

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



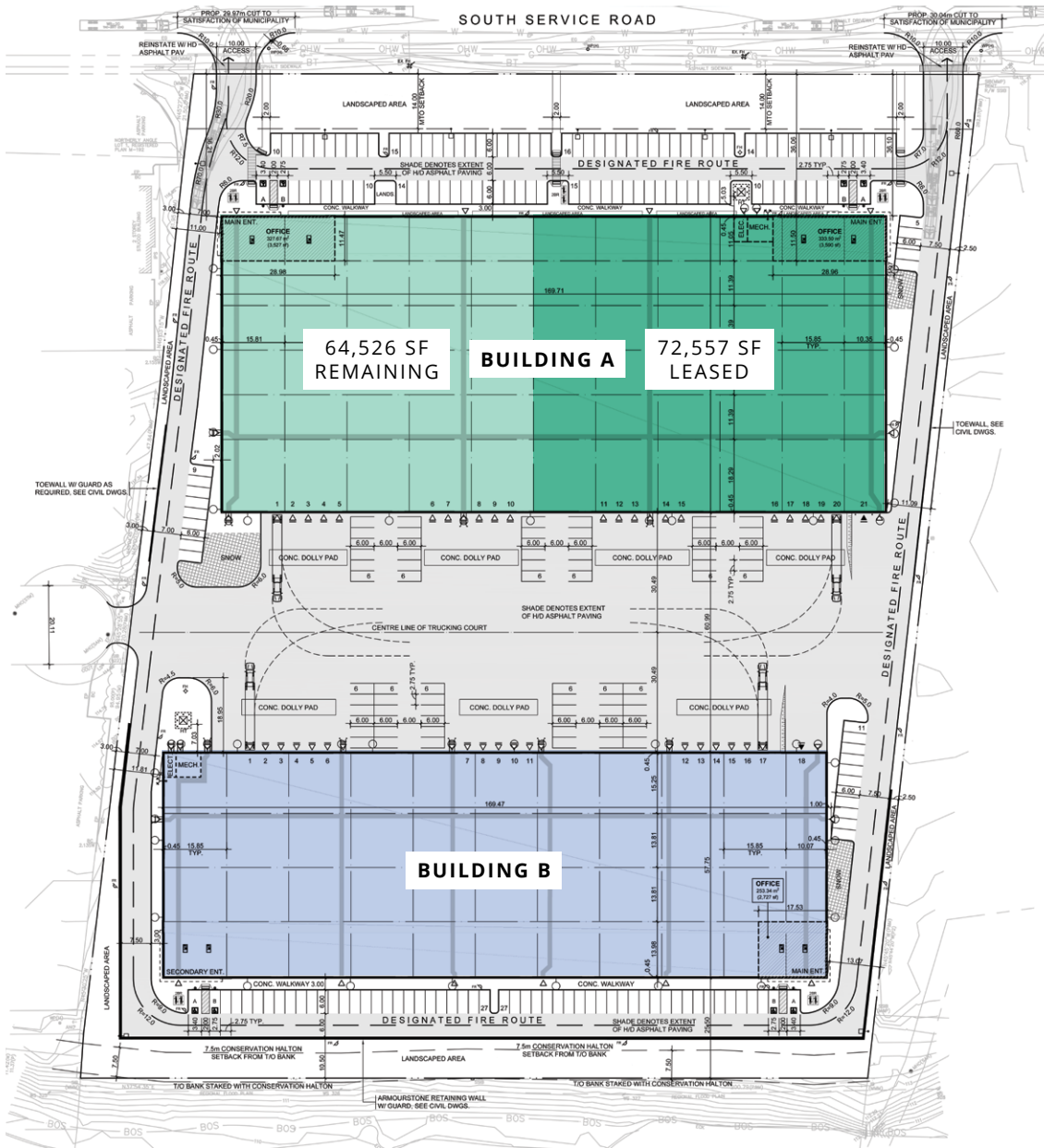
High profile location with QEW exposure/signage for corporate branding



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 | | 5% |
| 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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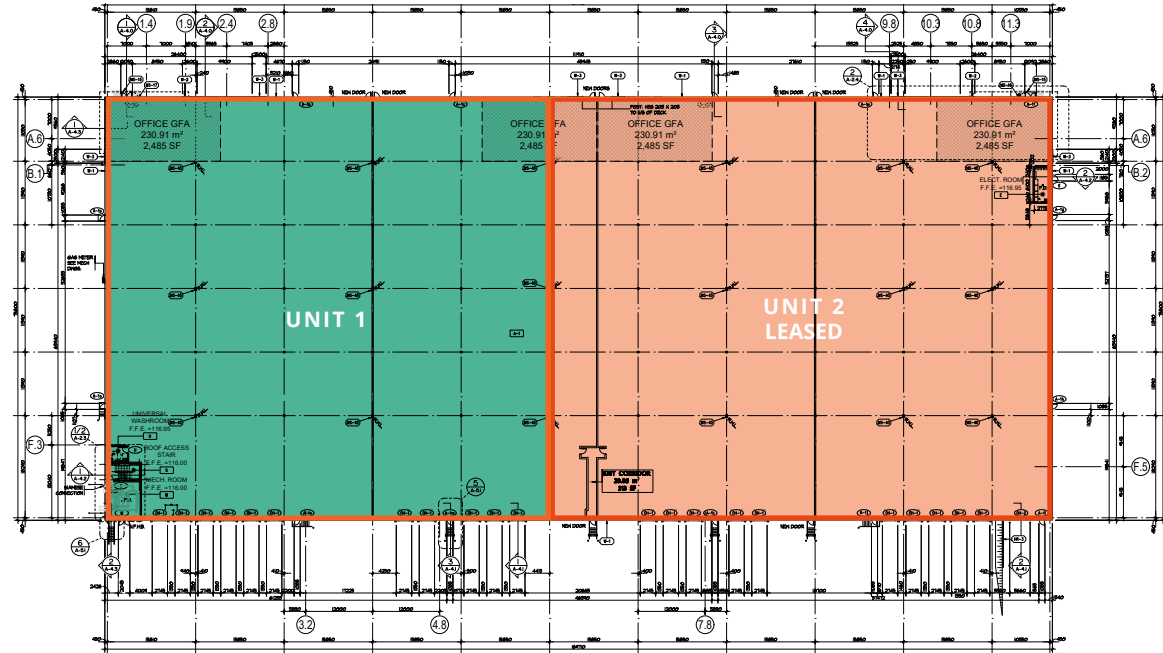
Demising Options

Building A

Unit 1: 64,526 sf - 11 T/L

Unit 2: LEASED

BUILDING A



Building B

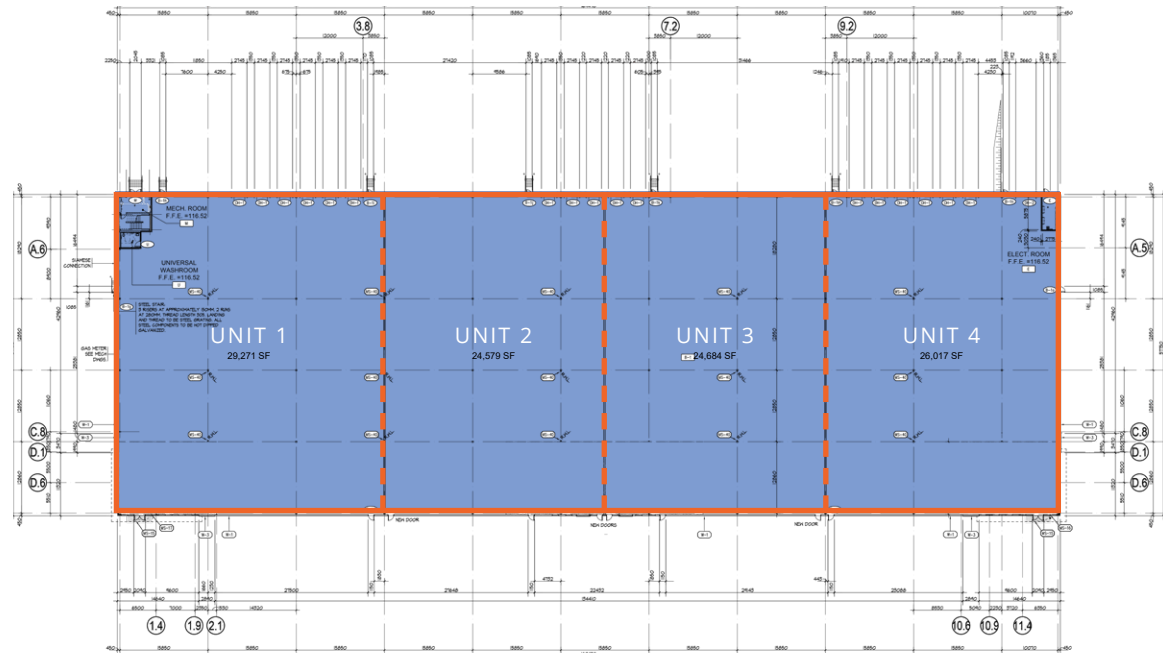
Unit 1: 29,271 sf - 6 T/L

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

BUILDING B



May 2024





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

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236

RESTAURANTS

310

RETAIL

11

HOTELS

91

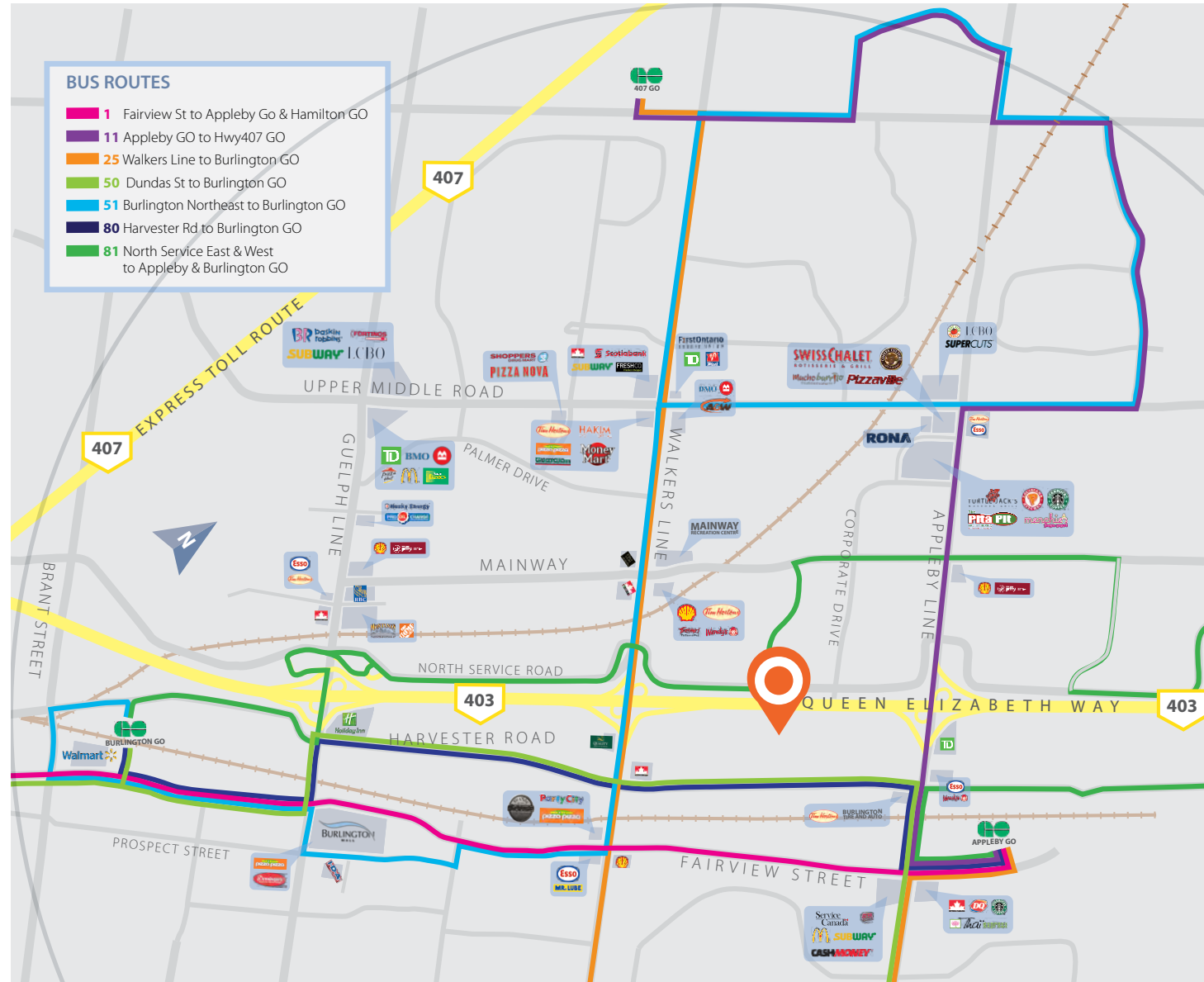
BANKS

47

GAS
STATIONS

Amenities within 5 km radius

Transit & Amenities



BUS ROUTES

- █ 1 Fairview St to Appleby Go & Hamilton GO
- █ 11 Appleby GO to Hwy407 GO
- █ 25 Walkers Line to Burlington GO
- █ 50 Dundas St to Burlington GO
- █ 51 Burlington Northeast to Burlington GO
- █ 80 Harvester Rd to Burlington GO
- █ 81 North Service East & West to Appleby & Burlington GO

MAP LEGEND █ Highway █ Road Railway 📍 Subject Property



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YOUNG**

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BEST
MANAGED
COMPANIES**

Platinum member