



**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, with an opportunity for 2,988 sq. ft. of proposed turnkey office space, conveniently located on the east side of Pearson International Airport. Easy access to highways 401, 407 ETR and 427 makes this location ideal. The warehouse will be equipped with new T5 light fixtures complete with motion sensors.
Availability:	Sixty (60) days
Asking Rate:	\$7.95
Rental Rate Notes:	<b>Based on a seven (7) year term</b> Years 1 - 2 \$7.95 per sq. ft. per annum Years 3 - 7 \$8.25 per sq. ft. per annum
Additional Rent:	\$3.58
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.46 per sq. ft. per annum (2018 Estimate) <b>Exterior Maintenance:</b> \$ 1.40 per sq. ft. per annum (2017 Estimate) <b>Building Insurance:</b> \$ 0.04 per sq. ft. per annum (2018 Estimate) <b>Office Rooftop HVAC Replacement</b> (based on the proposed office of 2,988 sq. ft.): \$ 0.20 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 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:	<b>Proposed Office:</b> 2,988 sq. ft. <b>Warehouse:</b> 9,762 sq. ft.
Features:	<b>Clear Height:</b> 15'-0" to u/s steel <b>Typical Bay Size:</b> 28'-1" x 29'-9" <b>Shipping Doors:</b> 2 - 8'-0" x 10'-0" truck level doors; 1 - 12'-0" x 14'-0" truck level door <b>Fire Protection:</b> 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". <b>Power:</b> 200 Amps
Parking:	13 Cars

**Location Map**


Contact	
Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 <a href="mailto:garrigand@orlandocorp.com">garrigand@orlandocorp.com</a>

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