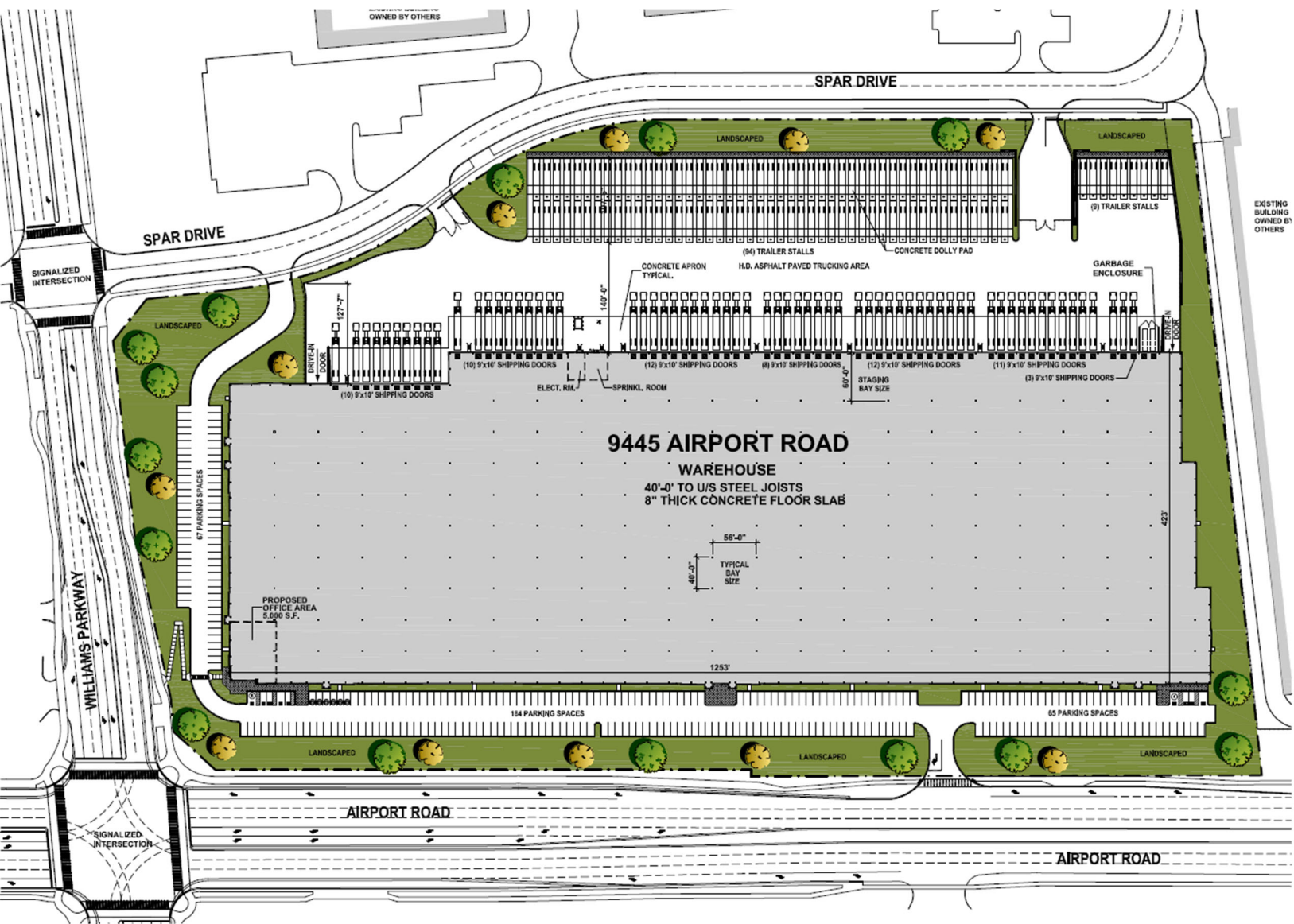
The building is designed to a Net Zero Carbon Ready standard for superior energy efficiency and will provide tenants with in demand specifications including a 40-foot clear warehouse, ESFR sprinklers, LED lighting, ample loading doors, and dedicated trailer parking stalls within a secured yard.

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



**ORLANDO CORPORATION**

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



## Images



## Property Features

<b>Area:</b>	511,377 SF
<b>Office:</b>	5,000 SF
<b>Warehouse:</b>	504,656 SF
<b>Utility/Other:</b>	1,721 SF
<b>Clear Height:</b>	40'
<b>Shipping Doors:</b>	66
<b>Drive-in Doors:</b>	2
<b>Parking:</b>	316 cars
<b>Sprinklers:</b>	ESFR
<b>Electrical:</b>	3,000 Amps
<b>Asking Rate:</b>	\$18.95/SF/YR
<b>Additional Rent:</b>	\$3.46/SF/YR
<b>Available:</b>	March 1, 2026

- Only 3.7 KM to the Highway 407ETR and Airport Road interchange and CN Rail Brampton Yard
- Net Zero Carbon Ready design including building envelope upgrades, electrical infrastructure upgrades, and a structurally ready roof to support solar panels
- 56'-wide bays and high shipping door ratio to optimize layout and shipping efficiency
- 140' deep secured truck court
- Design-build office opportunity