



6615 Ordan Drive



Property Overview

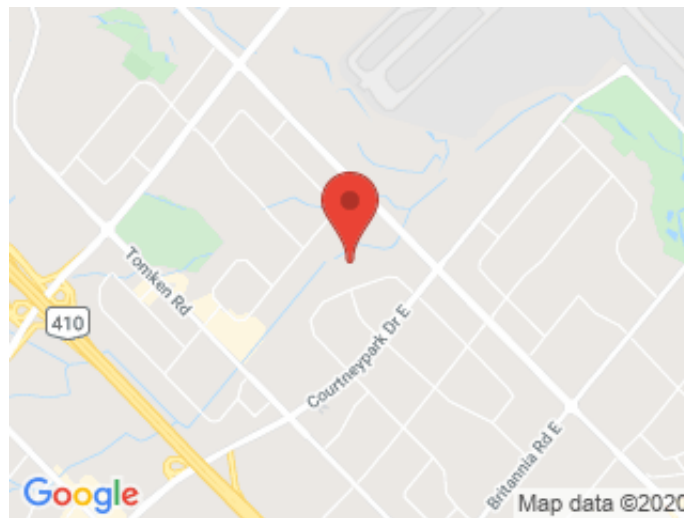
Business Park:	Airport Park West [Mississauga]
Address:	6615 Ordan Drive
Location:	Unit 4
Rentable Area (SF):	57,617
Description:	Combination of two (2) industrial units located in Ordan Business Court, within a first class facility with quick access to Lester B. Pearson International Airport, access to public transportation and easy access to Highways 401, 407, 410, and 427. The combined units contain a very functional office area, combined with warehouse height 23'-10" u/s and a high door ratio. Warehouse lighting to be upgraded to LED light fixtures with motion sensors.
Availability:	June 1, 2020
Asking Rate:	\$8.95
Rental Rate Notes:	<b>Based on a five (5) year term</b> Year 1 \$8.95 per sq. ft. per annum with 3% annual escalations
Additional Rent:	\$3.47
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.79 per sq. ft. per annum (2020 Estimate) <b>Exterior Maintenance:</b> \$ 1.07 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> \$ 0.08 per sq. ft. per annum <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum <b>Stormwater Charge:</b> \$ 0.08 per sq. ft. per annum (2019 Estimate)



### Specifications

Space Type:	Industrial
Site Area:	Part of Ordan Business Court
Rentable Area (SF):	57,617
Area Notes:	<b>Office Area:</b> 6,027 sq. ft. <b>Warehouse:</b> 50,964 sq. ft. <b>Apportioned Common Area:</b> 626 sq. ft.
Features:	<b>Clear Height:</b> 23'-10" u/s <b>Typical Bay Size:</b> 30'-0" x 40'-0" <b>Shipping Doors:</b> 12 - 8'-0" x 10'-0" truck level doors with levellers 4 - 8'-0" x 10'-0" truck-level door levellers 1 - 24'-0" x 18'-0" truck-level door with (1) existing leveller <b>Fire Protection:</b> Normal Hazards Sprinklers -Storage height of Class 3 products with 5% plastics is permitted to 24'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 20'-0". -Maximum storage height for Group "A" Plastics is permitted to 20'-0". <b>Power:</b> 400 Amps
Parking:	60 Spaces

### 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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