



6354 Viscount Road



Property Overview

Business Park:	Airport Business Park [Mississauga]
Address:	6354 Viscount Road
Location:	Unit 1
Rentable Area (SF):	12,750
Description:	A unique freestanding building consisting mostly of finished office area on the east side of Pearson International Airport, with many private offices, large training room and boardrooms. Easy access to highways 401, 407 ETR and 427. Office area can be reduced.
Availability:	November 1, 2017
Asking Rate:	\$7.50
Rental Rate Notes:	Based on a five (5) year term Years 1 - 2 \$7.50 per sq. ft. per annum Years 3 - 5 \$7.95 per sq. ft. per annum
Additional Rent:	\$4.06
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: \$ 0.65 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

Space Type:	Industrial
Site Area:	Part of Viscount Industrial Mall
Rentable Area (SF):	12,750
Area Notes:	Ground Floor Office: 10,211 sq. ft. Sprinkler Room: 88 sq. ft. Warehouse: 2,451 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 - 12'-0" x 14'-0" truck level door Fire Protection: Normal Hazards Sprinklers -Storage height of Class 3 products with 5% plastics is permitted to 12'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 8'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". Power: 200 Amps
Parking:	20 Cars

Location Map



Contact

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