



6486 Viscount Road



Property Overview

Business Park:	Airport Business Park [Mississauga]
Address:	6486 Viscount Road
Location:	Unit 1
Rentable Area (SF):	11,339
Description:	This rare freestanding 11,339 sq. ft. building is strategically located near Pearson Airport, transit and highways 401, 427 and 409. The building offers 6,760 sq. ft. of finished office area and 4,363 sq. ft. of warehouse area complete with two truck level shipping doors.
Availability:	June 1, 2019
Asking Rate:	\$8.50
Rental Rate Notes:	Based on a five (5) year term Year 1 \$8.50 per sq. ft. per annum with 2% annual escalations
Additional Rent:	\$5.49
Additional Rent Breakdown:	Taxes (based on an industrial assessment): \$ 2.09 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 2.38 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.04 per sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement: \$ 0.50 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.08 per sq. ft. per annum (2019 Estimate)

Specifications

Space Type:	Industrial
Site Area:	10.02 Acres
Rentable Area (SF):	11,339
Area Notes:	Office Area: 6,760 sq. ft. Common Area: 216 sq. ft. Warehouse Area: 4,363 sq. ft.
Features:	Clear Height: 14'-6" to u/s steel Typical Bay Size: 34'-0" x 25'-2" Shipping Doors: 2 - 8' x 10' truck level doors Fire Protection: Normal Hazard Sprinklers -Storage height of Class 3 products with 5% plastics is permitted to 12'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 10'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". Power: 400 Amps
Parking:	17 Cars

Location Map

Contact

Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 garrigand@orlandocorp.com
---	--

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.