



7850 Heritage Road



Property Overview

Business Park:	Churchill Business Community [Brampton]
Address:	7850 Heritage Road
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.
Availability:	Q2 2021 *pending the site services
Asking Rate:	\$9.25
Rental Rate Notes:	Based on a ten (10) year term and single occupancy Year 1 \$9.25 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.15
Additional Rent Breakdown:	Taxes: \$ 2.29 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 0.40 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement: \$ 0.01 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum



Specifications

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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