



6233 Cantay Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	6233 Cantay Road
Location:	Unit 1
Rentable Area (SF):	106,463
Description:	Part of a multi-tenant building, this 106,463 SF facility is located in Orlando Corporation's Heartland Business Community with frontage on Cantay Road. The 30' clear warehouse offers a bright and functional space along with an existing shipper's office, twelve (12) truck-level shipping doors and one (1) drive-in door. There is an opportunity to have a custom-built office in the southwest corner of the unit overlooking Cantay Road.
Availability:	April 1, 2021
Asking Rate:	\$9.50
Rental Rate Notes:	The following Net Rental Rate Structure is based on a five-year (5) term and multi-tenant occupancy. Year 1: \$9.50/SF/YR + 3.0% annual escalations
Additional Rent:	\$3.87
Additional Rent Breakdown:	Taxes* : \$2.38/SF/YR (2021 Estimate) Exterior Maintenance : \$0.98/SF/YR (2020 Estimate) Building Insurance : \$0.06/SF/YR (2021 Estimate) Office HVAC Replacement** : \$0.01/SF/YR Roof Replacement : \$0.40 /SF/YR Stormwater Charge : \$0.04 /SF/YR (2020 Estimate) *based on a commercial assessment **based on an office area of 1,171 SF

Specifications

Space Type:	Industrial
Site Area:	8.718 acres
Rentable Area (SF):	106,463
Area Notes:	<p>Shipping Office: 1,171 SF Warehouse Area: 104,400 SF Share of Common Corridor: 380 SF Apportioned Shared Common Area: 512 SF</p> <p>See the downloadable Floor Plan for configuration.</p>
Features:	<p>Clear Height: 30' to underside of steel Typical Bay Size: 36'-9" x 40'-0" Slab Thickness: 7" Shipping Doors: 12 - 8'-0" x 10'-0" truck level doors Drive-in Door: 1 - 12'-0" x 14'-0" Fire Protection: Early Suppression Fast Response (ESFR) System Power: 800 Amps</p> <p>*General Disclaimer: Tenant variables such as Storage Conditions and Configuration may require additional fire protection such as in-rack sprinklers and additional hose connections. Storage of High-hazard Commodities such as Expanded Plastics, Tires, Wood Pallets, and Flammable Liquids requires consultation with a qualified Fire Protection Consultant.</p>
Parking:	28 Cars

Location Map

Contact

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