

6305 Kateson Drive



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	6305 Kateson Drive
Location:	Unit 1
Rentable Area (SF):	138,780
Description:	New construction located in Heartland Business Community with Hwy 401 Frontage. The building will include a 36' clear warehouse with LED lights, 19 shipping doors, 1 drive-in door, and parking for 116 cars.
Availability:	Q2 2021
Asking Rate:	\$10.50
Rental Rate Notes:	Based on a ten (10) year term and single occupancy Year 1 \$10.50 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.35
Additional Rent Breakdown:	Taxes: \$ 2.21 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 0.60 per sq. ft. per annum (2019 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement \$ 0.02 per sq. ft. per annum Roof Replacement: \$ 0.40 per sq. ft. per annum Stormwater Charge: \$ 0.07 per sq. ft. per annum (2019 Estimate)



Specifications

Space Type:	Industrial
Site Area:	7.75 Acres
Rentable Area (SF):	138,780
Area Notes:	Future Office: 2,777 sq. ft. Sprinkler/Electrical: 1,205 sq. ft. Warehouse: 134,798 sq. ft.
Features:	Clear Height: 36'-0" to u/s steel Typical Bay Size: 48'-0" x 38'-6" Staging Bay: 60'-0" Slab: 8" thick concrete Shipping Doors: 19 truck level doors Drive-in Door: 1 Fire Protection: ESFR Power: 1,600 Amps
Parking:	116 Cars

Location Map



Contact

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