



2675 Steeles Avenue West



Property Overview

Business Park:	Churchill Business Community [Brampton]
Address:	2675 Steeles Avenue West
Location:	Unit 20
Rentable Area (SF):	354,132
Description:	New construction located in Churchill Business Community fronting Steeles Avenue West. The building will include a 32'-7" clear warehouse with LED lights, 48 shipping doors, and 1 drive-in door.
Availability:	Q1 2020
Asking Rate:	\$7.75
Rental Rate Notes:	Based on a ten (10) year term and an undemised space Year 1 \$7.75 per sq. ft. per annum with 2% annual escalations
Additional Rent:	\$2.91
Additional Rent Breakdown:	Taxes: \$ 2.03 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: \$ 0.01 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum

Specifications	
Space Type:	Industrial
Site Area:	35.25 Acres
Rentable Area (SF):	354,132
Area Notes:	Office Area: 5,163 sq. ft. Common Area: 1,763 sq. ft. Warehouse: 347,206 sq. ft.
Features:	Clear Height: 32'-7" to u/s steel Typical Bay Size: 38'-6" x 40'-0" Shipping Doors: 48 truck level doors Drive-in Door: 1 Fire Protection: ESFR Power: 1,600 Amps
Parking:	251 Cars

Location Map



Contact

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