



5865 McLaughlin Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	5865 McLaughlin Road
Location:	Unit 3
Rentable Area (SF):	28,873
Description:	Centrally located in Orlando's prestigious Heartland Business Community, this unit offers excellent street exposure combined with functional ground floor office space and a clean warehouse. This site provides convenient access to highways as well as Lester B. Pearson International Airport.
Availability:	April 1, 2021
Asking Rate:	\$7.95
Rental Rate Notes:	Based on a five (5) year term Years 1 - 2 \$7.95 per sq. ft. per annum Years 3 - 5 \$8.25 per sq. ft. per annum
Additional Rent:	\$7.80
Additional Rent Breakdown:	Taxes: \$ 2.10 per sq. ft. per annum (2020 Estimate) Exterior Maintenance: \$ 2.51 per sq. ft. per annum (2020 Estimate) Building Insurance: \$ 0.06 per sq. ft. per annum (2020 Estimate) Office Rooftop HVAC Replacement: \$ 0.15 per sq. ft. per annum (2020 Estimate) Roof Replacement: \$ 0.40 per sq. ft. per annum (2020 Estimate) Stormwater Charge: \$ 0.08 per sq. ft. per annum (2020 Estimate) Hydro Charges (billed monthly by Landlord): \$ 2.50 per sq. ft. per annum (2020 Estimate)

Specifications

Space Type:	Industrial
Site Area:	Part of Chedworth Place
Rentable Area (SF):	28,873
Area Notes:	Ground Floor: 7,495 sq. ft. Warehouse Area: 20,281 sq. ft. Proportion of Common Stairs: 775 sq. ft. Proportion of Common Areas: 322 sq. ft.
Features:	Clear Height: 18'-0" to u/s Typical Bay Size: 28'-10" x 35'-4" Shipping Doors: 6 - 8'-0" x 10'-0" truck level doors Drive-in Door: 1 - 12'-0" x 12'-0" Fire Protection: Normal Hazards Sprinklers -Storage height of Class 3 products with 5% plastics is permitted to 20'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted 12'-0". -Maximum storage height for Group "A" Plastics is permitted to 5'-0". Power: 200 Amps
Parking:	4 cars per 1,000 sq. ft. of office area, 1 car per 1,000 of warehouse area

Location Map

Contact

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