



5865 McLaughlin Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	5865 McLaughlin Road
Location:	Ground Floor (Unit 2)
Rentable Area (SF):	5,071
Description:	A two-storey office/industrial complex situated at the northeast corner of Matheson Blvd. and McLaughlin Rd., directly across from Heartland Town Centre.
Availability:	Immediate
Asking Rate:	\$7.95
Rental Rate Notes:	\$7.95 per sq. ft. per annum for Years 1 - 2 \$8.25 per sq. ft. per annum for Years 3 - 5 on an "as is" basis with paint and carpet provided for Unit 2 and 6.
Additional Rent:	\$8.42
Additional Rent Breakdown:	Operating Costs: \$ 3.20 per sq. ft. per annum (2018 Estimate) excludes janitorial service Taxes: \$ 2.04 per sq. ft. per annum (2018 Estimate) Hydro: \$ 3.18 per sq. ft. per annum (2018 Estimate)



Specifications

Space Type:	Office
Site Area:	
Rentable Area (SF):	5,071
Area Notes:	Ready for Tenant leaseholds.
Features:	<p>HVAC System: Variable air volume system.</p> <p>Amenities: Shopping, dining, banking across the street in the 2,000,000 sq. ft. Heartland Town Centre.</p> <p>Public Transit: Mississauga Transit at the door along with express service to Islington Subway.</p> <p>Space Planning: Complimentary space planning.</p>
Parking:	Both visitor and employee surface parking available at no additional cost.

Location Map



Contact

Scott Moyes Vice President, Office Leasing	Tel: (905) 677-5480 Fax: (905) 677-2824 moyess@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.