

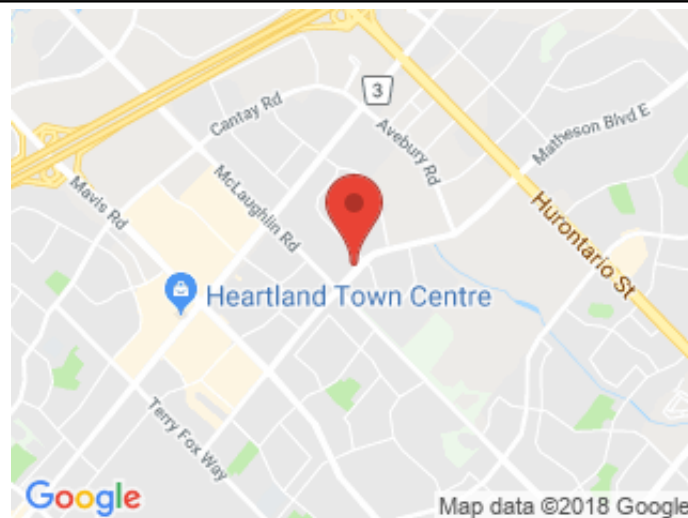
400 Matheson Boulevard West



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	400 Matheson Boulevard West
Location:	Unit 1
Rentable Area (SF):	66,904
Description:	This high quality facility, prominently located on Matheson Boulevard West in Heartland Business Community, offers flexibility to a corporate office client requiring some warehouse or call centre operations. The building offers recently renovated office space on two floors, ample parking and a well maintained warehouse. Its proximity to Highways 401, 403, 407, 410 and 427 makes it an ideal choice for access and nearby amenities. The premises are offered on an "as is" basis.
Availability:	Thirty (30) Days
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:	\$4.26
Additional Rent Breakdown:	Taxes: \$ 2.02 sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 1.47 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.09 sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement: \$ 0.30 per sq. ft. per annum Roof Replacement: \$ 0.30 per sq. ft. per annum Stormwater Charge: \$ 0.08 sq. ft. per annum (2018 Estimate)

Specifications	
Space Type:	Industrial
Site Area:	12.85 Acres (entire site)
Rentable Area (SF):	66,904
Area Notes:	Ground Floor Office: 18,023 sq. ft. Second Floor Office: 16,522 sq. ft. Warehouse Area: 31,938 sq. ft. Apportioned Transformer Vault: 421 sq. ft.
Features:	Clear Height: 18'-0" u/s Typical Bay Size: 35'-4" x 28'-10" Shipping Doors: 2 - 8' x 10 truck level doors with levelers; 1 - 8' x 10' truck level door without levelers. Additional doors can be make available. Fire Protection: Normal Hazards Power: 600 Amps
Parking:	Up to 125 cars

Location Map

Contact

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