

# QUALITY FREESTANDING BUILDING

## 6790 COLUMBUS ROAD



Kevin Brennan, B. Comm  
Broker  
Senior Vice President  
905-624-4455 Ext. 214  
kbrennan@hectare.com

Jason Vance, Hon. B.A.  
Sales Representative  
905-624-4455 ext. 208  
jvance@hectare.com

<b>Total Area:</b>	<b>32,908 sq. ft.</b>
<b>Office Area:</b>	<b>15%</b>
<b>Lot Size:</b>	<b>1.7 Acres</b>
<b>Power:</b>	<b>600 volts, 400 amps</b>
<b>Zoning:</b>	<b>E2</b>
<b>Shipping:</b>	<b>2 truck level doors; 4 drive-in</b>
<b>Clear Height:</b>	<b>18'</b>
<b>Sprinklers:</b>	<b>Yes</b>
<b>Bay Size:</b>	<b>58' x 32'</b>
<b>Asking Price:</b>	<b>\$2,850,000.00 - Sale</b> <b>\$4.50 per sq. ft. per annum net</b>
<b>Taxes:</b>	<b>\$71,176.00 (2009)</b>
<b>Features:</b>	<b>* Prime Mississauga location</b> <b>* Excellent highway access - 401, 427, 409, 403, 410 &amp; 407</b> <b>are minutes from the building</b> <b>* Proximity to Lester B Pearson International Airport</b>

**Hectare** **GMAC**  
**Real Estate**

BROKERAGE: Independently owned and operated

Commercial Division

1279 Matheson Blvd. E.  
Mississauga, ON L4W 1R1  
Phone: 905-624-4455  
Fax: 905-624-4458  
Web: www.hectare.com

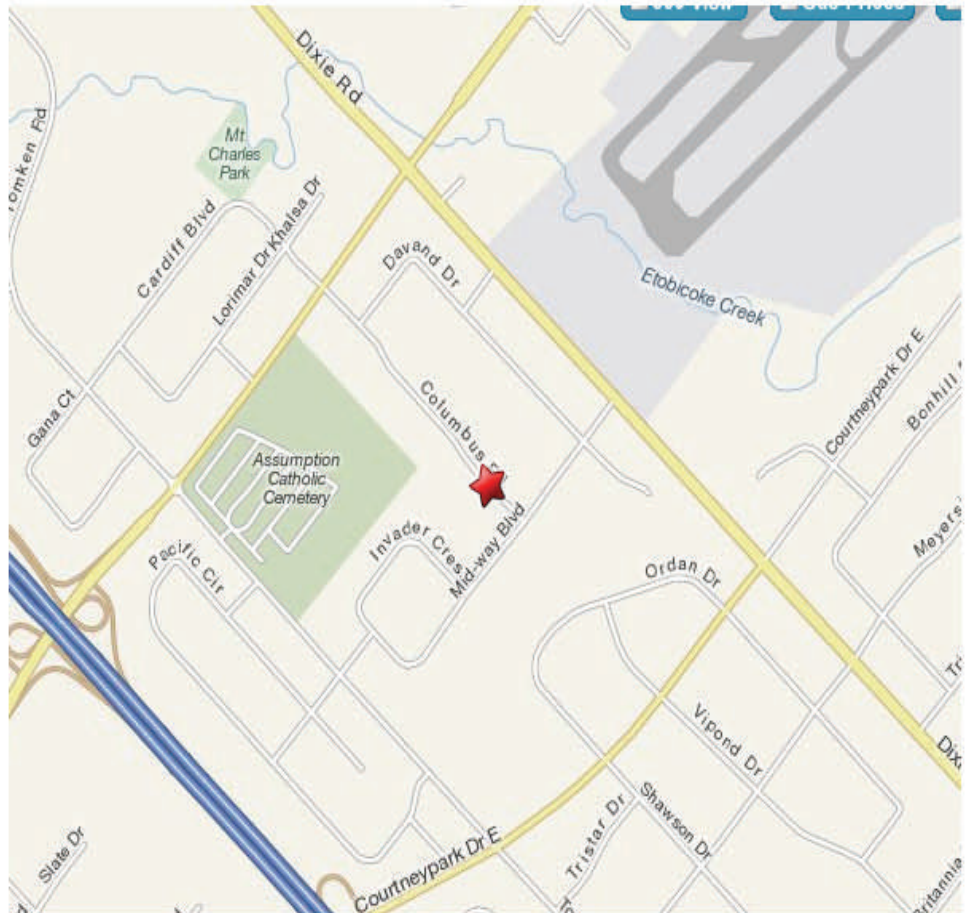
“EXCEEDING OUR CLIENTS’ EXPECTATIONS SINCE 1978”

These statements are based on the information furnished by the principal and sources which we deem reliable for which we assume no responsibility. This submission is made subject to prior sale, in price or terms, or withdrawal without notice. Other advisors should be consulted if desired, on matters related to this presentation.

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### LOCATION MAP



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### AERIAL MAP



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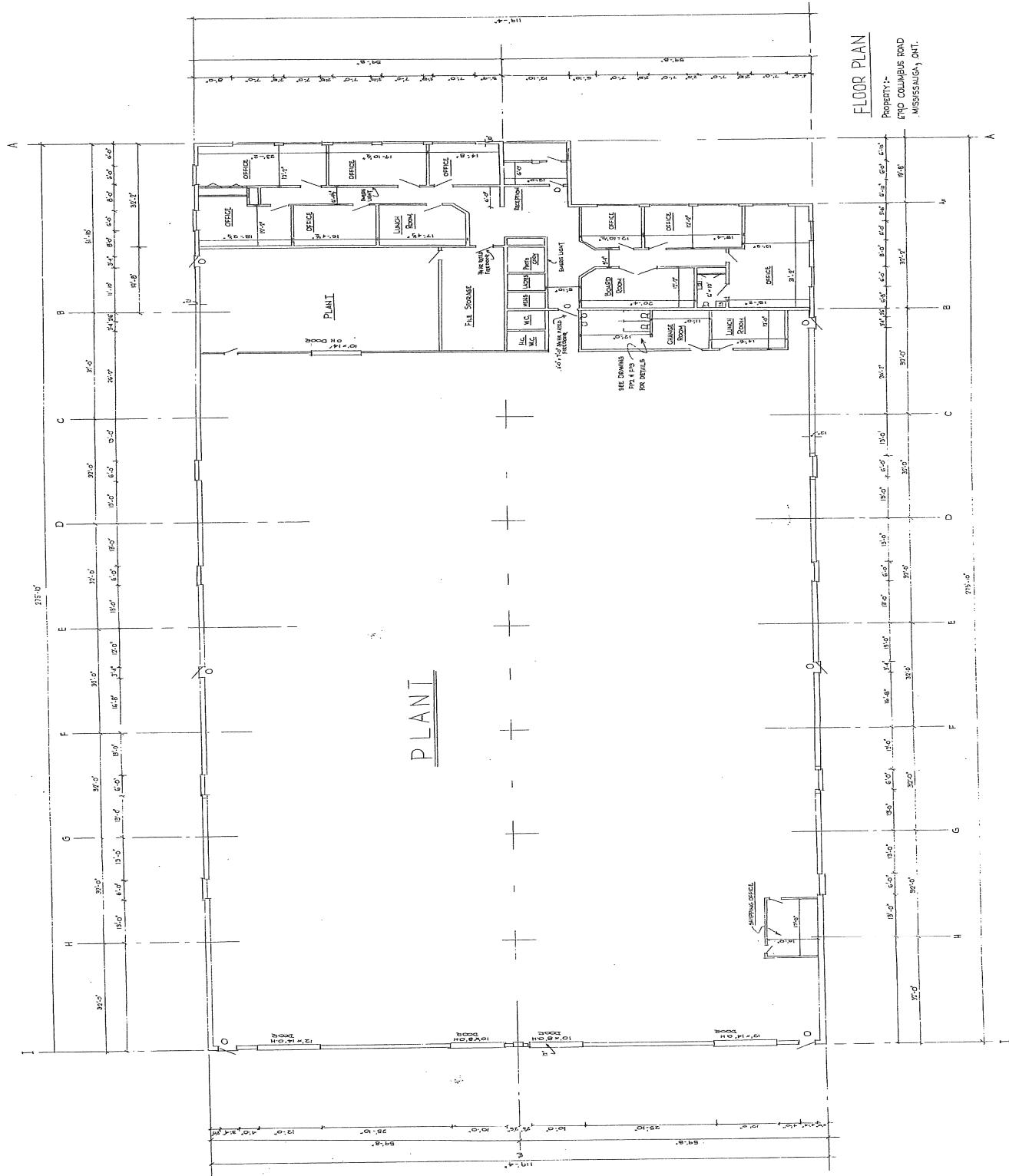
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# BUILDING PLAN



**FLOOR PLAN**  
 PROPERTY: 6700 COLUMBIUS ROAD  
 MISSISSAUGA, ONT.

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