

# 3900 Rhodes Drive Unit 2

## Windsor 5,400 sqft



### Features

- 5,400 sqft
- 20.5 ft clear, 23ft ceiling deck
- 3 Phase @ 600 volt
- High Speed Fiber to site
- Heated & Air conditioned
- 12ft X 14ft Bay Door
- 53ft tractor trailer access
- Ample Parking
- Office, Kitchenette, Washroom & Showroom



**Eco Developments PH 519 566 7630**

# High Bay – 12 X 14ft Bay Door Economics



**Schedule "B"**      **5900 Rhodes Drive, Unit 2**  
 Sept xx, 2024



Occupy 5,400 sq ft of 5900 Rhodes Drive Unit 2

Base Rent, Maintenance, Insurance & Property Taxes (Estimated)

	From	To	Minimum Rent		Additional Rent			Total		
			Rate / Sq.ft.	Annual	Monthly	Insurance, Property Tax & Maintenance		Monthly	Annual	
						Rate / Sq.ft.	Monthly			Annual
1st 7yr term	January 1, 2025	December 31, 2027	\$ 12.95	\$ 69,930	\$ 5,828	\$ 6.00	\$ 2,700	\$ 32,400	\$ 8,528	\$ 102,330
	January 1, 2028	December 31, 2030	\$ 13.95	\$ 75,330	\$ 6,278	\$ 7.00	\$ 3,150	\$ 37,800	\$ 9,428	\$ 113,130
	January 1, 2031	December 31, 2031	\$ 14.95	\$ 80,730	\$ 6,728	\$ 8.00	\$ 3,600	\$ 43,200	\$10,328	\$ 123,930
2nd 7yr term	January 1, 2032	December 31, 2033	\$ 15.95	\$ 86,130	\$ 7,178	\$ 9.00	\$ 4,050	\$ 48,600	\$11,228	\$ 134,730
	January 1, 2035	December 31, 2039	\$ 16.95	\$ 91,530	\$ 7,628	\$ 10.00	\$ 4,500	\$ 54,000	\$12,128	\$ 145,530

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