



7595 Tranmere Drive



Property Overview

Business Park:	Airport Business Park North [Mississauga]
Address:	7595 Tranmere Drive
Location:	Unit 1
Rentable Area (SF):	81,646
Description:	Strategically located east of Dixie Road, north of Derry Road and just south of Highway 407, this free-standing facility is ideally suited for distribution or light manufacturing. It offers easy and direct access to major highways, Lester B. Pearson International Airport, and will be of interest to users requiring a higher percentage of office or a higher electrical service.
Availability:	March 1, 2021
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% escalations
Additional Rent:	\$3.78
Additional Rent Breakdown:	<b>Taxes:</b> \$ 1.86 per sq. ft. per annum (2020 Estimate) <b>Exterior Maintenance:</b> \$ 1.24 per sq. ft. per annum (2020 Estimate) <b>Building Insurance:</b> \$ 0.06 per sq. ft. per annum (2020 Estimate) <b>Office Rooftop HVAC Replacement:</b> \$ 0.14 per sq. ft. per annum (2020 Estimate) <b>Roof Replacement:</b> \$ 0.40 per sq. ft. per annum (2020 Estimate) <b>Stormwater Charge:</b> \$ 0.08 per sq. ft. per annum (2020 Estimate)

**Specifications**

Space Type:	Industrial
Site Area:	4.27 Acres
Rentable Area (SF):	81,646
Area Notes:	<b>Ground Floor Office:</b> 6,796 sq. ft. <b>Second Floor Office:</b> 6,807 sq. ft. <b>Shipping Office:</b> 1,008 sq. ft. <b>Transformer Vault:</b> 1,142 sq. ft. <b>Warehouse Area:</b> 65,893 sq. ft.
Features:	<b>Clear Height:</b> 24'-0" of u/s steel <b>Typical Bay Size:</b> 34'-6" x 40'-0" <b>Shipping Doors:</b> 13 - 8'-0" x 10'-0" truck level doors; <b>Drive-in Doors:</b> 2 - 12'-0" x 14'-0" <b>Fire Protection:</b> Normal Hazards Sprinklers <b>Column Line A to E</b> -Storage height of Class 3 products with 5% plastics is permitted to 22'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 20'-0". -Maximum storage height permitted for Group "A" Plastics is 15'-0". <b>Column Line F to L</b> -Storage height of Class 3 products with 5% plastics is permitted to 18'-0". -Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 15'-0". -Maximum storage height permitted to Group "A" Plastics is 5'-0". <b>Power:</b> 2,000 Amps
Parking:	103 Cars

**Location Map**

**Contact**

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