

INDUSTRIAL SPACE FOR LEASE

4214 & 4216 South Service Road
Burlington, ON



ONLY ONE UNIT REMAINING!



**AVISON
YOUNG**

Industrial Space For Lease

4214 & 4216 SOUTH SERVICE ROAD
Burlington, ON



Brand new industrial buildings



High profile location with QEW exposure/signage for corporate branding

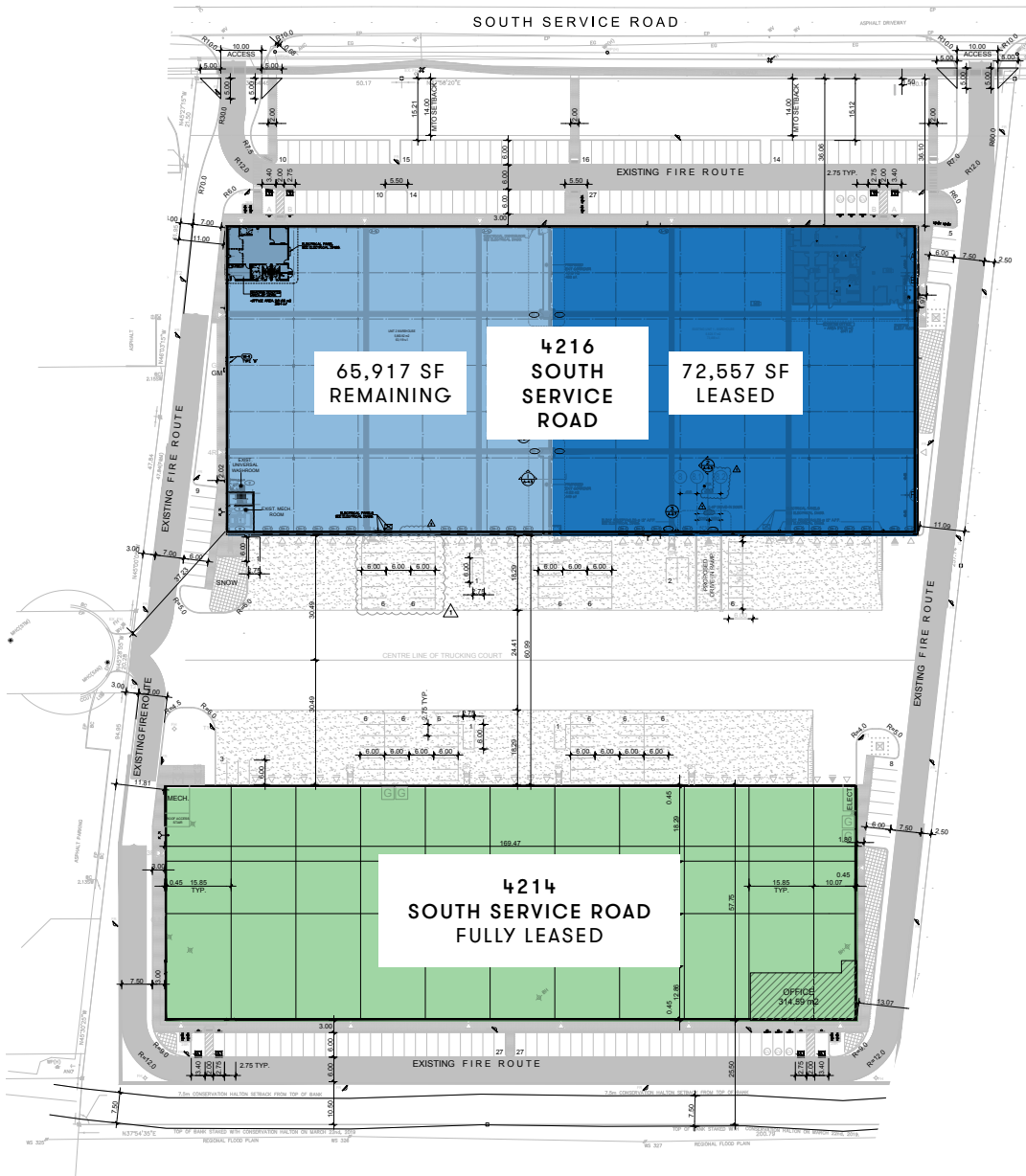


Excellent access to QEW/Highway 403

Property Summary

4216 South Service Road

AVAILABLE AREA	65,917 sf
SHIPPING	11 T/L
OFFICE	2,164 sf
CLEAR HEIGHT	32'
POWER	400 amps
ZONING	BC1, Business Corridor
OCCUPANCY	Immediate
PARKING SPACES	263
ASKING RATE	Please contact listing team
TMI (2026 est)	\$4.09 psf (plus management fee)



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Burlington, ON

Demising Options

4216 South Service Road

Unit 1: 65,917 sf - 11 T/L with 2,164 sf
of built-out office and universal
washroom

Unit 2: LEASED



Northwest corner



View from the QEW



Northeast corner



Shipping court



View from the QEW



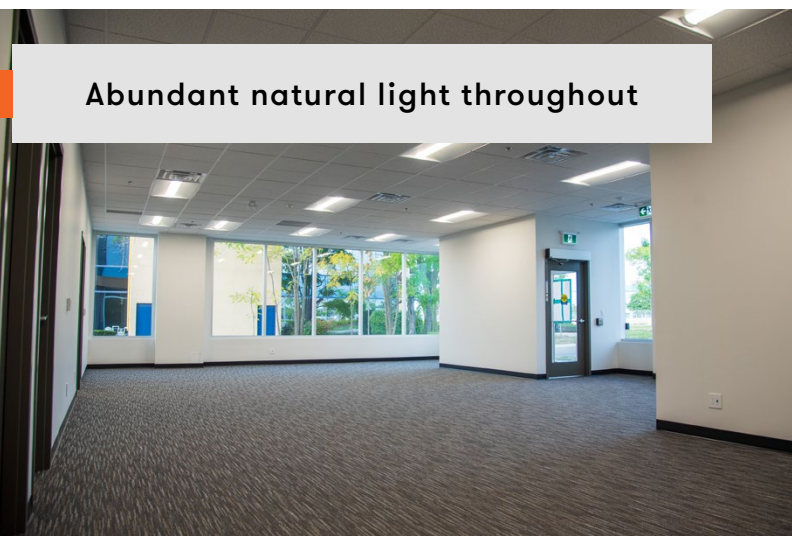
Dedicated kitchen area



Contemporary finishes, move-in ready



Abundant natural light throughout



Efficient 2,164 SF layout



Built-in private office spaces





**Ready for immediate
occupancy**



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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



Amenities & Transit

- 1 SmartCentres Burlington North
Appleby Crossing**
 - Walmart
 - Burrito Boyz
 - Boston Pizza
 - Petro
 - Fortinos
 - Winners/Homesense
 - Goodlife
 - RBC
 - Starbucks
 - Chick-fil-A
- 2 Tim Hortons**
 - Popeyes
 - Starbucks
 - Movati
 - LCBO
 - Metro
 - TD
 - McDonald's
- 3 Petro**
 - Freshco
 - Shoppers Drug Mart
 - Tim Hortons
 - Pizza Pizza
 - Little Caesars
 - A&W
 - BMO
 - St. Louis Bar & Grill
- 4 Fortinos**
 - Petro
 - CIBC
 - LCBO
 - Shoppers Drug Mart
 - Starbucks
 - McDonald's
 - Rexall
- 5 The Brick**
 - Chrysler
 - Honda
 - Ford
 - Petro
 - Tim Hortons
 - Jake's Grill
 - Admiral Inn
- 6 Burlington Centre**
 - Starbucks
 - Canadian Tire
 - Winners
 - Pizza Pizza
 - Indigo
 - TD
 - KFC
 - Burger King
 - Kelseys
 - Subway



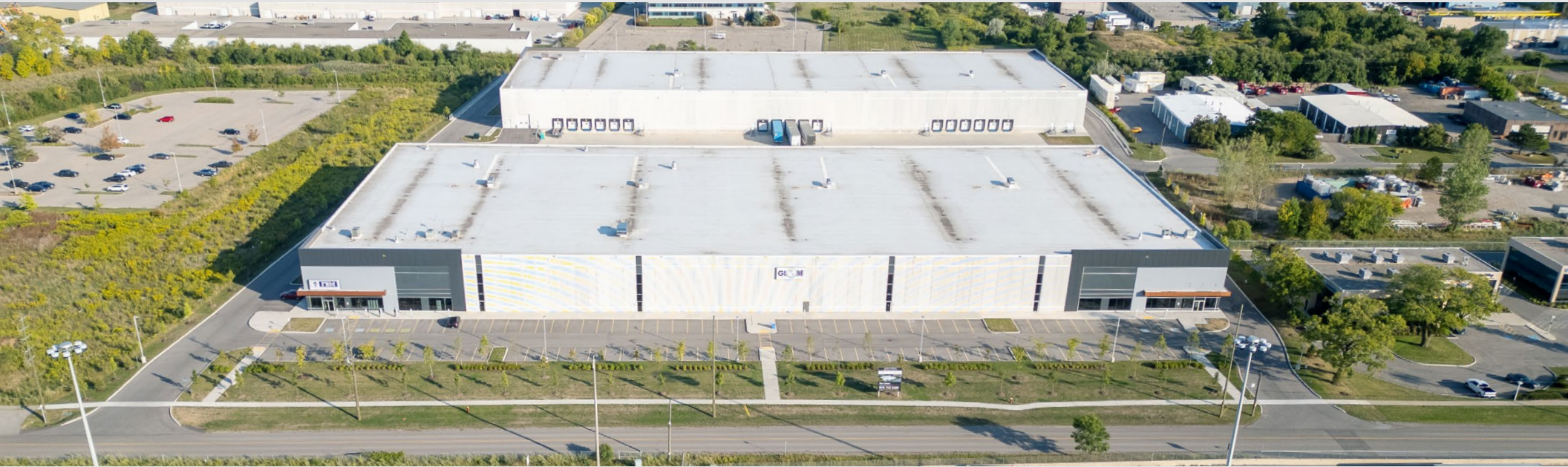
TRAIN



- 50 Burlington South
- 80 Harvester
- 81 North Service Road

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Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX: DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.

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Platinum member