

**AVISON
YOUNG**

1450-1550 Appleby Line

Burlington, ON

112,711 sf Industrial & Office Investment/User Opportunity

INVESTMENT SUMMARY | CAPITAL MARKETS GROUP



Capital Markets Group

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The Opportunity

Avison Young Capital Markets Group has been retained to offer for sale 1450-1550 Appleby Line, Burlington, ON (the “Property”). This offering represents a rare opportunity to acquire a 112,711 sf industrial/office complex on a 6-acre site. Currently with 47,007 sf of prestige vacant industrial space and 26,640 sf of available office space this property is perfect for both users and investors.

1450-1550 Appleby Line comprises two adjoining buildings - an office building to the south (1450) and an industrial warehouse building with office space to the north (1550). Both buildings feature a prominent frontage on Appleby Line with excellent branding opportunities and exceptional curb appeal in an economically strong and growing area. 1450-1550 Appleby Line is 34.7% occupied and presents investors/users with the prime opportunity to acquire a highly functional office/industrial complex with below market rent that has been maintained to an institutional standard.

The Property is serviced by Highway 403, Highway 407 and the Queen Elizabeth Way, all of which are within a 5-minute drive. The Appleby GO Station is within 5 minutes of the Property, providing rail connectivity to much of the Greater Toronto Area.

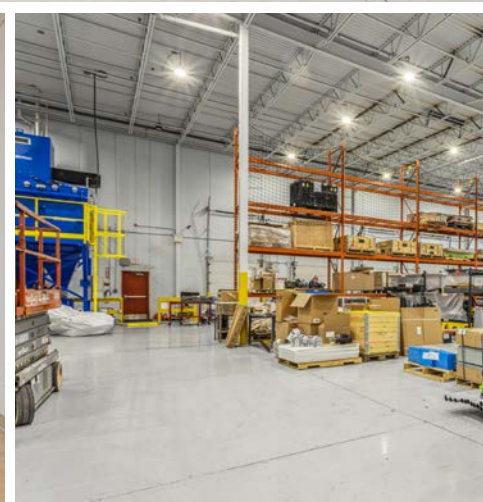
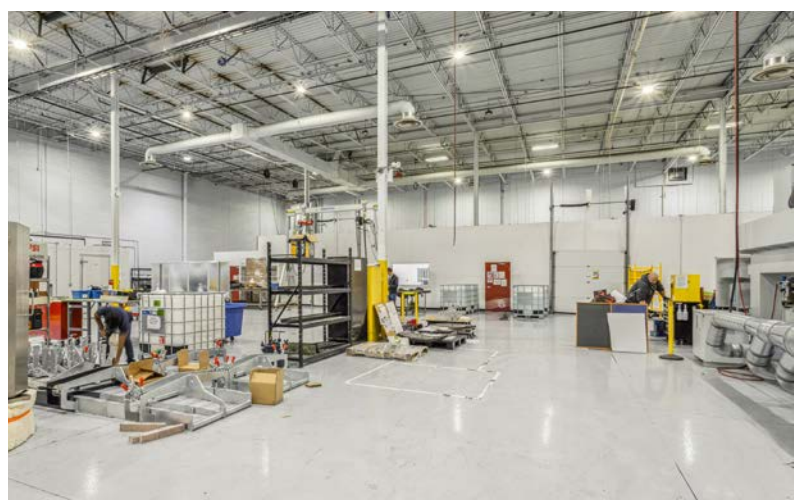


1450-1550 Appleby Line

	Total Building	Office Space	Warehouse Space
Building Area sf (%)	112,711 sf (100%)	65,704 sf (58%)	47,007 sf (42%)
Occupancy sf (%)	39,064 sf (34.7%)	39,064 sf (59.5%)	0 sf (0%)
Vacancy sf (%)	73,647 sf (65.3%)	26,640 sf (40.5%)	47,007 sf (100%)
Parking Ratio	2.64 stalls/1,000 sf		
Site Area	5.99 acres		
Clear Height	28 ft		

1450-1550 Appleby Line

Burlington, ON



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