

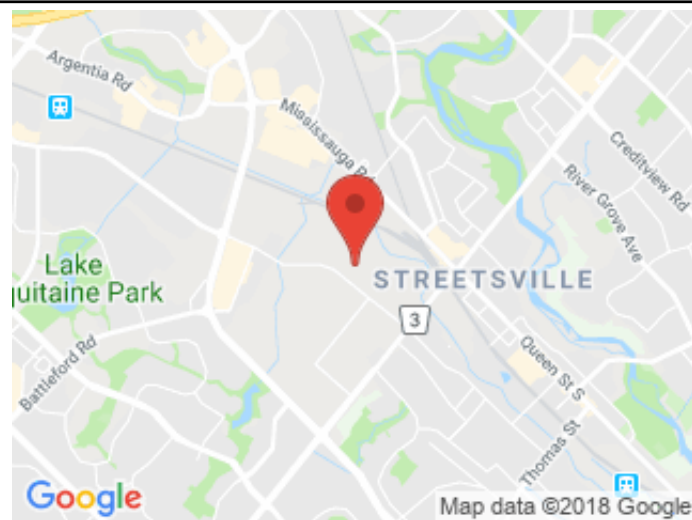
## 6135 Millcreek Drive



### Property Overview

Business Park:	Millcreek Business Park [Mississauga]
Address:	6135 Millcreek Drive
Location:	Unit 1
Rentable Area (SF):	182,728
Description:	New construction located in Millcreek Business Park. The building will include a 36' clear warehouse with LED lights, 24 shipping doors, 2 drive-in doors, and parking for 41 trailers.
Availability:	Q1 2020
Asking Rate:	\$8.50
Rental Rate Notes:	<b>Based on a ten (10) year term and single tenant occupancy</b> Year 1 \$8.50 per sq. ft. per annum with 2% annual escalations
Additional Rent:	\$2.93
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.97 per sq. ft. per annum (2019 Estimate) <b>Exterior Maintenance:</b> \$ 0.43 per sq. ft. per annum (2018 Estimate) <b>Building Insurance:</b> \$ 0.04 per sq. ft. per annum (2019 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.02 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.07 per sq. ft. per annum (2018 Estimate)

Specifications	
Space Type:	Industrial
Site Area:	9.69 Acres
Rentable Area (SF):	182,728
Area Notes:	<b>Proposed Office Area:</b> 3,600 sq. ft. <b>Sprinkler Room:</b> 919 sq. ft. <b>Electrical Room:</b> 370 sq. ft. <b>Warehouse:</b> 177,839 sq. ft.
Features:	<b>Clear Height:</b> 36'-0" to u/s steel <b>Typical Bay Size:</b> 38'-6" x 40'-0" <b>Staging Bay:</b> 60'-0" <b>Slab:</b> 8" thick concrete <b>Shipping Doors:</b> 24 truck level doors <b>Drive-in Doors:</b> 2 <b>Fire Protection:</b> ESFR <b>Power:</b> 1,600 Amps
Parking:	122 Cars

**Location Map**


Contact	
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