

6415 Northam Drive



Property Overview

Business Park:	Airport Business Park [Mississauga]
Address:	6415 Northam Drive
Location:	Unit 1
Rentable Area (SF):	205,877
Description:	<p>Orlando Corporation is pleased to announce that construction of 6415 Northam Drive, a new facility comprising 205,877 sq. ft. will commence in the third quarter of 2018, with completion scheduled for the third quarter of 2019. Conveniently located near Lester B. Pearson International Airport in the City of Mississauga and highways 401, 403, 407 ETR, 410 and 427, this first class high cube industrial building with 196,684 sq. ft. of warehouse provides the user with clear height of 36'-0" w/s of steel, ESFR sprinkler system, 38'x6" x 45'-0" bay size, 60'-0" staging bay, 20 - 9'x10' truck doors, 2 - 12'x14' drive-in doors, electrical service of 1,600 amps and LED lighting with motion sensors. Turnkey office of 8,100 sq. ft. will be provided to Orlando standards. Parking for 150 cars and up to 56 trailers is available on site.</p>
Availability:	October 1, 2019
Asking Rate:	\$7.25
Rental Rate Notes:	<p>Based on a ten (10) year term Based on a single occupancy Years 1 - 2 \$7.25 per sq. ft. per annum Years 3 - 5 \$7.75 per sq. ft. per annum Years 6 - 10 \$8.25 per sq. ft. per annum</p>
Additional Rent:	\$2.80
Additional Rent Breakdown:	<p>Taxes: \$ 1.80 per sq. ft. per annum (2018 Estimate) Exterior Maintenance: \$ 0.47 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.03 per sq. ft. per annum (2018 Estimate) Office Rooftop HVAC Replacement: \$ 0.03 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.07 per sq. ft. per annum (2018 Estimate)</p>

Specifications	
Space Type:	Industrial
Site Area:	10.00 Acres
Rentable Area (SF):	205,877
Area Notes:	Proposed Office Area: 8,100 sq. ft. Service Rooms: 1,093 sq. ft. Warehouse Area: 196,684 sq. ft.
Features:	Clear Height: 36'-0" u/s of steel Typical Bay Size: 45'-0" x 38'-6" Staging Bay: 60'-0" Slab: 8" thick reinforced concrete Shipping Doors: 20 - 9' x 10' truck level doors Drive-in Doors: 2 - 12' x 14' Fire Protection: ESFR Sprinklers Power: 1,600 Amps
Parking:	116 Cars

Location Map



Contact

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