



7850 Heritage Road South



Property Overview

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| Business Park: | Churchill Business Community [Brampton] |
| Address: | 7850 Heritage Road South |
| Location: | Unit 1 |
| Rentable Area (SF): | 382,935 |
| Description: | New construction located in Churchill Business Community. The Building will include a 36' clear warehouse with LED lights, 47 shipping doors, 2 drive-in doors, and parking for 39 trailers. Can be demised into smaller units. |
| Availability: | Q1 2021 *pending site services |
| Asking Rate: | \$8.50 |
| Rental Rate Notes: | Based on a ten year term and single occupancy Year 1 \$8.50 per sq. ft. per annum with 3% annual escalations |
| Additional Rent: | \$3.12 |
| Additional Rent Breakdown: | Taxes: \$ 2.28 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 0.40 per sq. ft. per annum (2019 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

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| Space Type: | Industrial |
| Site Area: | 22.50 Acres |
| Rentable Area (SF): | 382,935 |
| Area Notes: | Proposed Office Area: 5,000 sq. ft. Sprinkler Room: 777 sq. ft. Electrical Room: 240 sq. ft. Warehouse: 376,918 sq. ft. |
| Features: | Clear Height: 36'-0" to u/s steel Typical Bay Size: 56'-0" x 43'-0" Staging Bay: 60'-0" Slab: 8" thick concrete Shipping Doors: 47 truck level doors Drive-in Doors: 2 Fire Protection: ESFR Power: 1,600 amps |
| Parking: | 164 cars, 39 trailers |

Location Map



Contact

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