



6595 Ordan Drive

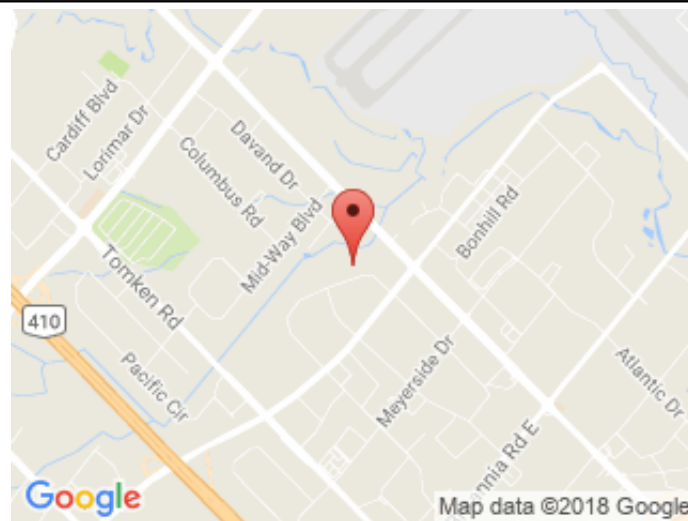


Property Overview

Business Park:	Airport Business Park West [Mississauga]
Address:	6595 Ordan Drive
Location:	Unit 1
Rentable Area (SF):	60,888
Description:	A freestanding facility with very clean, highly functional office area on two (2) floors. Centrally located just west of Dixie Road, this facility offers easy and direct access to major highways plus the advantage of being minutes from the Airport.
Availability:	July 1, 2018
Asking Rate:	\$6.95
Rental Rate Notes:	<b>Based on a five (5) year term</b> Years 1 - 5 \$6.95 per sq. ft. per annum
Additional Rent:	\$3.11
Additional Rent Breakdown:	<b>Taxes (based on an Industrial Assessment):</b> \$ 1.83 per sq. ft. per annum (2018 Estimate) <b>Exterior Maintenance:</b> \$ 0.70 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> \$ 0.13 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.35 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.07 per sq. ft. per annum (2018 Estimate)

**Specifications**

Space Type:	Industrial
Site Area:	3.42 Acres
Rentable Area (SF):	60,888
Area Notes:	<b>Ground Floor Office:</b> 4,932 sq. ft. <b>Second Floor Office:</b> 4,932 sq. ft. <b>Warehouse:</b> 51,024 sq. ft.
Features:	<b>Clear Height:</b> 24'-0" to u/s steel <b>Typical Bay Size:</b> 43'-2" x 32'-10" <b>Shipping Doors:</b> 4 - 8' x 10' truck level doors; 1 - 8' x 10' truck level door without leveler <b>Van Door:</b> 2 - 6' x 10' van door without levelers <b>Drive-in Door:</b> 1 - 8' x 10' <b>Fire Protection:</b> Normal Hazards -Storage height of Class 3 products with 5% plastics is permitted to 22'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 20'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". <b>Power:</b> 600 Amps
Parking:	59 Spaces

**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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