



6520 Viscount Road

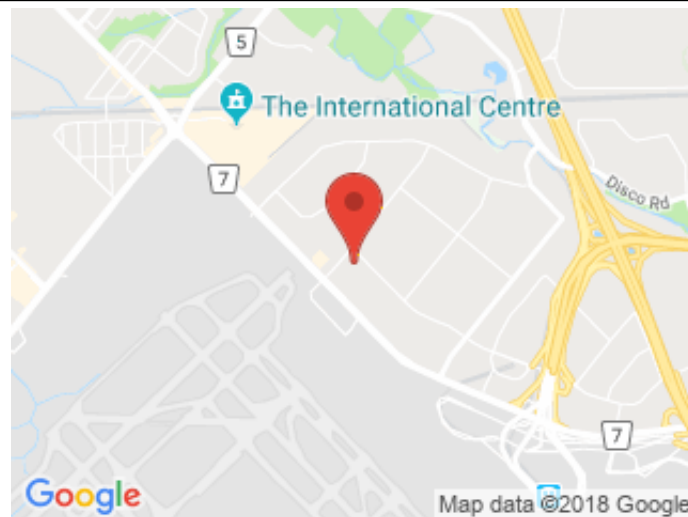


Property Overview

Business Park:	Airport Business Park [Mississauga]
Address:	6520 Viscount Road
Location:	Unit 1
Rentable Area (SF):	66,860
Description:	This location features an excellent freestanding building with 4,574 sq. ft. of turnkey office, is just minutes away from Lester B. Pearson International Airport with easy access to Highways 401, 407, 409 and 427.
Availability:	February 13, 2020
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:	\$2.81
Additional Rent Breakdown:	Taxes (based on Industrial Assessment): \$ 1.41 per sq. ft. per annum (2018 Final) Exterior Maintenance: \$ 0.83 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.03 per sq. ft. per annum (2018 Final) Office Rooftop HVAC Replacement: \$ 0.08 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:	3.254 Acres
Rentable Area (SF):	66,860
Area Notes:	Office Area: 4,574 sq. ft. Storage Area: 1,693 sq. ft. Washrooms: 588 sq. ft. Mezzanine: 712 sq. ft. Warehouse Area: 59,293 sq. ft.
Features:	Clear Height: 18'-0" u/s Typical Bay Size: 24'-8" x 30'-0" Shipping Doors: 3 - 8'-0" x 11'-0" truck level doors; 1 - 12'-0" x 11'-0" truck level door Drive-in Doors: 1 - 10'-0" x 14'-0" 1 - 13'-0" x 11'-0" 1 - 13'-0" x 14'-0" 1 - 16'-0" x 20'-0" Fire Protection: Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 12'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 12'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". Power: 800 Amps
Parking:	76 Cars

Location Map

Contact

Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 garrigand@orlandocorp.com
---	--

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.