



7995 WINSTON CHURCHILL BLVD 520,736 Sq. Ft.

Orlando Corporation is pleased to announce that 7995 Winston Churchill Blvd., a new facility comprising 520,736 sq. ft. is now under construction, with completion scheduled for Spring/Summer 2013. Conveniently located at the crossroads of Winston Churchill Blvd. and Steeles Avenue West, just north of Highway 407 ETR, in Orlando's prestigious Churchill Business Community in the City of Brampton; this high profile facility with easy access to Highways 401, 403, 407 and 410 can be expanded to 788,000 sq. ft.

Storage for up to 142 trailers is available.

- 9,148 sq. ft. office area
- 511,588 sq. ft. warehouse area
- 36'-6" x 43'-0" bay size
- ESFR
- 32'-0" u/s steel
- 1,600 amp electrical service
- 51 - 9'x10' truck level doors with seals and 40,000 lbs. Hydraulic levellers
- 2- 12'x14' drive-in doors
- Parking for 222 spaces
- Summer/Spring 2013 Availability

For leasing information please contact:



ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario L4V 1E3

Tel: (905) 677-5480 Fax: (905) 677-2824

www.orlandocorp.com

INDUSTRIAL SPACE LISTING

ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario L4V 1E3

www.orlandocorp.com

ADDRESS: 7995 Winston Churchill Blvd.
Churchill Business Community, Brampton

LAND AREA: Part of a larger site

BUILDING SIZE: Office Area: 9,148 sq. ft.
Warehouse Area: 511,588 sq. ft.
Total: 520,736 sq. ft.

BAY SIZE: 36'-6" x 43'-0" **SPRINKLERS:** ESFR

CLEAR HEIGHT: 32'-0" u/s **ELECTRICAL:** 1,600 amps

SHIPPING:

- Fifty-one (51) truck-level doors (9'-0" x 10'-0") with seals and 40,000 lbs. hydraulic levellers
- Two (2) drive-in doors (12' x 14')

PARKING: 222 Spaces

FEATURES: Orlando Corporation is pleased to announce that 7995 Winston Churchill Blvd., a new facility comprising 520,736 sq. ft. is now under construction, with completion scheduled for Spring/Summer 2013. Conveniently located at the crossroads of Winston Churchill Blvd. and Steeles Avenue West, just north of Highway 407 ETR, in Orlando's prestigious Churchill Business Community in the City of Brampton; this high profile facility with easy access to Highways 401, 403, 407 and 410 can be expanded to 788,000 sq. ft. **Storage for up to 142 trailers is available.**

OCCUPANCY: Summer/Spring 2013

NET RENTAL RATE: Yrs. 1 – 2 \$6.25 per sq. ft. per annum
(based on a five (5) year term) Yrs. 3 – 5 \$6.50 per sq. ft. per annum

TAXES: \$ 1.86 per sq. ft. per annum (2012 Estimate)

EXTERIOR MAINTENANCE: \$ 0.36 per sq. ft. per annum (2012 Estimate)

OFFICE HVAC REPLACEMENT: \$ 0.01 per sq. ft. per annum (2012 Estimate)

ROOF REPLACEMENT: \$ 0.25 per sq. ft. per annum (2012 Estimate)

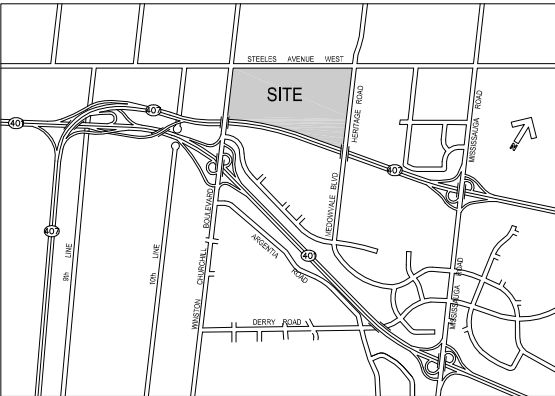
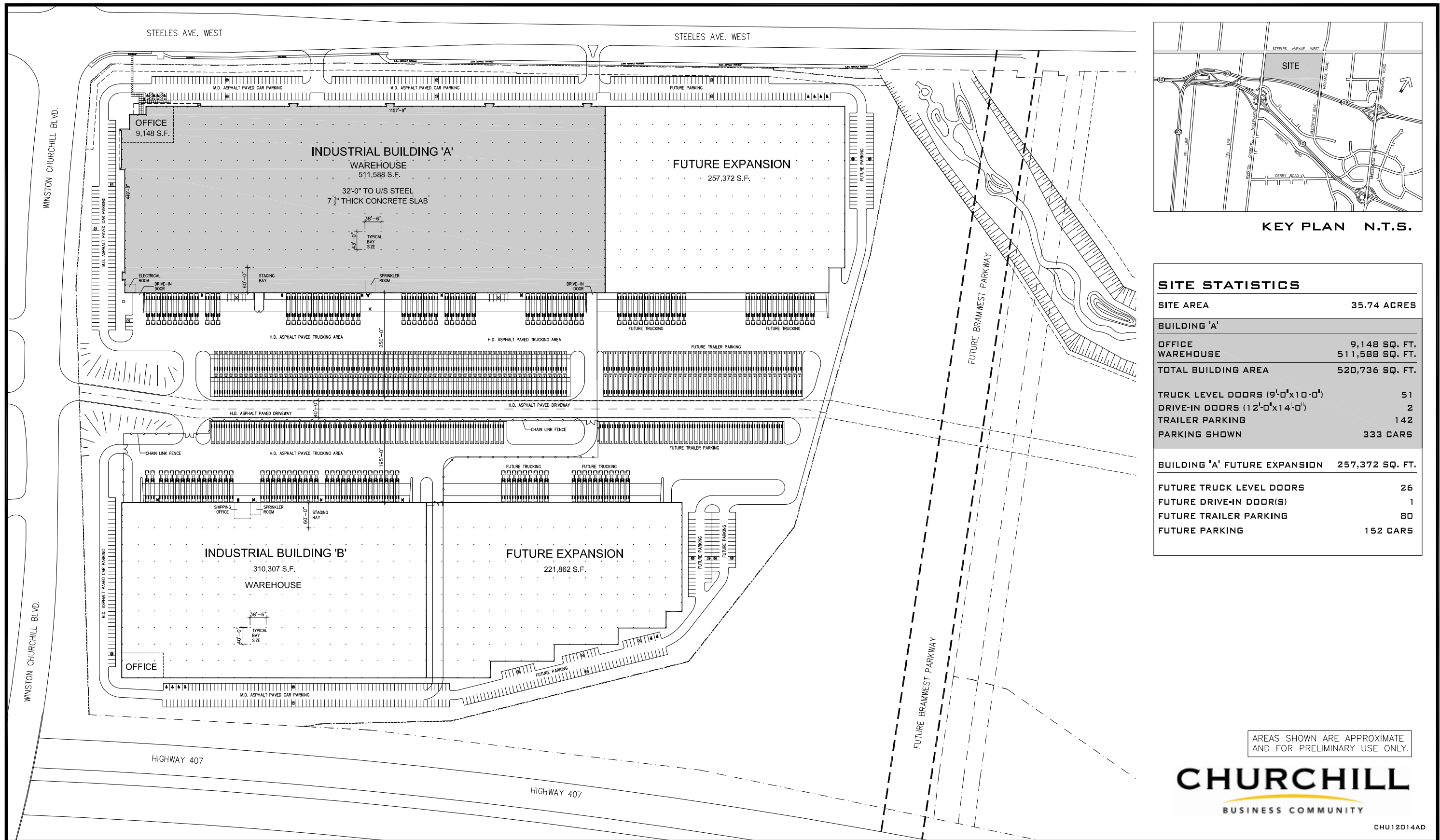
BUILDING INSURANCE: \$ 0.03 per sq. ft. per annum (2012 Estimate)

For More Information or To View This Property, Please Call:

Phone: (905) 677-5480

Fax #: (905) 677-2824

May 8, 2012
(E. & O. E.)



KEY PLAN N.T.S.

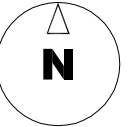
SITE STATISTICS

SITE AREA	35.74 ACRES
BUILDING 'A'	
OFFICE	9,148 SQ. FT.
WAREHOUSE	511,588 SQ. FT.
TOTAL BUILDING AREA	520,736 SQ. FT.
TRUCK LEVEL DOORS (9'-0"x10'-0")	51
DRIVE-IN DOORS (12'-0"x14'-0")	2
TRAILER PARKING	142
PARKING SHOWN	333 CARS
BUILDING 'A' FUTURE EXPANSION 257,372 SQ. FT.	
FUTURE TRUCK LEVEL DOORS	26
FUTURE DRIVE-IN DOOR(S)	1
FUTURE TRAILER PARKING	80
FUTURE PARKING	152 CARS

AREAS SHOWN ARE APPROXIMATE AND FOR PRELIMINARY USE ONLY.



CHU12014AD



7995 WINSTON CHURCHILL BLVD.
BRAMPTON, ONTARIO

SCALE: 1"=100'-0"
DATE: MAY 2012

A-1