



450 Export Boulevard



Property Overview

Business Park:	410/Derry Business Park [Mississauga]
Address:	450 Export Boulevard
Location:	Unit B
Rentable Area (SF):	56,076
Description:	Part of a prestigious property prominently located at the crossroads of Derry and Kennedy Roads, just a short distance from Highways 407 and 410, and minutes from Lester B. Pearson International Airport. The functional office area of 7,112 sq. ft. includes a good size training room, boardroom and large general office area. Approximately 48,022 sq. ft. of high cube warehouse, provides the user with clear height of 30'-5" u/s of steel, 35'-0" x 40'-0" bay size, four (4) 9' x 10' truck door, one (1) 12' x 14' drive-in door and electrical service of 600 amps.
Availability:	June 1, 2018
Asking Rate:	\$6.95
Rental Rate Notes:	<b>Based on a five (5) year term</b> Years 1 - 2 \$6.95 per sq. ft. per annum Years 3 - 5 \$7.25 per sq. ft. per annum
Additional Rent:	\$3.51
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.84 per sq. ft. per annum (2018 Estimate) <b>Exterior Maintenance:</b> \$ 1.07 per sq. ft. per annum (2018 Estimate) <b>Building Insurance:</b> \$ 0.03 per sq. ft. per annum (2018 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.11 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.06 per sq. ft. per annum (2018 Estimate)

**Specifications**

Space Type:	Industrial
Site Area:	Part of a larger site
Rentable Area (SF):	56,076
Area Notes:	<b>Office Area:</b> 7,122 sq. ft. <b>Warehouse Area:</b> 48,022 sq. ft. <b>Shipping Office:</b> 225 sq. ft. <b>Apportioned Common Area:</b> 395 sq. ft. <b>Common Corridor:</b> 322 sq. ft.
Features:	<b>Clear Height:</b> 30'-5" u/s of steel <b>Typical Bay Size:</b> 35'-0" x 40'-0" <b>Shipping Doors:</b> 4 - 9'-0" x 10'-0" truck level doors <b>Drive-in Door:</b> 1 - 12'-0" x 14'-0" drive-in door <b>Fire Protection:</b> Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 28'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 28'-0". -Maximum storage height for Group "A" Plastics is permitted to 28'-0" limited to cartoned of non-expanded plastic, no expanded or exposed plastic allowed. <b>Power:</b> 600 Amps
Parking:	50 parking spaces

**Location Map**

**Contact**

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