

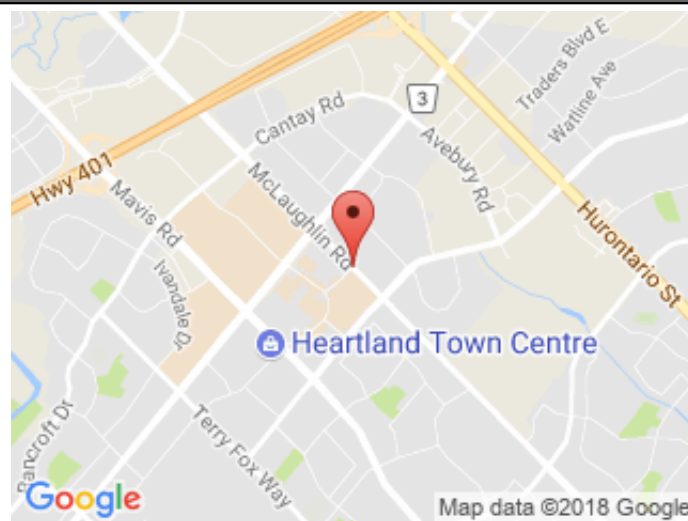
**5865 McLaughlin Road**

**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:	\$8.67
Additional Rent Breakdown:	<b>Operating Costs:</b> \$ 3.45 per sq. ft. per annum (2018 Estimate) excludes janitorial service <b>Taxes:</b> \$ 2.04 per sq. ft. per annum (2018 Estimate) <b>Hydro:</b> \$ 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><b>HVAC System:</b> Variable air volume system.</p> <p><b>Amenities:</b> Shopping, dining, banking across the street in the 2,000,000 sq. ft. Heartland Town Centre.</p> <p><b>Public Transit:</b> Mississauga Transit at the door along with express service to Islington Subway.</p> <p><b>Space Planning:</b> Complimentary space planning.</p>
Parking:	Both visitor and employee surface parking available at no additional cost.

**Location Map**

**Contact**

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