



6200 Cantay Road



Property Overview

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| Business Park: | Heartland Business Community [Mississauga] |
| Address: | 6200 Cantay Road |
| Location: | Unit 1 |
| Rentable Area (SF): | 180,917 |
| Description: | 28' clear multi-tenant building in Orlando's Heartland Business Community in central Mississauga with fenced yard and trailer storage. Existing office can be reduced. |
| 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: | \$3.25 |
| Additional Rent Breakdown: | Taxes* : \$1.97/SF/YR (2021 Estimate) Exterior Maintenance : \$0.67/SF/YR (2020 Estimate) Building Insurance : \$0.06/SF/YR (2021 Estimate) Office HVAC Replacement** : \$0.09/SF/YR Roof Replacement : \$0.40/SF/YR Stormwater Charge : \$0.06/SF/YR (2020 Estimate) *based on a commercial assessment **based on an office area of 20,395 SF |

Specifications

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| Space Type: | Industrial |
| Site Area: | 25.158 acres |
| Rentable Area (SF): | 180,917 |
| Area Notes: | Office: 20,395 SF Shipper's Office: 1,947 SF Warehouse: 156,494 SF Apportioned Corridor: 857 SF Share of Common Areas: 1,224 SF See the downloadable Floor Plan for configuration. |
| Features: | Clear Height: 28' to underside of steel Typical Bay Size: 36'-0" x 44'-0" Staging Bay Depth: 44' Slab Thickness: 7" Shipping Doors: 15 - 8'-0" x 10'-0" truck level doors; 8 - 9'-0" x 10'-0" truck level doors Fire Protection: Early Suppression Fast Response (ESFR) System Power: 1,600 Amps *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. |
| Parking: | 112 Cars, 44 - 53' long trailers |

Location Map

Contact

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