

FOR SALE



5180 ORBITOR DR.

Mississauga, ON

- Freestanding Office Building - 46,020 SF
- Approximately 38,207 SF available for user
- Building Signage Available
- Airport Corporate Centre Location

Property Information

Suites Available

- Suite 200 - 20,604 RSF
- Suite 102-103 - 5,414 RSF
- Suite 104 - 1,762 RSF
- Suite 105-106 - 10,427 RSF

Asking Price

- \$13,975,000 or \$303 psf

Taxes

- \$158,218 per annum (2024)

Comments

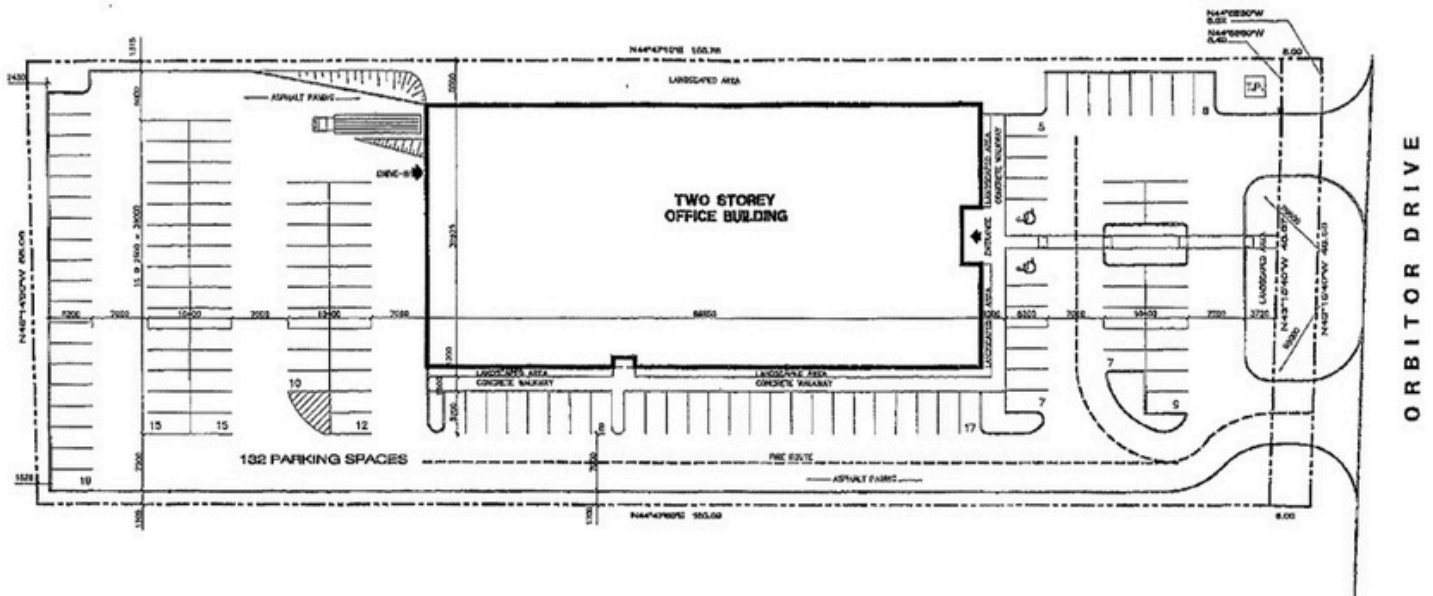
- Building offers 1 TL and 1 DI shipping doors and light warehouse area
- Lot Size - 2.174 acres
- Existing Tenant will need 90-180 days to vacate
- Suite 101 - Leased to BioCache Labs Solutions - could also be made available







Site Plan


SITE PLAN 1:500
 REVISION 6

HR
 R&I Development

 PROPOSED OFFICE AND WAREHOUSE FOR
BMS CORPORATION
 ORBITOR DRIVE, MISSISSAUGA, ONTARIO

SITE STATISTICS

• LOT AREA	8,767.93 sq.m	(2.17 acres)
OFFICE FLOOR AREA		
• OFFICE (ground floor)	1,482.26 sq.m	(15,955 sq.ft.)
• OFFICE (second floor)	2,200.68 sq.m	(23,691 sq.ft.)
• SUB TOTAL (OFFICE)	3,683.14 sq.m	(39,646 sq.ft.)
• WAREHOUSE	743.85 sq.m	(8,007 sq.ft.)
• TOTAL	4,426.99 sq.m	(47,653 sq.ft.)
• FLOOR SPACE INDEX	50.4%	
• PARKING REQUIRED	126 SPACES	
[industrial -1.1 spaces per 100 sq.m] [8 spaces [office -3.2 spaces per 100 sq.m] -118 spaces]		
• PARKING PROVIDED	132 SPACES	


Architects & Planners

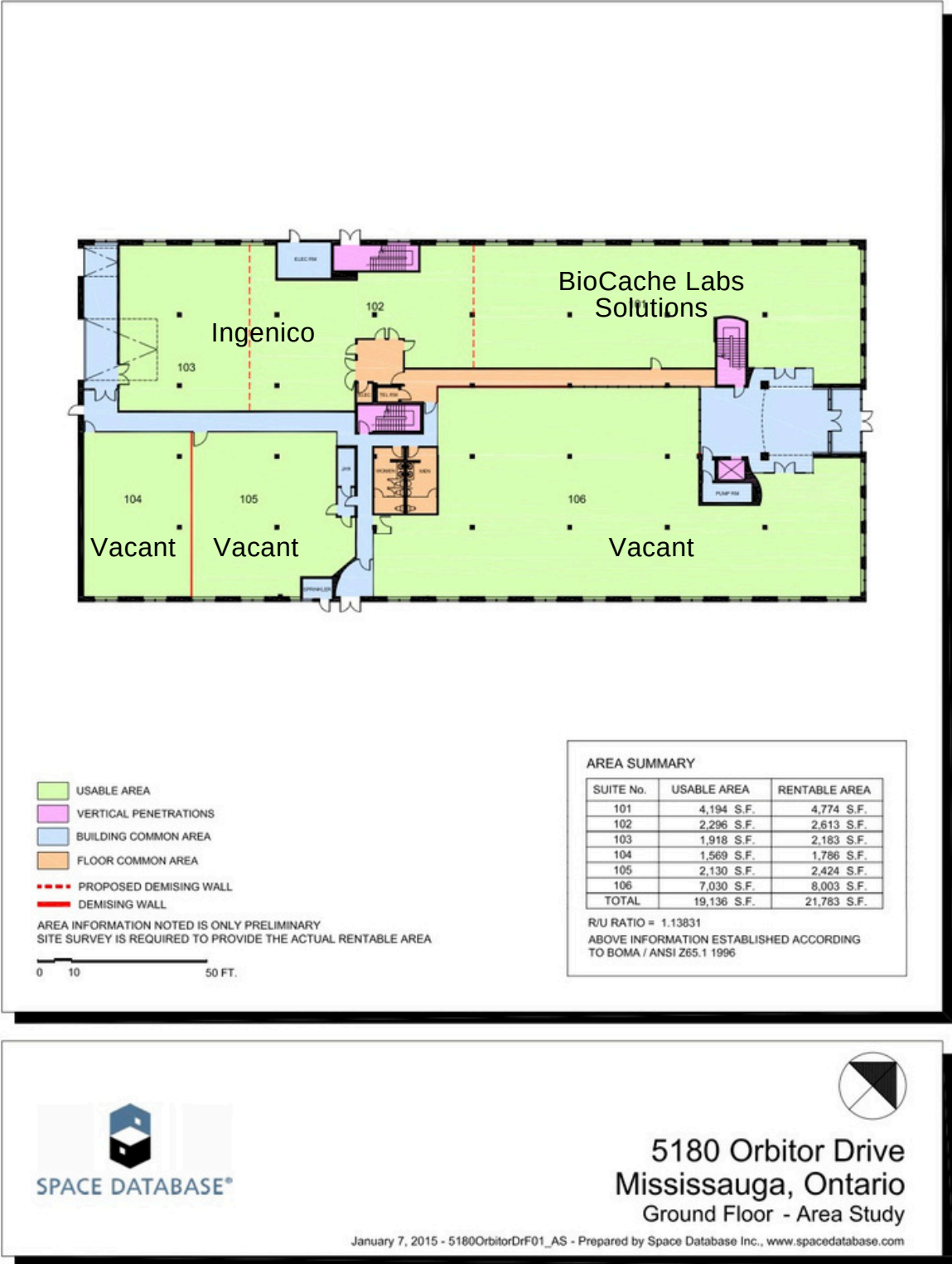
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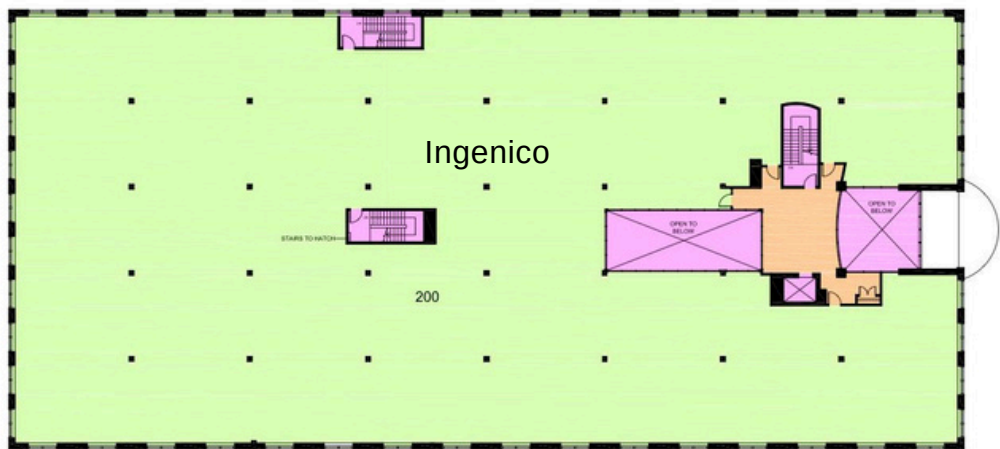
FEBRUARY 17 1996

1st Floor Area



Your paragraph text

2nd Floor Area



- USABLE AREA
- VERTICAL PENETRATIONS
- BUILDING COMMON AREA
- FLOOR COMMON AREA

AREA INFORMATION NOTED IS ONLY PRELIMINARY
SITE SURVEY IS REQUIRED TO PROVIDE THE ACTUAL RENTABLE AREA

0 10 50 FT.

AREA SUMMARY

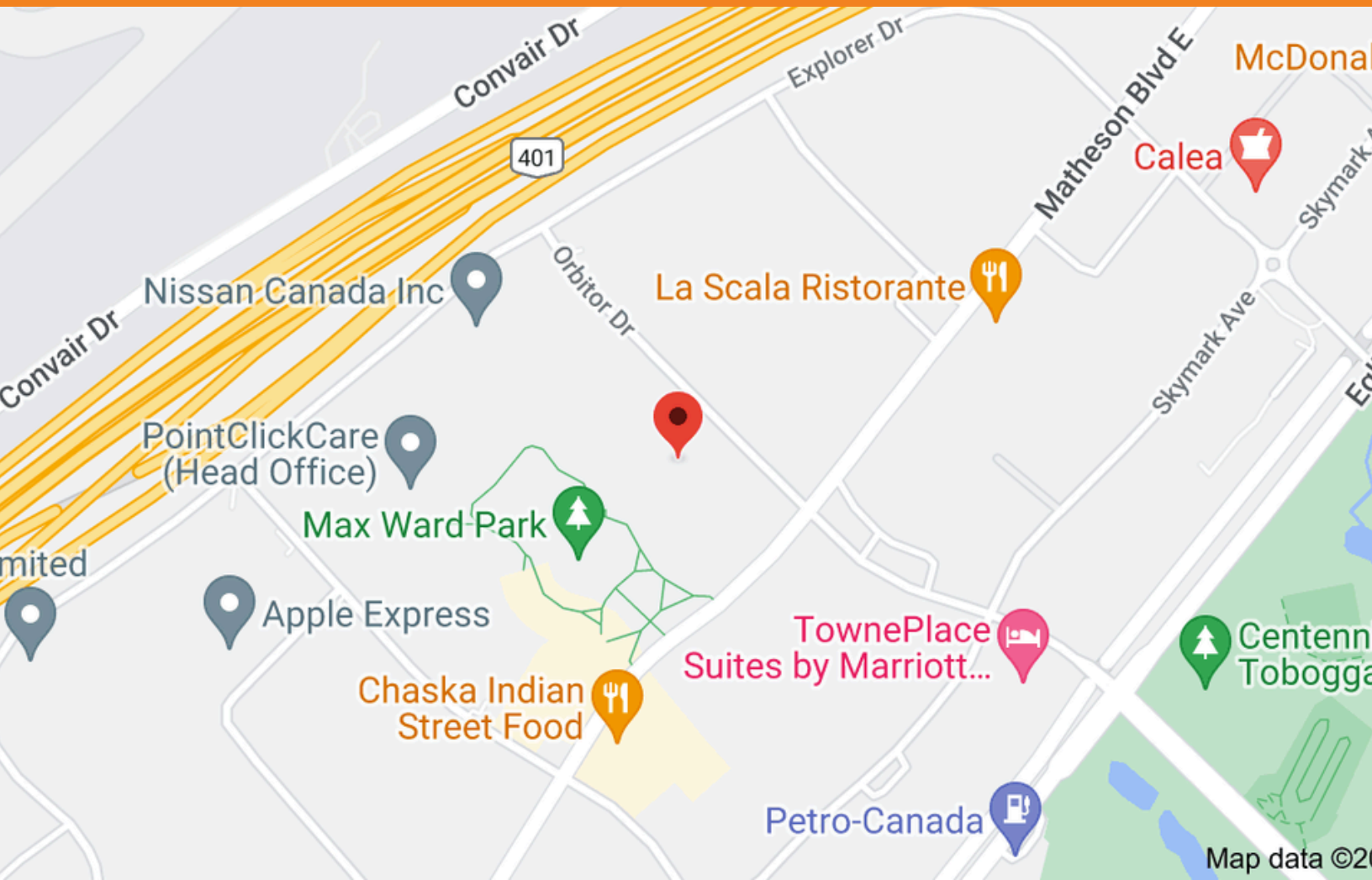
SUITE No.	USABLE AREA	RENTABLE AREA
200	21,861 S.F.	23,969 S.F.
TOTAL	21,861 S.F.	23,969 S.F.

R/U RATIO = 1.09642
ABOVE INFORMATION ESTABLISHED ACCORDING
TO BOMA / ANSI Z65.1 1996



5180 Orbitor Drive
Mississauga, Ontario
Second Floor - Area Study

December 2, 2013 - 5180OrbitorDrF02_AS - Prepared by Space Database Inc., www.spacedatabase.com



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