



6085 Belgrave Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	6085 Belgrave Road
Location:	Unit 1
Rentable Area (SF):	176,387
Description:	Part of a first class facility, prominently located just east of Mavis Road with great corporate exposure on Britannia Road. The site is further enhanced by exceptional highway accessibility with Highways 401, 403, 407, 410 and 427 in the vicinity and its proximity to Orlando's Heartland Town Centre retail development. <b>Office area can be reduced.</b>
Availability:	Immediate
Asking Rate:	\$7.50
Rental Rate Notes:	<b>Based on a five (5) year term</b> Years 1 - 2 \$7.50 per sq. ft. per annum Years 3 - 5 \$7.80 per sq. ft. per annum
Additional Rent:	\$3.33
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.98 per sq. ft. per annum (2019 Estimate) <b>Exterior Maintenance:</b> \$ 0.73 per sq. ft. per annum (2018 Estimate) <b>Building Insurance:</b> \$ 0.03 per sq. ft. per annum (2019 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.13 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:	12.20 Acres
Rentable Area (SF):	176,387
Area Notes:	<b>Office:</b> 22,432 sq. ft. <b>Showroom:</b> 6,431 sq. ft. <b>Shipping Office:</b> 2,966 sq. ft. <b>Share of Common Area:</b> 538 sq. ft. <b>Share of Corridor:</b> 658 sq. ft. <b>Warehouse:</b> 143,362 sq. ft.
Features:	<b>Clear Height:</b> 30'-0" u/s of steel <b>Typical Bay Size:</b> 36'-0" x 42'-0" <b>Shipping Doors:</b> 21 - 8' x 10' truck level doors <b>Drive-in Door:</b> 1 - 12' x 14' <b>Fire Protection:</b> ESFR Sprinklers <b>Power:</b> 1,200 Amps
Parking:	150 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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