



26 Monogram Place



Property Overview

Business Park:	Other - Toronto
Address:	26 Monogram Place
Location:	Unit 1
Rentable Area (SF):	150,192
Description:	A highly attractive facility, conveniently located just west of Islington Avenue and adjacent to Highway 401, in Toronto. The property is located at the end of a cul-de-sac, with convenient access to Highways 400, 401, 407, 427 as well as Lester B. Pearson International Airport. Well located office space, a clean warehouse, with good clear height and a multitude of shipping doors makes it ideal for a distribution centre.
Availability:	March 1, 2021
Asking Rate:	\$9.50
Rental Rate Notes:	Based on a five (5) year term Year 1 \$9.50 per sq. ft. per annum with 3% annual escalations.
Additional Rent:	\$3.38
Additional Rent Breakdown:	Taxes: \$ 2.28 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 0.58 per sq. ft. per annum (2020 Estimate) Building Insurance: \$ 0.05 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement: \$ 0.07 per sq. ft. per annum Roof Replacement: \$0.40 per sq. ft. per annum



Specifications

Space Type:	Industrial
Site Area:	8.27 Acres
Rentable Area (SF):	150,192
Area Notes:	Office A: 8,483 sq. ft. Office B: 4,211 sq. ft. Warehouse A: 93,944 sq. ft. Warehouse B: 43,048 sq. ft. Common Areas: 506 sq. ft.
Features:	Clear Height: 28'-10" u/s Typical Bay Size: 40'-0" x 36'-8" Shipping Doors: 12 - 8'-0" x 10'-0" truck level doors with levellers Drive-in Doors: 1 - 8'-0" x 10'-0"; 6 - 12'-0" x 14'-0" Fire Protection: ESFR Power: 1,200 Amps
Parking:	80 Cars

Location Map



Contact

Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 garrigand@orlandocorp.com
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