

## 5865 McLaughlin Road

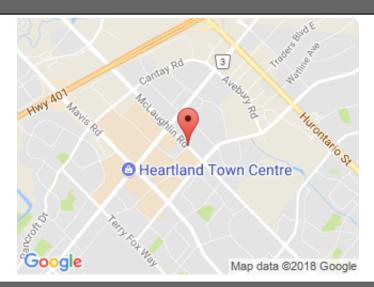


Property Overview	
Business Park:	Heartland Business Community [Mississauga]
Address:	5865 McLaughlin Road
Location:	2nd Floor (Unit 6)
Rentable Area (SF):	11,577
Description:	A two-storey office/industrial complex situated at the northeast corner of Matheson Blvd. and McLaughlin Rd., directly across 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:	Operating Costs: \$ 3.45 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):	11,577
Area Notes:	Improved.
	HVAC System: Variable air volume system.  Amenities: Shopping, dining, banking across the street in the 2,000,000 sq. ft. Heartland Town Centre.  Public Transit: Mississauga Transit at the door along with express service to Islington Subway.  Space Planning: Complimentary space planning.
Parking:	Both visitor and employee surface parking available at no additional cost.
	Amenities: Shopping, dining, banking across the street in the 2,000,000 sq. ft. Heartlar Centre.  Public Transit: Mississauga Transit at the door along with express service to Islington Space Planning: Complimentary space planning.

## Location Map



## Contact

Scott Moyes

Vice President, Office Leasing

Tel: (905) 677-5480

Fax: (905) 677-2824

moyess@orlandocorp.com

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