



**3230 American Drive**



**Property Overview**

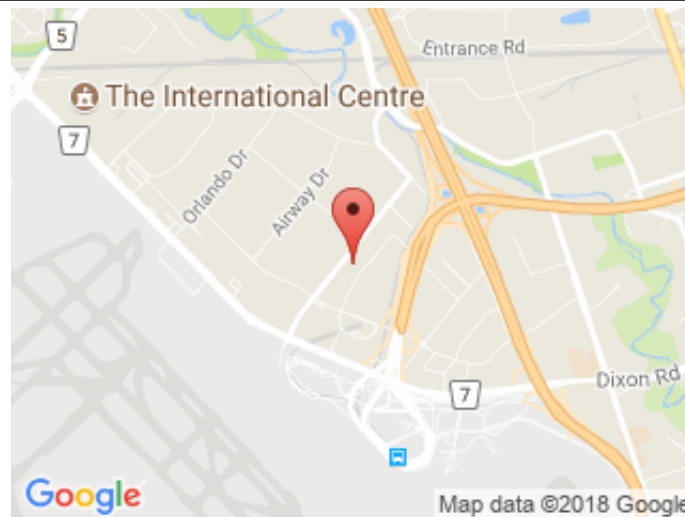
Business Park:	Airport Business Park [Mississauga]
Address:	3230 American Drive
Location:	Unit 1
Rentable Area (SF):	28,945
Description:	This popular-sized freestanding building offers the user individual identity in the heart of Airport Business Park. The facility is conveniently located at the junction of Highways. 427 and 409, providing connections to Highways 401, both east and west, as well as to QEW. Featuring many private offices, large boardroom and washrooms.
Availability:	Immediate
Asking Rate:	\$7.00
Rental Rate Notes:	<b>Based on a five (5) year term</b> Years 1 - 2 \$7.00 per sq. ft. per annum Years 3 - 5 \$7.50 per sq. ft. per annum
Additional Rent:	\$3.52
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.54 per sq. ft. per annum (2018 Estimate) <b>Exterior Maintenance:</b> \$ 1.18 per sq. ft. per annum (2018 Estimate) <b>Building Insurance:</b> \$ 0.04 per sq. ft. per annum (2018 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.28 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 (2018 Estimate)



### Specifications

Space Type:	Industrial
Site Area:	1.73 Acres
Rentable Area (SF):	28,945
Area Notes:	<b>Office Area:</b> 9,757 sq. ft. <b>Electrical/Sprinkler Room:</b> 126 sq. ft. <b>Warehouse Area:</b> 19,062 sq. ft.
Features:	<b>Clear Height:</b> 17'-0" <b>Typical Bay Size:</b> 40'-0" x 40'-0" <b>Shipping Doors:</b> 1 - 9'-0" x 10'-0" truck level door; 2 - 8'-0" x 10'-0" truck level doors <b>Drive-in Doors:</b> 2 - 12'-0" x 13'-0" <b>Fire Protection:</b> Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 15'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 10'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". <b>Power:</b> 200 Amps
Parking:	89 Cars

### Location Map



### Contact

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