



6350 Cantay Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	6350 Cantay Road
Location:	Unit 1
Rentable Area (SF):	291,909
Description:	Located in Orlando's prestigious Heartland Business Community, this high profile building with two-storey office, offering high cube, clean distribution space with T5 lighting, and ample shipping doors.
Availability:	February 1, 2021
Asking Rate:	\$9.95
Rental Rate Notes:	<b>Based on a ten (10) year term</b> Year 1 \$9.95 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$2.95
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.71 per sq. ft. per annum (2020 Estimate) <b>Exterior Maintenance:</b> \$ 0.63 per sq. ft. per annum (2019 Estimate) <b>Building Insurance:</b> \$ 0.05 per sq. ft. per annum (2020 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.10 per sq. ft. per annum (*based on 33,582 sq. ft. of finished office space on two floors) <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.06 per sq. ft. per annum (2019 Estimate)

**Specifications**

Space Type:	Industrial
Site Area:	13.24 Acres
Rentable Area (SF):	291,909
Area Notes:	<b>Ground Floor Office:</b> 16,791 sq. ft. <b>Mezzanine Office:</b> 16,791 sq. ft. <b>Ground Shipping Office:</b> 2,153 sq. ft. <b>Mezzanine Shipping Office:</b> 2,153 sq. ft. <b>Storage:</b> 9,248 sq. ft. <b>Electrical/Sprinkler Room:</b> 1,125 sq. ft. <b>Warehouse:</b> 243,648 sq. ft.
Features:	<b>Clear Height:</b> 30'-0" to u/s steel <b>Typical Bay Size:</b> 40'-0" x 40'-0" <b>Shipping Doors:</b> Two (2) - 9'-0" x 10'-0" truck level doors Thirty-seven (37) - 8'-0" x 10'-0" truck level doors One (1) - 10'-0" x 12'-0" truck level door with roller lift One (1) - 8'-0" x 8'-0" overhead door <b>Drive-in Doors:</b> One (1) - 10'-0" x 12'-0"; One - (1) 12'-0" x 18'-0" <b>Fire Protection:</b> ESFR <b>Power:</b> 1,600 Amps
Parking:	226 Cars

**Location Map**

**Contact**

Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 <a href="mailto:garrigand@orlandocorp.com">garrigand@orlandocorp.com</a>
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