



50 Capston Drive



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	50 Capston Drive
Location:	Unit 1
Rentable Area (SF):	161,051
Description:	New construction located in Heartland Business Community. The building will include a 36' clear warehouse with LED lights, 22 shipping doors, 1 drive-in door, and parking for 165 cars.
Availability:	Q2 2021
Asking Rate:	\$10.50
Rental Rate Notes:	<b>Based on a ten (10) year term and single occupancy</b> Year 1 \$10.50 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.20
Additional Rent Breakdown:	<p><b>Taxes:</b> \$ 2.10 per sq. ft. per annum (2020 Estimate)</p> <p><b>Exterior Maintenance:</b> \$ 0.56 per sq. ft. per annum (2019 Estimate)</p> <p><b>Building Insurance:</b> \$ 0.05 per sq. ft. per annum (2020 Estimate)</p> <p><b>Office Rooftop HVAC Replacement:</b> \$ 0.02 per sq. ft. per annum</p> <p><b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum</p> <p><b>Stormwater Charge:</b> \$ 0.07 per sq. ft. per annum (2019 Estimate)</p>



### Specifications

Space Type:	Industrial
Site Area:	8.65 Acres
Rentable Area (SF):	161,051
Area Notes:	<b>Future Office:</b> 3,200 sq. ft. <b>Sprinkler/Electrical:</b> 1,061 sq. ft. <b>Warehouse:</b> 156,790 sq. ft.
Features:	<b>Clear Height:</b> 36'-0" to u/s steel <b>Typical Bay Size:</b> 48'-0" x 37'-6" <b>Staging Bay:</b> 60'-0" <b>Slab:</b> 8" thick concrete <b>Shipping Doors:</b> 22 truck level doors <b>Drive-in Door:</b> 1 <b>Fire Protection:</b> ESFR <b>Power:</b> 1,600 Amps
Parking:	165 Cars

### Location Map



### Contact

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