



5865 McLaughlin Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	5865 McLaughlin Road
Location:	Unit 3
Rentable Area (SF):	28,873
Description:	Centrally located in Orlando's prestigious Heartland Business Community, this unit offers excellent street exposure combined with functional ground floor office space and a clean warehouse. This site provides convenient access to highways as well as Lester B. Pearson International Airport.
Availability:	April 1, 2021
Asking Rate:	\$7.95
Rental Rate Notes:	The following Net Rental Rate Structure is based on a five-year (5) year term an multi-tenant occupancy. Years 1 - 2: \$7.95/SF/YR Years 3 - 5: \$8.25/SF/YR
Additional Rent:	\$7.89
Additional Rent Breakdown:	Taxes* : \$2.19/SF/YR (2021 Estimate) Exterior Maintenance : \$2.51/SF/YR (2020 Estimate) Building Insurance : \$0.06/SF/YR (2021 Estimate) Office HVAC Replacement** : \$0.15/SF/YR Roof Replacement : \$0.40/SF/YR Stormwater Charge : \$0.08/SF/YR (2020 Estimate) Hydro Charge*** : \$ 2.50/SF/YR (2020 Estimate) *based on commercial assessment **based on an office area of 7,495 SF ***billed monthly by the Landlord

Specifications

Space Type:	Industrial
Site Area:	Part of Chedworth Place
Rentable Area (SF):	28,873
Area Notes:	Ground Floor: 7,495 SF Warehouse: 20,281 SF Proportion of Common Stairs: 775 sq. ft. Proportion of Common Areas: 322 sq. ft. See the downloadable Floor Plan for configuration.
Features:	Clear Height: 18' to underside of steel Typical Bay Size: 28'-10" x 35'-4" Slab Thickness: 6" Shipping Doors: 6 - 8'-10" x 10'-0" truck level doors - Drive-in Door: 1 - 12'-0" x 12'-0" Fire Protection: Control Mode System Maximum Permitted Storage Height*: Storage height of Class 3 products with 5% plastics is permitted to 20'-0". Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted 12'-0". Maximum storage height to Group "A" Plastics is permitted to 5'-0". Power: 200 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:	4 cars per 1,000 SF of office area and 1 car per 1,000 SF of warehouse area

Location Map

Contact

Doug Garrigan Vice President, Industrial Leasing	Tel: 905-677-5480 Fax: 905-677-2824 garrigand@orlandocorp.com
---	--

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.