



6470 Northam Drive



Property Overview

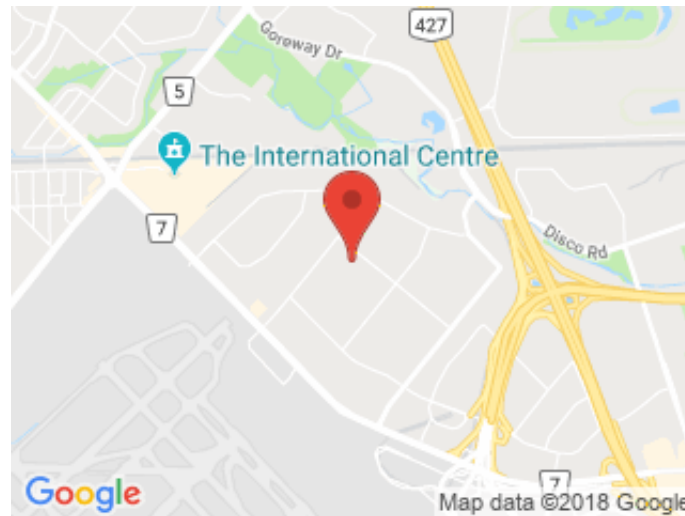
Business Park:	Airport Business Park [Mississauga]
Address:	6470 Northam Drive
Location:	Unit 1
Rentable Area (SF):	40,088
Description:	This location features a freestanding building with great street exposure. The office area has meeting room, boardroom, various private offices and a large lunch room accessible from warehouse area. Separate entrance for warehouse employees to women and men change room is available, as currently configured. Located in Orlando's Airport Park, this property is second to none for highway accessibility and is located near Pearson International Airport.
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:	\$3.60
Additional Rent Breakdown:	Taxes (based on a Industrial Assessment): \$ 1.93 per sq. ft. per annum (2018 Final) Exterior Maintenance: \$ 1.05 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.04 per sq. ft. per annum (2018 Final) Office Rooftop HVAC Replacement: \$ 0.12 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:	1.91 Acres
Rentable Area (SF):	40,088
Area Notes:	Office Area: 5,872 sq. ft. Shipping Office: 289 sq. ft. Sprinkler Room: 320 sq. ft. Warehouse: 33,607 sq. ft.
Features:	Clear Height: 16'-0" to u/s steel Typical Bay Size: 27'-6" x 41'-6" Shipping Doors: 4 - 8'-0" x 10'-0" levellers and seals Drive-in Door: 1 - 12'-0" x 14'-0" Fire Protection: Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 14'-0" between column line 1 and 2 and to 12'-0" between column line 2 and 7. -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 14'-0" between column line 1 and 2 and to 12'-0" between column line 2 and 7. -Maximum storage height for Group "A" no expanded Plastics is permitted to 14'-0" between column line 1 and 2 and between column line 2 and 7 Group "A" Plastics to 5'-0". Power: 400 Amps
Parking:	36 Cars

Location Map



Contact

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