



6255 Cantay Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	6255 Cantay Road
Location:	Unit 3
Rentable Area (SF):	60,888
Description:	Located just south of Highway 401/Mavis Road interchange with quick access to Highways 401, 403, 407, 410 and 427, this well maintained unit in Orlando's prestigious Heartland Business community, is ideally suited for a user seeking a distribution facility with minimal office space.
Availability:	April 1, 2019
Asking Rate:	\$7.50
Rental Rate Notes:	Based on a five (5) year term Years 1 - 2 \$7.50 per sq. ft. per annum Years 3 - 5 \$7.95 per sq. ft. per annum
Additional Rent:	\$4.07
Additional Rent Breakdown:	Taxes (based on an industrial assessment): \$ 2.19 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 1.32 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.04 per sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement (based on 4,482 sq. ft. of main office): \$ 0.06 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.06 per sq. ft. per annum (2018 Estimate)



Specifications

Space Type:	Industrial
Site Area:	Part of a larger site
Rentable Area (SF):	60,888
Area Notes:	Office Area: 4,482 sq. ft. Shipping Office: 991 sq. ft. Common Corridor: 761 sq. ft. Common Area: 293 sq. ft. Warehouse: 54,361 sq. ft.
Features:	Clear Height: 30'-5" to u/s steel Typical Bay Size: 36'-0" x 40'-0" Shipping Doors: 7 - 8'-0" x 10'-0" truck level doors Drive-in Door: 1 - 8'-0" x 10'-0" Fire Protection: Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 23'-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". Power: 400 Amps
Parking:	60 Spaces

Location Map



Contact

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