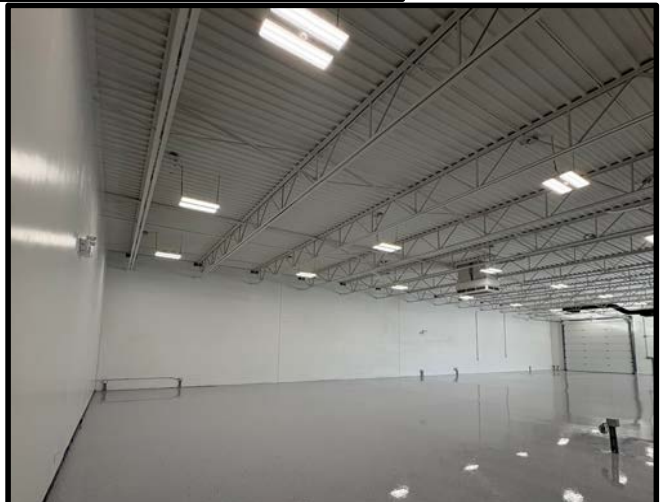
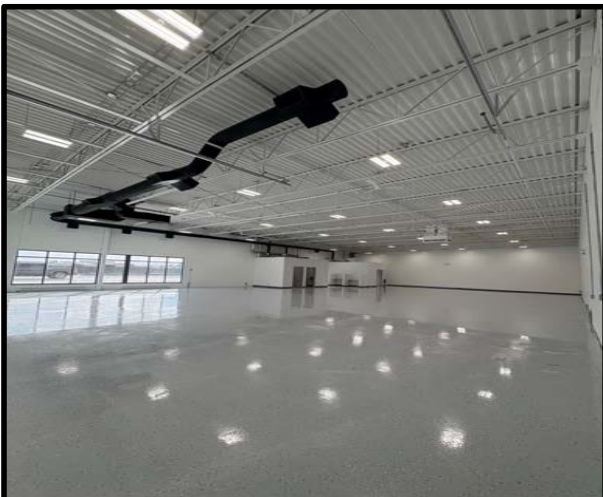


5900 Rhodes Drive Unit 1 Windsor 5,650 sqft



Features

- 5,650 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, Two Washrooms
- Warehouse



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High Bay – 12 X 14ft Bay Door Economics



Schedule "B"

5900 Rhodes Drive, Unit 1
January, 2026



Occupy 5,650 sq ft of 5900 Rhodes Drive Unit-1

Base Rent, Maintenance, Insurance & Property Taxes (Estimated)										
		Minimum Rent			Additional Rent			Total		
		Base Rent			Insurance, Property Tax & Maintenance					
		From	To	Rate / Sq.ft.	Annual	Monthly	Rate / Sq.ft.	Monthly	Annual	Monthly
	June 1, 2026	May 31, 2028	\$ 12.95	\$ 73,168	\$ 6,097	\$ 5.00	\$ 2,354	\$ 28,250	\$ 8,451	\$ 101,418
	June 1, 2028	May 31, 2030	\$ 13.95	\$ 78,818	\$ 6,568	\$ 6.00	\$ 2,825	\$ 33,900	\$ 9,393	\$ 112,718
	June 1, 2030	May 31, 2033	\$ 14.95	\$ 84,468	\$ 7,039	\$ 7.00	\$ 3,296	\$ 39,550	\$10,335	\$ 124,018
	June 1, 2033	May 31, 2035	\$ 15.95	\$ 90,118	\$ 7,510	\$ 8.00	\$ 3,767	\$ 45,200	\$11,276	\$ 135,318
	June 1, 2035	May 31, 2038	\$ 16.95	\$ 95,768	\$ 7,981	\$ 9.00	\$ 4,238	\$ 50,850	\$12,218	\$ 146,618

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