



3170 Orlando Drive



Property Overview

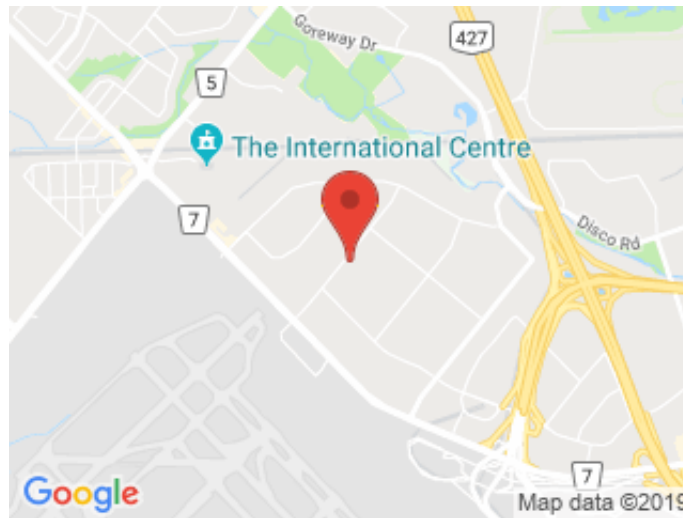
Business Park:	Airport Business Park [Mississauga]
Address:	3170 Orlando Drive
Location:	Unit 2
Rentable Area (SF):	10,365
Description:	This unit is conveniently located within the Orlando Court Industrial Mall offering convenient access to Pearson International Airport, Highways 401, 409, 407, 427, Go Transit, Brampton Transit, TTC, Mississauga Transit and UP Express.
Availability:	January 1, 2020
Asking Rate:	\$8.50
Rental Rate Notes:	Based on a five (5) year term Years 1 - 2 \$8.50 per sq. ft. per annum Years 3 - 5 \$9.00 per sq. ft. per annum
Additional Rent:	\$3.55
Additional Rent Breakdown:	Taxes: \$ 1.57 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 1.26 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement: \$ 0.18 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.09 per sq. ft. per annum (2019 Estimate)



Specifications

Space Type:	Industrial
Site Area:	Orlando Court
Rentable Area (SF):	10,365
Area Notes:	Office Area: 2,216 sq. ft. Share of Common Area: 37 sq. ft. Share of Transformer Area: 24 sq. ft. Warehouse Area: 8,088 sq. ft.
Features:	Clear Height: 18'-0" to u/s steel joist Typical Bay Size: 34'-0" x 28'-10" Shipping Doors: 2 - 8'-0" x 10'-0" truck level doors with levellers; 1 - 8'-0" x 10'-0" truck level door without leveller Fire Protection: Normal Hazards Sprinklers -Storage height of Class 3 products with 5% plastics is permitted to 15'-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:	7 cars

Location Map



Contact

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