

INDUSTRIAL SPACE FOR LEASE

4216 South Service Road
Burlington, ON



TWO DIVISIBLE INDUSTRIAL BUILDINGS
243,828 sf

dream 

**AVISON
YOUNG**

Industrial Space For Lease

4216 SOUTH SERVICE ROAD
Burlington, ON



Brand new industrial buildings



Divisible to 25,000 sf or available as a two building complex, ideal for tenant logistics/warehousing



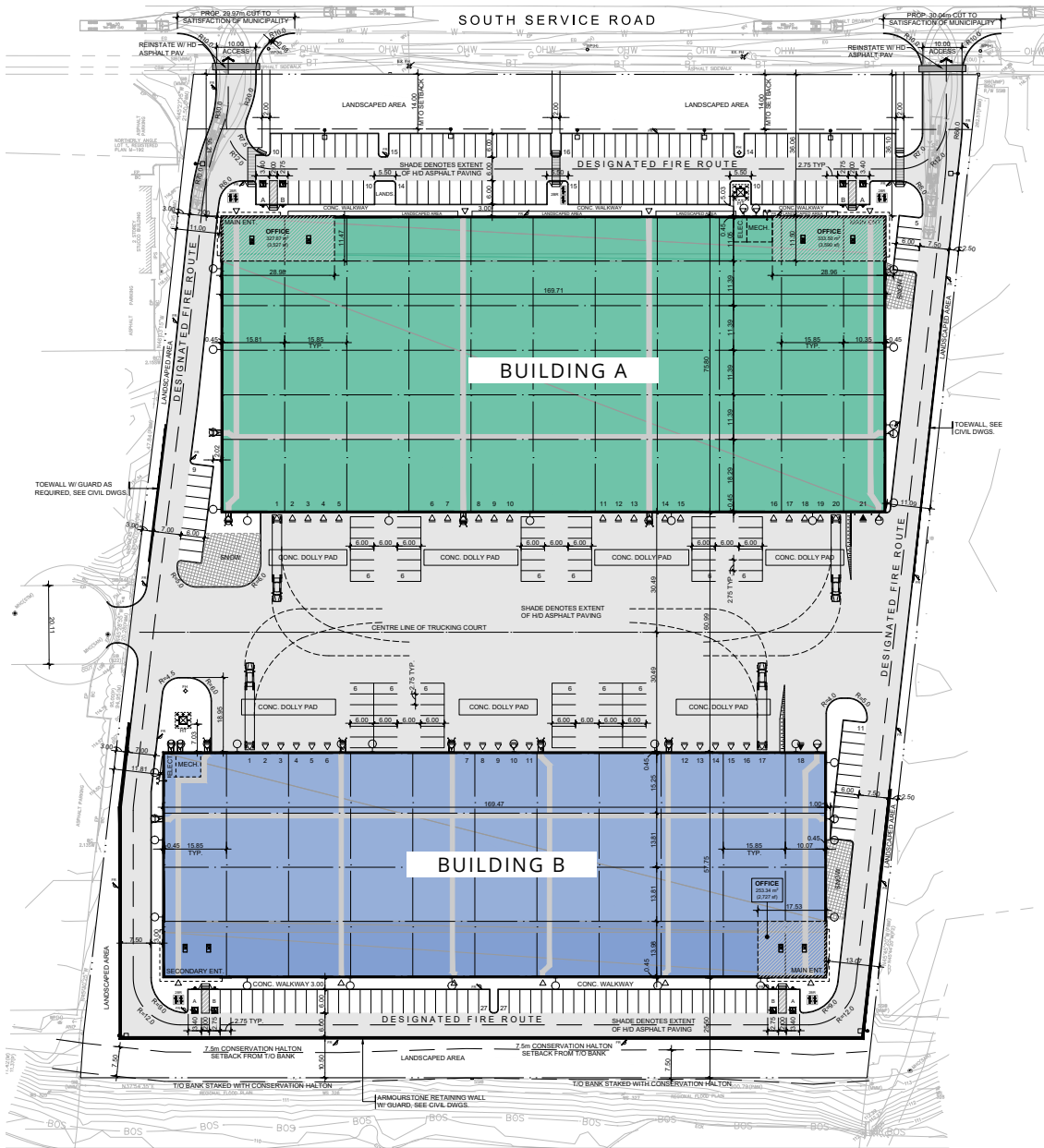
High profile location with QEW exposure/signage for corporate branding



Excellent access to QEW/Highway 403

Property Summary

	Building A	Building B
TOTAL AREA	138,474 sf	105,354 sf
SHIPPING	21 T/L, 1 D/I	17 T/L, 1 D/I
OFFICE		3%
CLEAR HEIGHT		32'
ZONING	BC1, Business Corridor	
OCCUPANCY	Immediate	
PARKING SPACES	263	
ASKING RATE	Please contact listing team	
TMI (2024 est)	\$3.97 psf (plus management fee)	



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Demising Options

Building A

Unit 1: 38,286 sf - 6 T/L

Unit 2: 32,534 sf - 5 T/L

Unit 3: 31,813 sf - 5 T/L

Unit 4: 34,451 sf - 5 T/L, 1 D/I

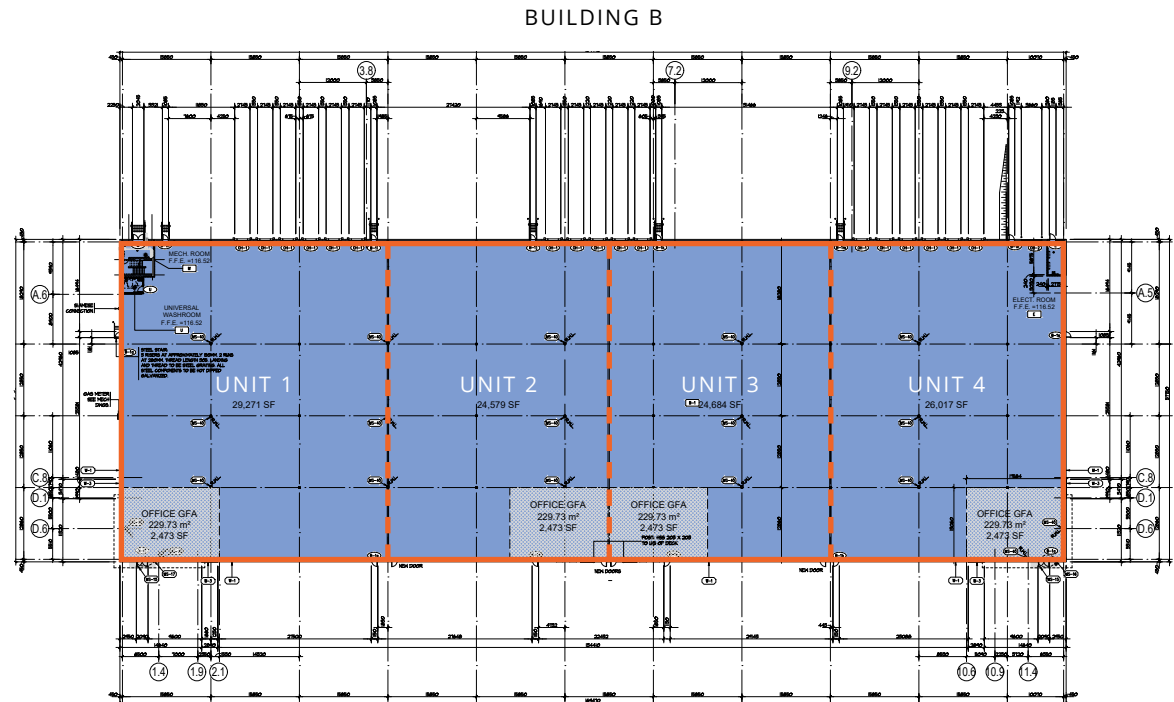
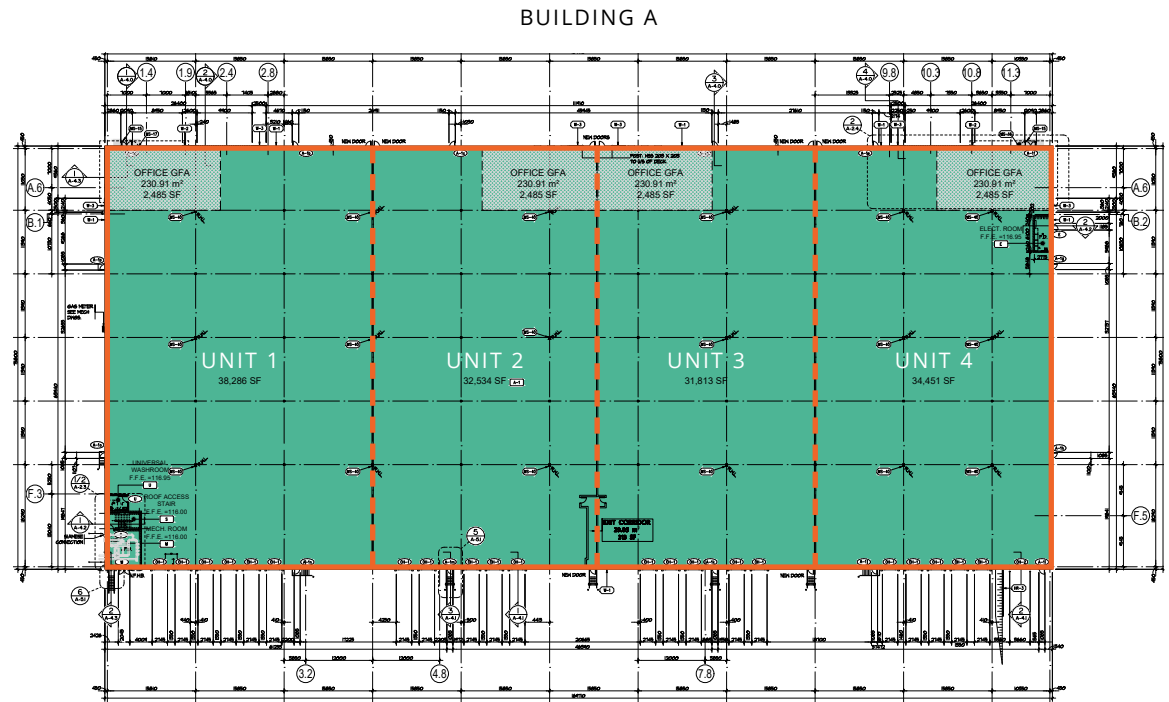
Building B

Unit 1: 29,271 sf - 6 T/L

Unit 2: 24,579 sf - 3 T/L

Unit 3: 24,684 sf - 2 T/L

Unit 4: 26,017 sf - 6 T/L, 1 D/I



March 2024





Ready For Immediate
Occupancy



BUILDING B
105,354 sf

BUILDING A
138,474 sf

QEW

SOUTH SERVICE RD

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Zoning - BC1, Business Corridor Permitted Uses

EMPLOYMENT / OFFICE USES

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries

- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit
- Crematory
- Other Industrial Operations
 - General manufacturing, processing, fabricating and/or assembly facility

OFFICE / SERVICE COMMERCIAL

- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment

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236

RESTAURANTS

310

RETAIL

11

HOTELS

91

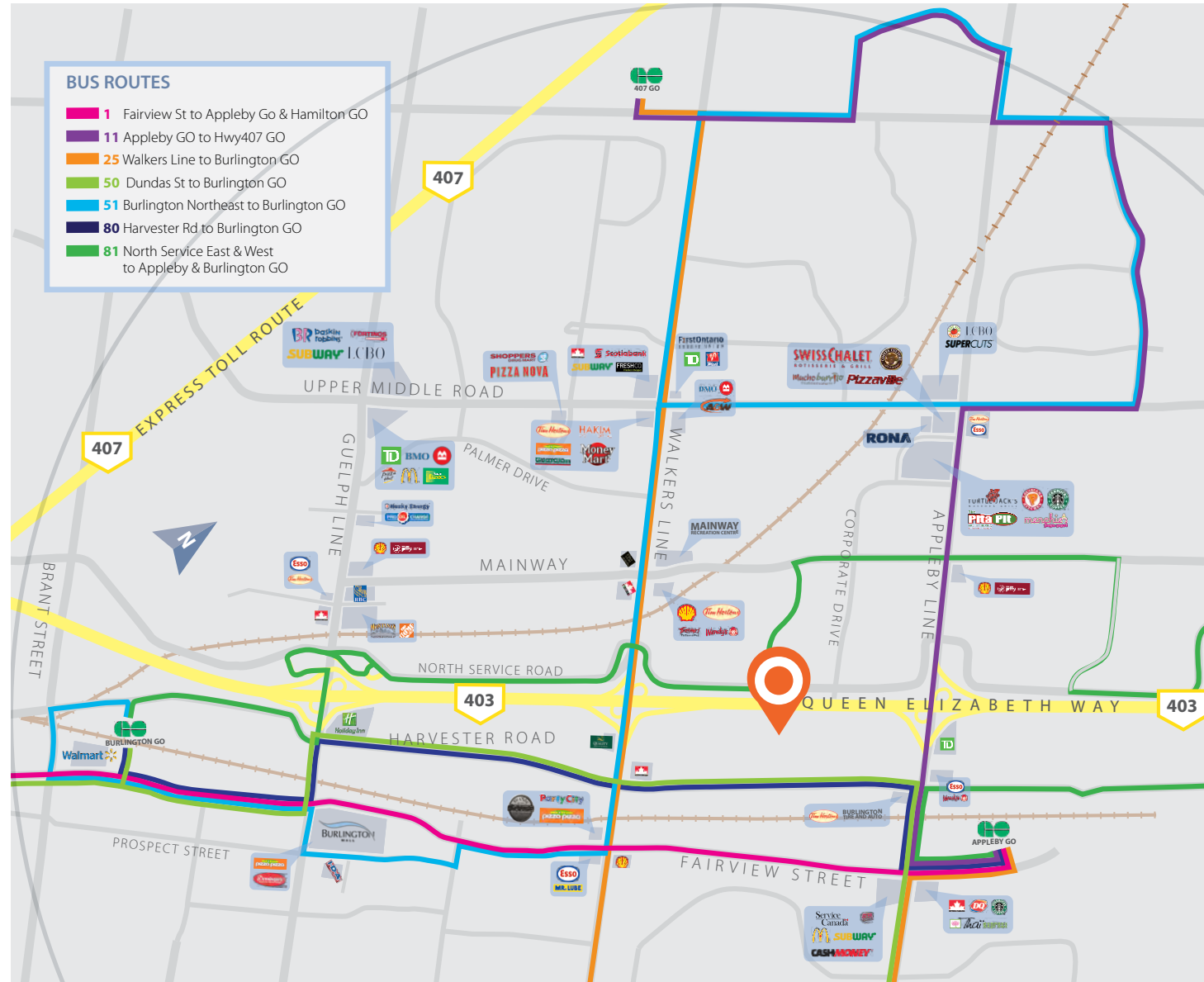
BANKS

47

GAS
STATIONS

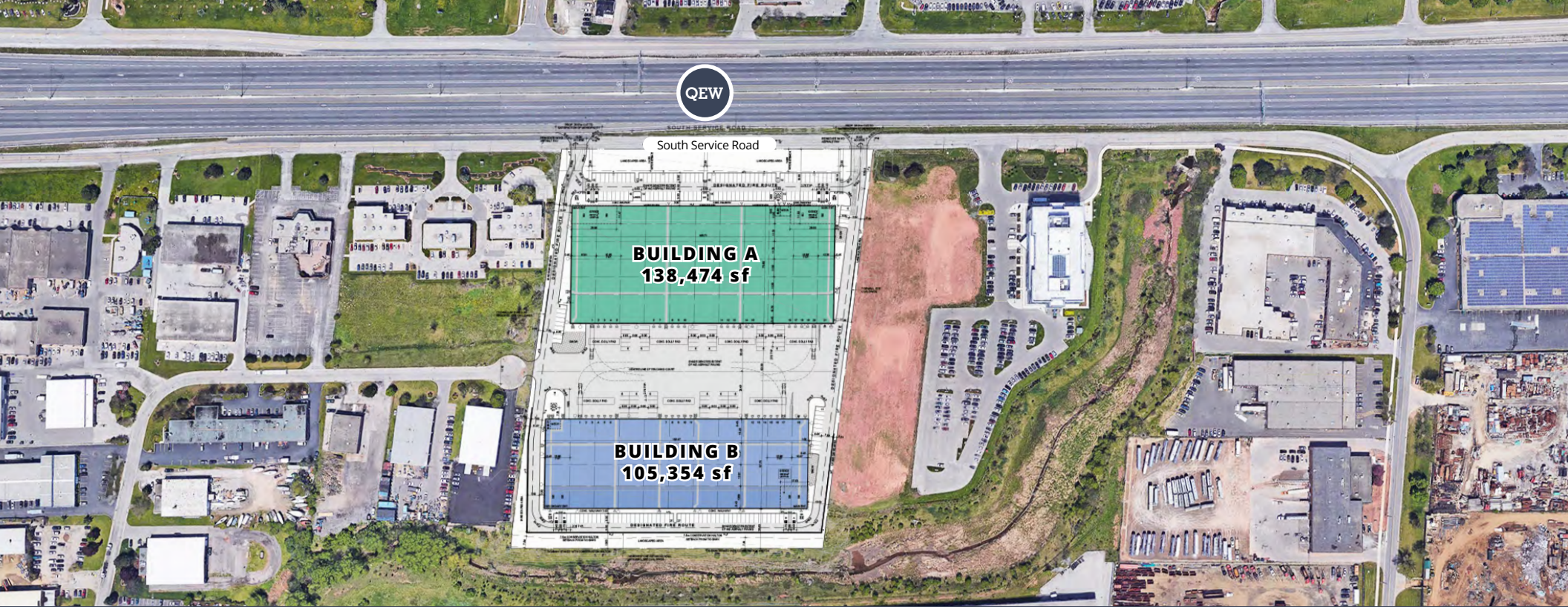
Amenities within 5 km radius

Transit & Amenities



MAP LEGEND

- Highway
- Road
- Railway
- Subject Property



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YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**

Platinum member