



6430 Vipond Drive



Property Overview

Business Park:	Airport Park West [Mississauga]
Address:	6430 Vipond Drive
Location:	Unit 1
Rentable Area (SF):	30,135
Description:	This 30,135 SF, 23' clear height facility is ideally located within Orlando Corporation's Airport Park West near Toronto Pearson Airport with great access to highways and public transit. Four (4) truck level doors and 600 Amp service makes this property an ideal distribution or light-manufacturing facility.
Availability:	Contact Landlord for availability date
Asking Rate:	\$10.95
Rental Rate Notes:	The following Net Rental Rate Structure is based on a five (5) year term and single-tenant occupancy. Year 1: \$10.95/SF/YR + 3.0% annual escalations
Additional Rent:	\$4.45
Additional Rent Breakdown:	Taxes* : \$2.00/SF/YR (2021 Estimate) Exterior Maintenance : \$1.64/SF/YR (2020 Estimate) Building Insurance : \$0.06/SF/YR (2021 Estimate) Office HVAC Replacement** : \$0.29/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 10,335 SF

Specifications

Space Type:	Industrial
Site Area:	4.59 acres
Rentable Area (SF):	30,135
Area Notes:	Office: 10,335 SF Shipping Office: 220 SF Warehouse: 19,580 SF See the downloadable Floor Plan for configuration.
Features:	Clear Height: 23' to underside of steel Typical Bay Size: 26'-3" x 56'-10" Slab Thickness: 6" Shipping Doors: 2 - 8'-0" x 10'-0" truck level doors; 1 - 9'-0" x 10'-0" truck level door; 1 - 9'-0" x 10'-0" truck level door without dock leveller Fire Protection: Control Mode System Maximum Permitted Storage Height*: Storage height of Class 3 products with 5% plastics is permitted to 22', with column protection and fire hose racks. Storage height of Class 4 products with 15% plastics by weight and 25% by volume is permitted to 20', with column protection and fire hose racks. Maximum storage height for Group "A" plastics is permitted to 5'. Power: 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:	42 Cars

Location Map
[Airport Park West \[Mississauga\]](#)

Contact

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