



**3245 American Drive**

3245

## **CONVENIENCE NEAR THE AIRPORT**

**This remarkable 34,175 square foot building is conveniently located in Orlando Corporation's Airport Business Park.**

3245 American Drive is a free-standing industrial building strategically located near Toronto Pearson International Airport with exceptional access to Highway 401, Highway 427, and the 407 ETR, ensuring seamless connectivity for logistics and transportation.

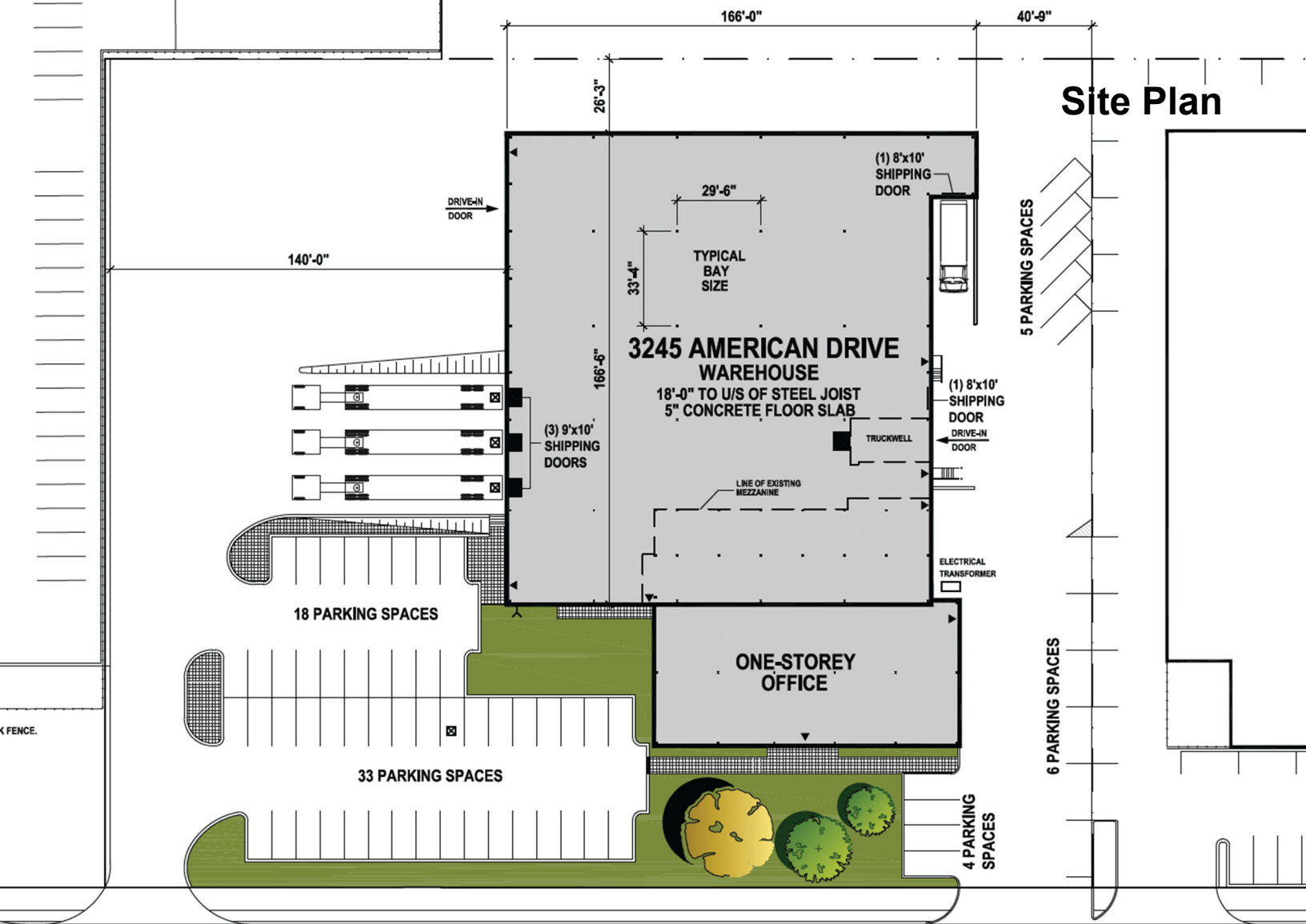
This free-standing industrial building is the perfect choice for businesses seeking to elevate operations through a strategic location with excellent connectivity, a strong local workforce, and a wealth of nearby amenities.

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



**ORLANDO  
CORPORATION**

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



## AMERICAN DRIVE

### Images

### Property Features

<b>Area:</b>	34,175 SF
<b>Office:</b>	12,353 SF
<b>Warehouse:</b>	21,822 SF
<b>Clear Height:</b>	18'
<b>Shipping Doors:</b>	5
<b>Drive-in Doors:</b>	2
<b>Parking:</b>	66 cars
<b>Sprinklers:</b>	0.25 GMP over 3,000 SF
<b>Electrical:</b>	200 Amps
<b>Asking Rate:</b>	\$14.95/SF/YR
<b>Additional Rent:</b>	\$4.82/SF/YR
<b>Available:</b>	Feb. 1, 2026

**Proximity to Airport:** Ideal for businesses requiring quick and efficient air freight services.

**Highway Access:** Easy access to Highway 401, Highway 427, and the 407 ETR.

**Labour Pool:** A robust local labour pool provides a diverse and skilled workforce.

**Transit Accessibility:** Convenient access to public transit options, making commuting hassle-free for employees.



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