

**6060 Burnside Court**

**Property Overview**

Business Park:	Heartland Business Community [Mississauga]
Address:	6060 Burnside Court
Location:	Unit 3
Rentable Area (SF):	49,136
Description:	Centrally located with 401 exposure this unit offers a high cube warehouse with built-out showroom and office areas.
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:	\$3.94
Additional Rent Breakdown:	<b>Taxes*</b> : \$1.87/SF/YR (2021 Estimate) <b>Exterior Maintenance</b> : \$1.42/SF/YR (2020 Estimate) <b>Building Insurance</b> : \$0.05/SF/YR (2021 Estimate) <b>Office HVAC Replacement**</b> : \$0.14/SF/YR <b>Roof Replacement</b> : \$0.40/SF/YR <b>Stormwater Charge</b> : \$0.06/SF/YR (2020 Estimate)  *based on a commercial assessment **based on a main office area of 7,999 SF



Specifications

Space Type:	Industrial
Site Area:	14.96 acres
Rentable Area (SF):	49,136
Area Notes:	<b>Office:</b> 7,999 SF <b>Warehouse:</b> 39,909 SF <b>Shipping Office:</b> 341 SF <b>Common Area:</b> 887 SF (Including Vault Apportionment from 590 Abilene Drive) See the downloadable Floor Plan for configuration.
Features:	<b>Clear Height:</b> 30' to underside of steel <b>Typical Bay Size:</b> 36'-0" x 40'-0" <b>Slab Thickness:</b> 7" <b>Shipping Doors:</b> 5 - 8'-0" x 10'-0" - <b>Drive-in Door:</b> 1 - 12'-0" x 14'-0" <b>Fire Protection:</b> Control Mode System <b>Maximum Permitted Storage Height*:</b> Storage height of Class 3 products with 5% plastics is permitted to 15'-0". Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 15'-0". Maximum storage height for Group "A" plastics is permitted to 5'-0". <b>Power:</b> 600 Amps <b>*General Disclaimer:</b> Tenant variables such as Storage Conditions and Configuration may require additional fire protection such as in-rack sprinklers and additional house 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:	Fifty (50) cars

Location Map



Contact

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