



6350 Viscount Road



Property Overview

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| Business Park: | Airport Business Park [Mississauga] |
| Address: | 6350 Viscount Road |
| Location: | Unit 1 |
| Rentable Area (SF): | 12,750 |
| Description: | Freestanding building on the east side of Pearson International Airport, with private offices within an open concept plan. Easy access to highways 401, 407 ETR and 427. Warehouse lighting to be upgraded with T5 fluorescent fixtures. |
| Availability: | Immediate |
| Asking Rate: | \$6.50 |
| Rental Rate Notes: | Based on a five (5) year term Years 1 - 2 \$6.50 per sq. ft. per annum Years 3 - 5 \$6.75 per sq. ft. per annum |
| Additional Rent: | \$3.64 |
| Additional Rent Breakdown: | Taxes: \$ 1.49 per sq. ft. per annum (2017 Estimate) Exterior Maintenance: \$ 1.40 per sq. ft. per annum (2017 Estimate) Building Insurance: \$ 0.04 per sq. ft. per annum (2017 Estimate) Office Rooftop HVAC Replacement: \$ 0.23 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.08 per sq. ft. per annum (2017 Estimate) |

Specifications

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| Space Type: | Industrial |
| Site Area: | Part of Viscount Industrial Mall |
| Rentable Area (SF): | 12,750 |
| Area Notes: | Office Area: 3,441 sq. ft. Electrical Room: 119 sq. ft. Warehouse: 9,190 sq. ft. |
| Features: | Clear Height: 15'-0" to u/s steel Typical Bay Size: 28'-1" x 29'-9" Shipping Doors: 1 - 8'-0" x 10'-0" truck level door; 1 - 10'-0" x 10'-0" truck level door Fire Protection: Normal Hazards Sprinklers Power: 300 Amps |
| Parking: | 12 Cars |

Location Map

Contact

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| Doug Garrigan Vice President, Industrial Leasing | Tel: 905-677-5480 Fax: 905-677-2824 garrigand@orlandocorp.com |
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