

## 5201 Explorer Drive Redevelopment

5201 Explorer Drive, Mississauga, ON L4W 4H1  
63,450 SF



Redevelopment of this site will provide a new 63,450 square foot industrial building fronting Highway 401 in the Airport Corporate Centre. Available Q1 2025.

### 5201 Explorer Drive

**Type:** Industrial

**Available Area:** 63,450 SF

**Lease Rate:** \$18.95/SF/YR

**Additional Rent:** \$4.38/SF/YR

**Available Date:** Mar 01, 2025

**Lease Term:** 10 Years

**Parking Spaces:** 65

**Clear Height:** 36'

**Dock High Door:** 10

**Truck Positions:** 0

**Drive-In Doors:** 1

**Electricity Service:** 800 Amps

**Office Area:** 4,500 SF

**Warehouse Area:** 57,862 SF

**Utility Area:** 688 SF

**Column Spacing:** 56 Feet

**Fire Sprinklers:** ESFR K-17

**Building Configuration:** Single Load

**Amenities:**

- Highway Access: only 1.2 KMs to the Highway 401 and Renforth Drive interchange
- Design-build office opportunity
- 56'-wide bays and high shipping door ratio to optimize layout and shipping efficiency
- 130' deep secured truck court
- Net Zero Carbon Ready Design including building envelope upgrades, electrical infrastructure upgrades, and a structurally ready roof to support solar panels

### Contact

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