



6700 Millcreek Drive

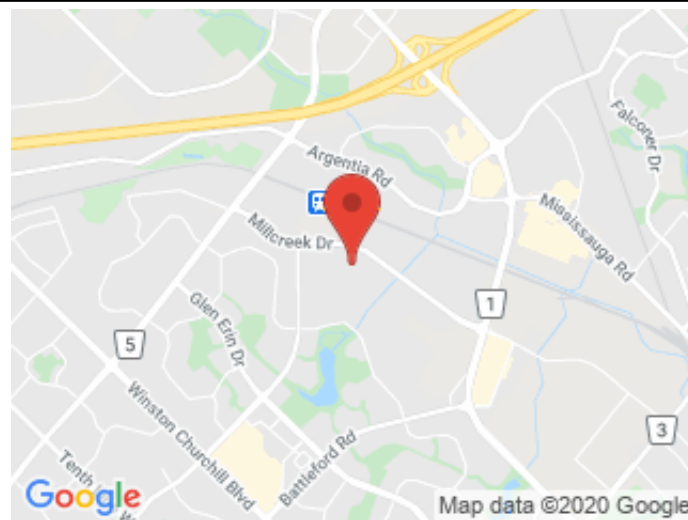


Property Overview

Business Park:	Other - Mississauga
Address:	6700 Millcreek Drive
Location:	Unit 1
Rentable Area (SF):	166,979
Description:	This 166,979 SF warehouse offers ESFR sprinklers, a 55' x 37' bay configuration and an efficient 1,674 SF two (2) storey-shipping office. The building is in close proximity to 400 series highways, labour and transit routes.
Availability:	April 1, 2021
Asking Rate:	\$8.95
Rental Rate Notes:	The following Net Rental Rate Structure is based on a five-year (5) term and multi-tenant occupancy. Year 1: \$8.95/SF/YR +3.0% annual escalations
Additional Rent:	\$3.07
Additional Rent Breakdown:	Taxes* : \$1.59/SF/YR (2021 Estimate) Exterior Maintenance*** : \$0.98/SF/YR (2020 Estimate) Building Insurance : \$0.05/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 1,674 SF ***includes hydro and water

Specifications

Space Type:	Industrial
Site Area:	22.94 acres
Rentable Area (SF):	166,979
Area Notes:	<p> Shipping Office (Ground): 837 SF Shipping Office (Mezzanine): 837 SF Warehouse: 164,116 SF Common Corridor: 690 SF Apportioned Common Area: 499 SF (Elect. & Sprinkler Rm.) </p> <p>See the downloadable Floor Plan for configuration.</p>
Features:	<p> Clear Height: 27' to underside of steel Typical Bay Size: 55'-0" x 37'-0" Slab Thickness: 6" Shipping Doors: 22 - 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: 600 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:	50 Cars

Location Map

Contact

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