



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:	Based on a five (5) year term Years 1 - 2 \$6.95 per sq. ft. per annum Years 3 - 5 \$7.25 per sq. ft. per annum
Additional Rent:	\$3.48
Additional Rent Breakdown:	Taxes: \$ 1.84 per sq. ft. per annum (2018 Estimate) Exterior Maintenance: \$ 1.04 per sq. ft. per annum (2017 Estimate) Building Insurance: \$ 0.03 per sq. ft. per annum (2017 Estimate) Office Rooftop HVAC Replacement: \$ 0.11 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.06 per sq. ft. per annum (2017 Estimate)

Specifications

Space Type:	Industrial
Site Area:	Part of a larger site
Rentable Area (SF):	56,076
Area Notes:	Office Area: 7,122 sq. ft. Warehouse Area: 48,022 sq. ft. Shipping Office: 225 sq. ft. Apportioned Common Area: 395 sq. ft. Common Corridor: 322 sq. ft.
Features:	Clear Height: 30'-5" u/s of steel Typical Bay Size: 35'-0" x 40'-0" Shipping Doors: 4 - 9'-0" x 10'-0" truck level doors Drive-in Door: 1 - 12'-0" x 14'-0" drive-in door Fire Protection: 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. Power: 600 Amps
Parking:	50 parking spaces

Location Map

Contact

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