



80 Enterprise Road



Property Overview

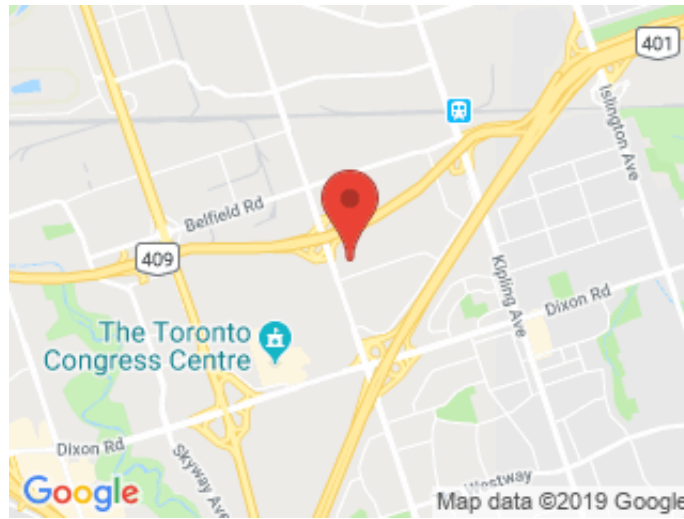
Business Park:	Other [Toronto]
Address:	80 Enterprise Road
Location:	Unit 1
Rentable Area (SF):	223,876
Description:	This freestanding building is conveniently located at the intersection of Martin Grove Road and Enterprise Road, immediately south-east of Highway 409 interchange. This convenient location affords access to Highways 401, 427, and Pearson International Airport. The area is well served by Public Transit. The Martin Grove Bus Route is directly connected to the Kipling TTC Subway Station. Fenced yard provides for additional car parking or alternatively trailer parking.
Availability:	December 1, 2019
Asking Rate:	\$9.95
Rental Rate Notes:	Based on a five (5) year term Year 1 \$9.95 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.34
Additional Rent Breakdown:	Taxes: \$ 2.11 per sq. ft. per annum (2019 Estimate) Exterior Maintenance: \$ 0.62 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.07 per sq. ft. per annum (2019 Estimate) Office Rooftop HVAC Replacement: \$ 0.14 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum



Specifications

Space Type:	Industrial
Site Area:	10.12 Acres
Rentable Area (SF):	223,876
Area Notes:	<p>1st Floor Office Area: 18,670 sq. ft. 2nd Floor Office Area: 17,841 sq. ft. Total Office Area: 36,511 sq. ft.</p> <p>Cooler 1: 91,580 sq. ft. Cooler 2: 9,738 sq. ft. Freezer: 11,265 sq. ft. Warehouse: 74,565 sq. ft. Sprinkler Room: 217 sq. ft.</p>
Features:	<p>Clear Height: 28'-0" to u/s Typical Bay Size: 40'-0" x 53'-0" Shipping Doors: 38 - 8'-0" x 10'-0" truck level door; 1 - 8'-0" x 11'-0" truck level door Drive-in Door: 1 - 12'-0" x 14'-0" Fire Protection: ESFR Power: 4,000 Amps</p>
Parking:	105 cars

Location Map



Contact

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