



6050 Millcreek Drive



Property Overview

Business Park:	Millcreek Business Park [Mississauga]
Address:	6050 Millcreek Drive
Location:	Unit 1
Rentable Area (SF):	303,594
Description:	New construction located in Millcreek Business Park. The building will include a 36' clear warehouse with LED lights, 40 shipping doors, 2 drive-in doors, and parking for 40 trailers.
Availability:	Q4 2019
Asking Rate:	\$7.95
Rental Rate Notes:	Based on a ten (10) year term and single occupancy Year 1 \$7.95 per sq. ft. per annum with 2% annual escalations
Additional Rent:	\$2.98
Additional Rent Breakdown:	Taxes: \$ 2.04 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 0.44 per sq. ft. per annum (2018 Estimate) Building Insurance: \$ 0.03 per sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement: \$ 0.03 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.04 per sq. ft. per annum (2018 Estimate)



Specifications

Space Type:	Industrial
Site Area:	14.10 Acres
Rentable Area (SF):	303,594
Area Notes:	Office Area: 5,000 sq. ft. Sprinkler Room: 917 sq. ft. Electrical Room: 391 sq. ft. Warehouse: 297,594 sq. ft.
Features:	Clear Height: 36'-0" to u/s steel Typical Bay Size: 38'-6" x 41'-3" Staging Bay: 60'-0" Slab: 8" thick concrete Shipping Doors: 40 - 9' x 10' truck level doors Drive-in Doors: 2 - 12' x 14' drive-in doors Fire Protection: ESFR Power: 1,600 Amps
Parking:	231 Cars

Location Map



Contact

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