

# 3300 ORLANDO DRIVE



# 3300

## READY FOR DEPARTURE

**Located adjacent to Toronto Pearson International Airport, this standalone industrial facility offers exceptional connectivity and functionality for a wide range of users.**

Immediate access to Highway 409 provides seamless linkage to Highways 401, 427, and the broader GTA transportation network, ensuring efficient movement of goods and personnel.

The property is well-served by public transit routes and is situated within a dense and skilled labour pool, with a substantial working population located within a 10 KM radius. This strategic positioning supports efficient staffing and operational scalability.

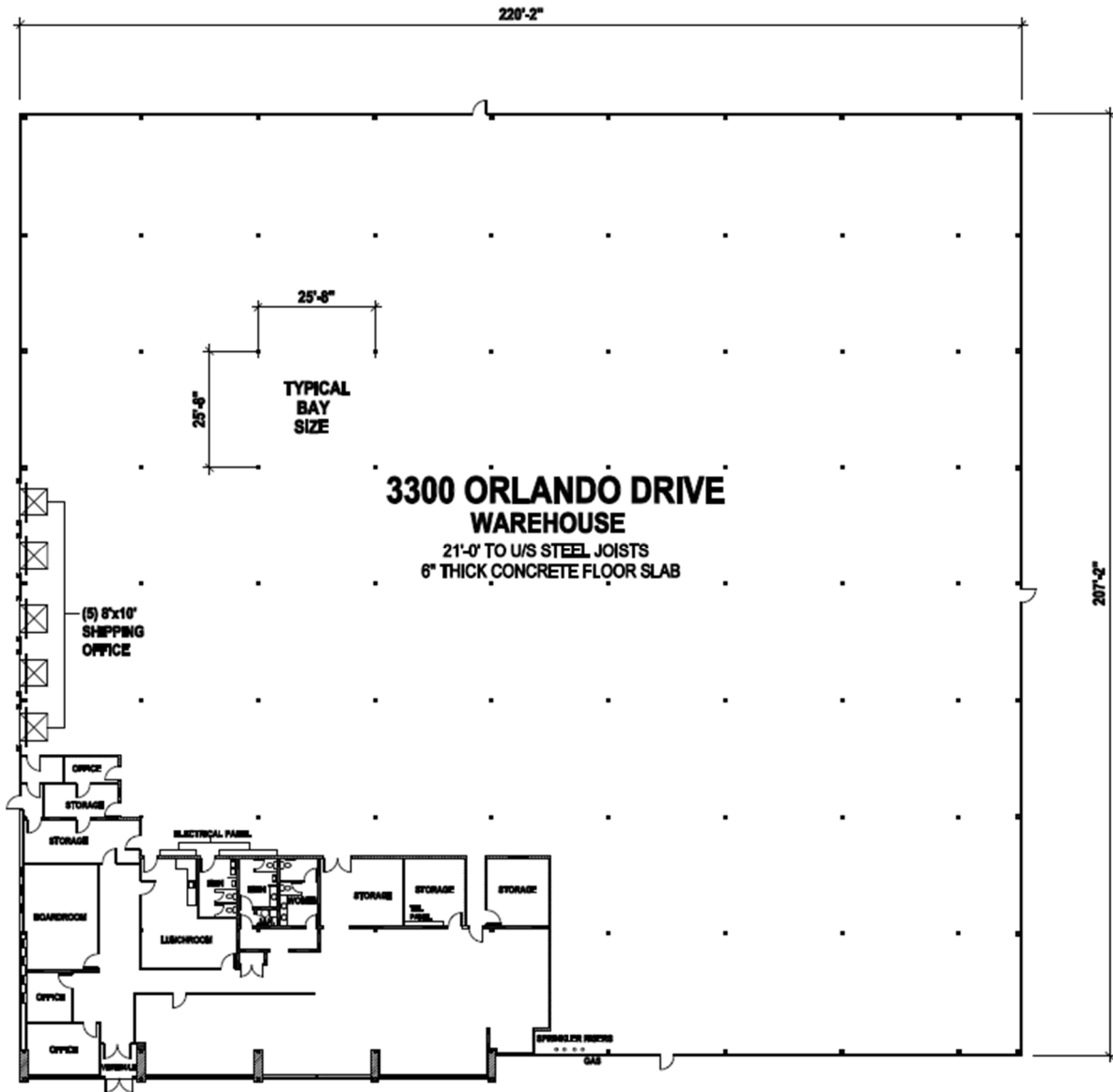
The building is particularly well-suited for light manufacturing users or as a bonded warehouse, benefiting from its proximity to the airport and major logistics corridors.

Users will appreciate streamlined import/export capabilities and reduced transit times, making this facility an excellent choice for businesses requiring speed, accessibility, and a strong labour base.

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



*Canada's Premier Landlord of Industrial and Commercial Properties*



## Images



## Property Features

<b>Area:</b>	46,157 SF
<b>Office:</b>	6,137 SF
<b>Warehouse:</b>	40,020 SF
<b>Clear Height:</b>	21'
<b>Shipping Doors:</b>	5
<b>Parking:</b>	47 cars
<b>Sprinklers:</b>	0.5 GPM over 2,000 SF
<b>Electrical:</b>	600 Amps
<b>Asking Rate:</b>	\$14.95/SF/YR
<b>Additional Rent:</b>	\$4.18/SF/YR
<b>Available:</b>	February 1, 2027

- **Highway Access:** Only 2.2 KMs to Highway 409 and Viscount Road interchange.
- **Transit:** Bus routes located along Orlando Drive and Northwest Drive.
- **Zoning:** E3 zoning accommodates a broad mix of employment uses.
- **Airport Proximity:** Only 1.7 KMs to Toronto Pearson International Airport (YYZ).