



6375 Shawson Drive

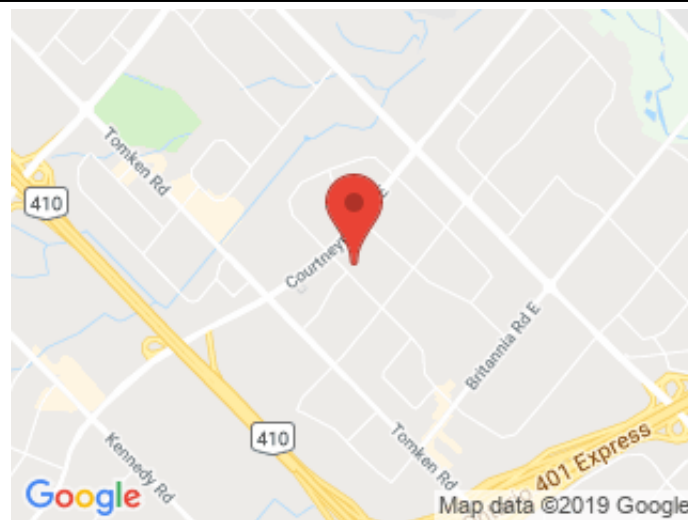


Property Overview

Business Park:	Airport Business Park West [Mississauga]
Address:	6375 Shawson Drive
Location:	Unit 1
Rentable Area (SF):	41,521
Description:	Newly renovated this building will provide a prestige home for the discerning Tenant. Providing 23'-0" under steel, 4 truck level doors, and 1,500 sq. ft. of new office and washrooms.
Availability:	Q3 2019
Asking Rate:	\$6.95
Rental Rate Notes:	Based on a five (5) year term Years 1 - 2 \$6.95 per sq. ft. per annum Years 3 - 5 \$7.25 per sq. ft. per annum
Additional Rent:	\$3.91
Additional Rent Breakdown:	Taxes: \$ 1.99 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 1.38 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.04 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: \$ 0.07 per sq. ft per annum (2019 Estimate)

Specifications

Space Type:	Industrial
Site Area:	Part of a larger site
Rentable Area (SF):	41,521
Area Notes:	Proposed Office Area: 1,585 sq. ft. Apportioned Transformer Vault: 304 sq. ft. Warehouse: 39,632 sq. ft.
Features:	Clear Height: 23'-0" to u/s steel Typical Bay Size: 36'-6" x 40'-0" Shipping Doors: 4 - 8'-0" x 10'-0" truck level doors Fire Protection: Normal Hazards Sprinkler -Storage height of Class 3 products with 5% plastics is permitted to 22'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 20'-0". -Maximum storage height for Group "A" Plastics is permitted to 20'-0". Power: 400 Amps
Parking:	64 Cars

Location Map

Contact

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