



INDUSTRIAL **FOR LEASE**

3455 NORTH SERVICE ROAD BURLINGTON, ON

Listed by:



Developed and Managed by:



For more information, please contact:

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PROPERTY DETAILS

AVAILABLE AREA

Building E - 72,481 sf (divisible to 18,120 sf)

OFFICE AREA

5% - office built to suit individual tenant needs

CLEAR HEIGHT

28'-0"

SHIPPING

16 T/L, 2 D/I

BAY SIZE

55'-0" x 40'-0"

PARKING

87 stalls - 1.2 stalls per 1,000 sf leased

STARTING NET RENT

\$7.50 psf - \$7.95 psf

T.M.I. (2019 est.)

\$3.27 psf

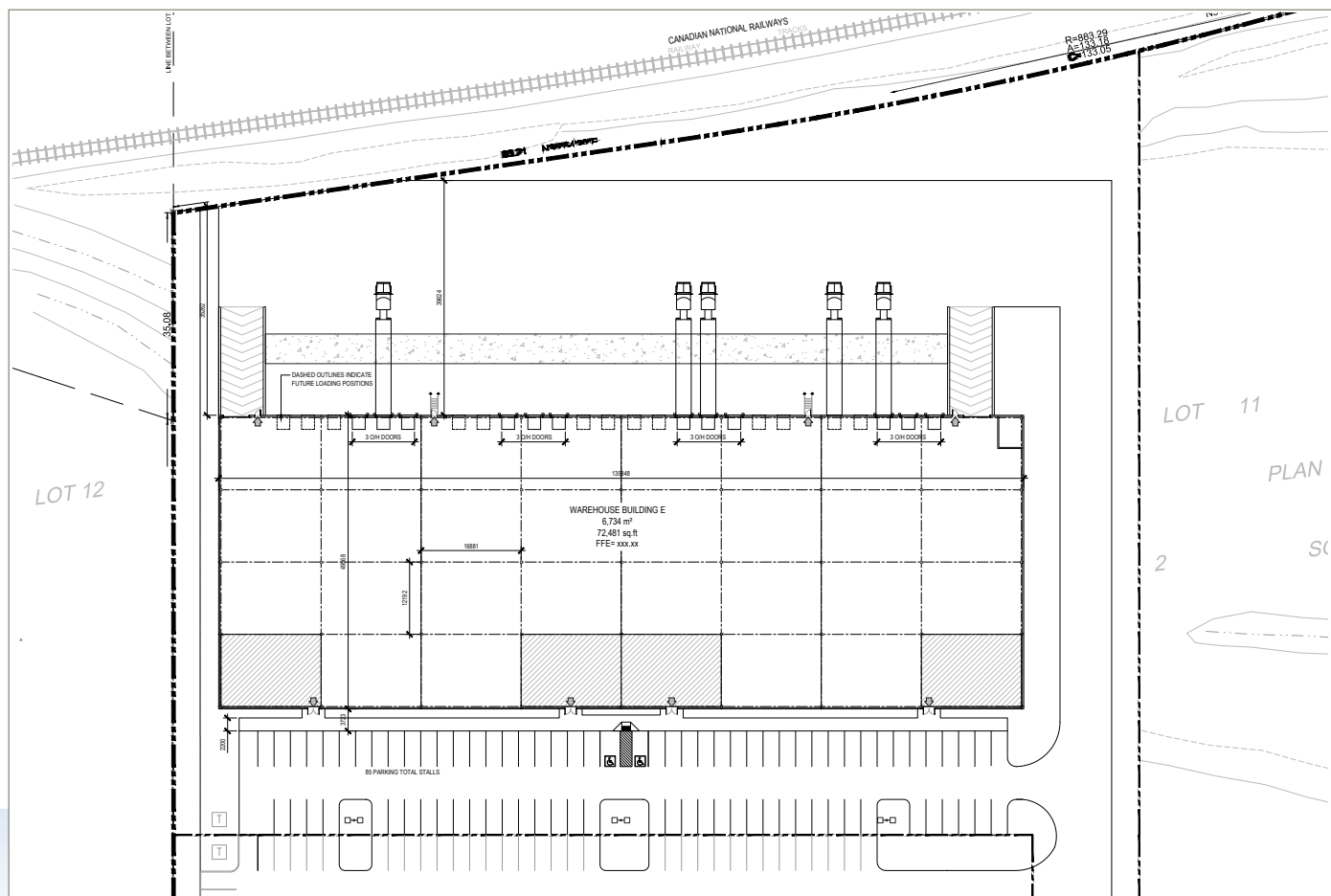
BUILDING COMPLETION

Targeting Q2 2019

COMMENTS

- ESFR sprinklers
- LED, 30 FC lighting
- 13 future loading positions available
- QEW exposure for corporate branding
- Preleasing opportunity - Additional 59,040 sf available in Building F

BUILDING E SITE PLAN



INDUSTRIAL FOR LEASE

BC1-445 PERMITTED USES

Permitted uses include, but are not limited to:

Industrial

- Transportation Equipment Industries
- Food Processing and Manufacturing
- Petro Chemical Laboratories
- Metal, Wood, Paper, Plastic Machine and Chemical Industries
- Wholesale Trade
- 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 & Warehousing
- Training Centre
- Research & Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Veterinary Service
- General Manufacturing, Processing, Fabricating and/or Assembly Facility

Office

- All Office Uses

Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

Additional

- Large Furniture & Appliance Store

TRANSIT & AMENITIES



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SITE PLAN



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Developed and Managed by:

Hopewell
DEVELOPMENT

For almost 20 years, Hopewell Development has been recognized, and trusted, as one of the Canada's premier commercial real estate developers. Focused on the industrial, office and retail asset classes, Hopewell Development operates a fully-integrated platform that encompasses all disciplines relevant to commercial real estate development, from site selection, planning and design, construction, leasing, financing, and property management.

Our team of experienced associates deliver highly personalized and customized solutions that meet the needs and demands of tenants and owners through every phase of the development process.

HOPEWELL DEVELOPMENT

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