



125 Edgeware Road



Property Overview

Business Park:	Churchill Business Community [Brampton]
Address:	125 Edgeware Road
Location:	Unit 15
Rentable Area (SF):	147,766
Description:	This LEED NC Certified facility located in Churchill Business Community in Brampton is bordered by Highway 407 ETR on the south side, Steeles Avenue to the north, Winston Churchill Boulevard to the west and Mississauga Road on the east. Access to major highways is second to none via Mississauga Road to Highways 401, 403, 407 and 410.
Availability:	February 1, 2020
Asking Rate:	\$8.95
Rental Rate Notes:	Based on a five (5) year term Year 1 \$8.95 sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.16
Additional Rent Breakdown:	Taxes: \$ 1.91 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 0.76 sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement: \$ 0.04 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum



Specifications

Space Type:	Industrial
Site Area:	15.60 Acres
Rentable Area (SF):	147,766
Area Notes:	Office: 4,986 sq. ft. Shipping Office: 720 sq. ft. Common Areas: 921 sq. ft. Warehouse: 141,139 sq. ft.
Features:	Clear Height: 30'-5" u/s Typical Bay Size: 40'-0" x 36'-0" Staging Bay: 50'-0" Slab: 7" thick concrete Shipping Doors: 20 - 9' x 10' truck level doors Drive-in Doors: 1 - 12' x 14' Fire Protection: ESFR Power: 600 Amps
Parking:	108 Cars, 10 Trailers

Location Map



Contact

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