

1450-1550

Appleby Line

BURLINGTON, ONTARIO



INDUSTRIAL/OFFICE COMPLEX FOR LEASE

AVISON
YOUNG

1450-1550

APPLEBY LINE BURLINGTON, ON

Summary

1450-1550 Appleby Line includes two connected buildings: a south office (1450) and a north industrial warehouse with office space (1550). The warehouse offers rare heavy power and excellent shipping. Both buildings feature strong Appleby Line exposure for visibility and branding. An additional 3 acres adjacent to the site provide potential for expansion or a future design-build.

The property has excellent access, with Highways 403, 407, and the QEW all within five minutes, and the Appleby GO Station five minutes away for convenient GTA connectivity.

Highlights



Lease industrial or office space



Heavy power suitable for manufacturing



Quick access to QEW, 403, and 407



Close to strong labour pool and business hubs



Flexible UMXE zoning



Walking distance to restaurants and amenities



Public transit at the door



50

1550



1450/1550

APPLEBY LINE
BURLINGTON, ON

Property Summary

Office Availability

Available Area	1450 Appleby Line
	1st Floor:
	14,583 sf (Divisible)
	2nd Floor:
	4,956 sf
	1550 Appleby Line
	2nd Floor: 20,300 sf (Divisible)
Asking Rate	\$14.50 psf net
T.M.I (2024 est.)	\$9.50 psf
Possession	Immediate





1550

APPLEBY LINE
BURLINGTON, ON

Property Summary

Warehouse Availability

Available Area	Ground Floor:
	Warehouse: 47,007 sf
	Office Area: 7,101 sf
	Total Area: 54,108 sf
Clear Height	28'
Shipping	4 T/L, 1 D/I
Power	2500 amps
Zoning	UMXE
Asking Rate	\$15.50 net psf
T.M.I (2024 est.)	\$4.68 psf
Possession	Immediate

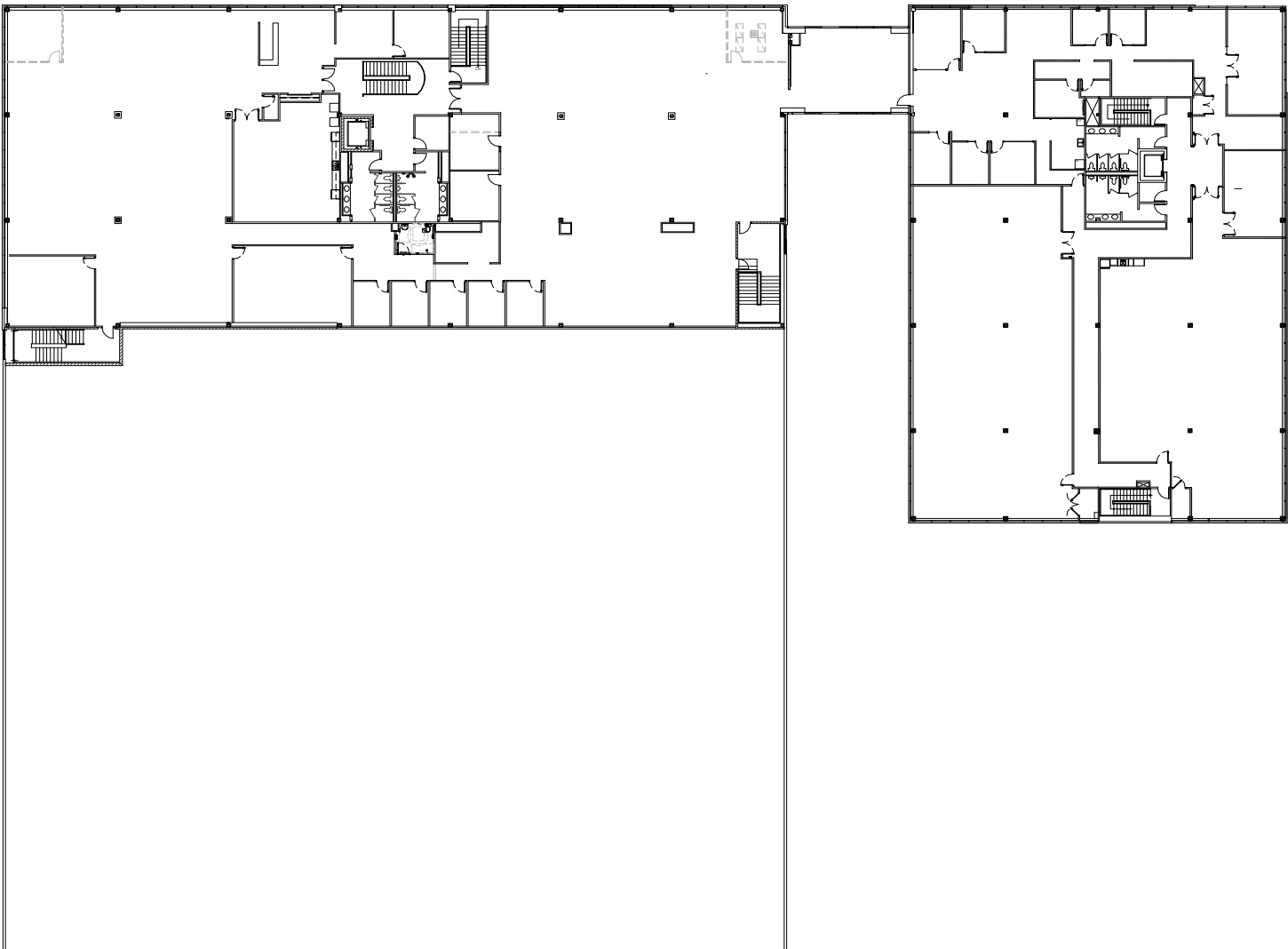




APPLEBY LINE
BURLINGTON, ON

This architectural floor plan depicts a large building with a central corridor system. The plan includes several rooms, including a large open space on the left, a central corridor with multiple stairwells, and a large room on the right. A small inset shows a detail of a staircase. The plan is labeled with 'LANDSCAPING' and 'STAIRS'. A legend in the bottom left corner identifies symbols for 'STAIRS', 'ELEVATOR', and 'ELEVATOR SHAFT'. The plan is oriented with North at the top, indicated by a north arrow in the top right corner.

Second Floor







1450-1550

APPLEBY LINE BURLINGTON, ON

Amenities & Transit

1 SmartCentres Burlington North Appleby Crossing

Walmart	Winners/Homesense
Burrito Boyz	Goodlife
Boston Pizza	RBC
Petro	Starbucks
Fortinos	Chick-fil-A

2

Tim Hortons	LCBO
Popeyes	Metro
Starbucks	TD
Movati	McDonald's

3

Petro	Pizza Pizza
Freshco	Little Caesars
Shoppers	A&W
Drug Mart	BMO
Tim Hortons	St. Louis Bar & Grill

4

Fortinos	Shoppers Drug Mart
Petro	Starbucks
CIBC	McDonald's
LCBO	Rexall

5

The Brick	Petro
Chrysler	Tim Hortons
Honda	Jake's Grill
Ford	Admiral Inn

6 Burlington Centre

Starbucks	TD
Canadian Tire	KFC
Winners	Burger King
Pizza Pizza	Kelseys
Indigo	Subway

7

Pioneer	CIBC
Kia	Chrysler
Swiss Chalet	Scaddabush
Harvey's	Red Lobster

8

Costco	Best Buy
Sobeys	Dollarama
Shell	Marshalls
LA Fitness	Tim Hortons
Indigo	Best Buy

9

Ikea	Subway
Fortinos	McDonald's
JYSK	Pizza Pizza

10 Mapleview Shopping Centre

A&W	Gap
Apple	H&M
Decathlon	Sporting Life
Earls	Mr. Sub
Footlocker	Turtle Jack's

AMENITIES WITHIN 5 KM

172

Restaurants

577

Retail

15

Hotels

27

Banks

29

Gas Stations



For more information please contact:

Jeff Flemington, CCIM, SIOR, LEED AP

Broker, Principal
Executive Vice President
905 283 2336
jeff.flemington@avisonyoung.com

Patrick Campbell

Broker, Principal
Senior Vice President
905 283 2345
patrick.campbell@avisonyoung.com

Cody Goloubef

Sales Representative
Associate
365 777 2719
cody.goloubef@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member