



5405 Countryside Drive

5405

BRAMPTON'S PREMIERE INDUSTRIAL DEVELOPMENT

This state-of-the-art 574,683 square foot industrial building is located in Orlando Corporation's new Coleraine Business Park fronting Countryside Drive just west of Coleraine Drive.

Orlando Corporation newest master planned development, Coleraine Business Park, will bring 3.8 million square feet of industrial space to Peel Region when completed and is strategically located in northeast Brampton with access to a robust and skilled labour pool.

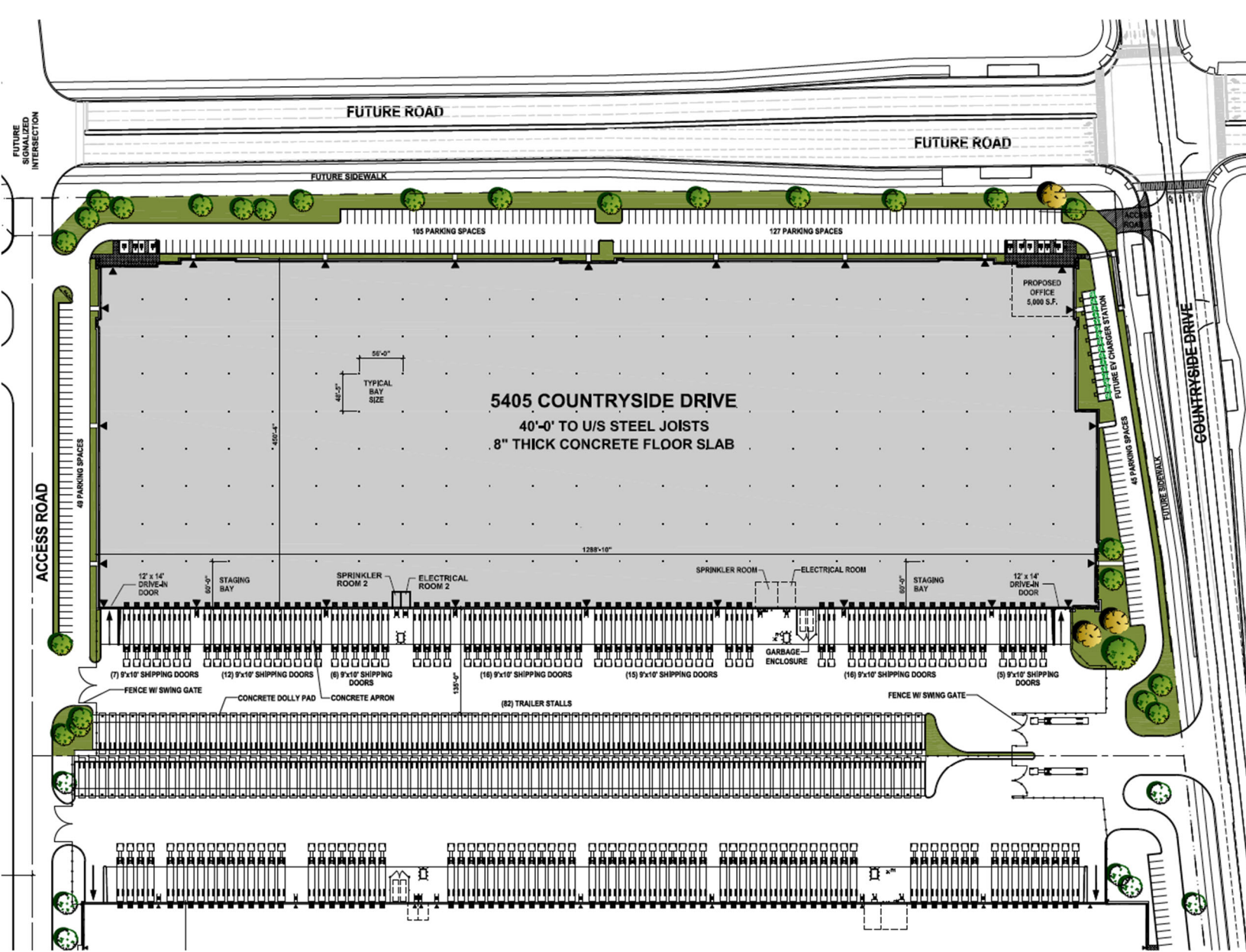
The entire development is being built to a Net Zero Carbon Ready design standard for superior energy efficiency and will provide tenants with in demand specifications including a 40-foot clear warehouse, ESFR sprinklers, LED lighting, ample loading doors, and dedicated trailer parking stalls within a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

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



ORLANDO CORPORATION

Canada's Premiere Landlord of industrial & Commercial Properties



Images



Property Features

Area:	574,683 SF
Office:	5,000 SF
Warehouse:	567,438 SF
Utility/Other:	2,245 SF
Clear Height:	40'
Shipping Doors:	77
Drive-in Doors:	2
Parking:	326 cars
Sprinklers:	ESFR
Electrical:	3000 Amps
Asking Rate:	\$18.95/SF/YR
Additional Rent:	\$3.38/SF/YR
Available:	June 1, 2025

- Highway Access: only 3.4 KMs to the Highway 427 and Major Mackenzie Drive interchange
- 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
- 135' deep secured truck court
- Design-build office opportunity