



INDUSTRIAL FOR LEASE

3495 NORTH SERVICE ROAD BURLINGTON, ON

Listed by:

**AVISON
YOUNG**

Developed and Managed by:

HopewellTM
DEVELOPMENT

For more information, please contact:

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Patrick Campbell
Broker, Principal
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PROPERTY DETAILS

AVAILABLE AREA

81,617 sf - **49,363 sf Remaining**

OFFICE AREA

Built to suit individual tenant needs

CLEAR HEIGHT

32 ft

ASKING NET RENT

Speak with Listing Team

T.M.I. (2024 EST.)

\$5.36 psf (plus management fee)

SHIPPING

27 truck level doors - **18 Remaining**
2 drive-in doors - **1 Remaining**

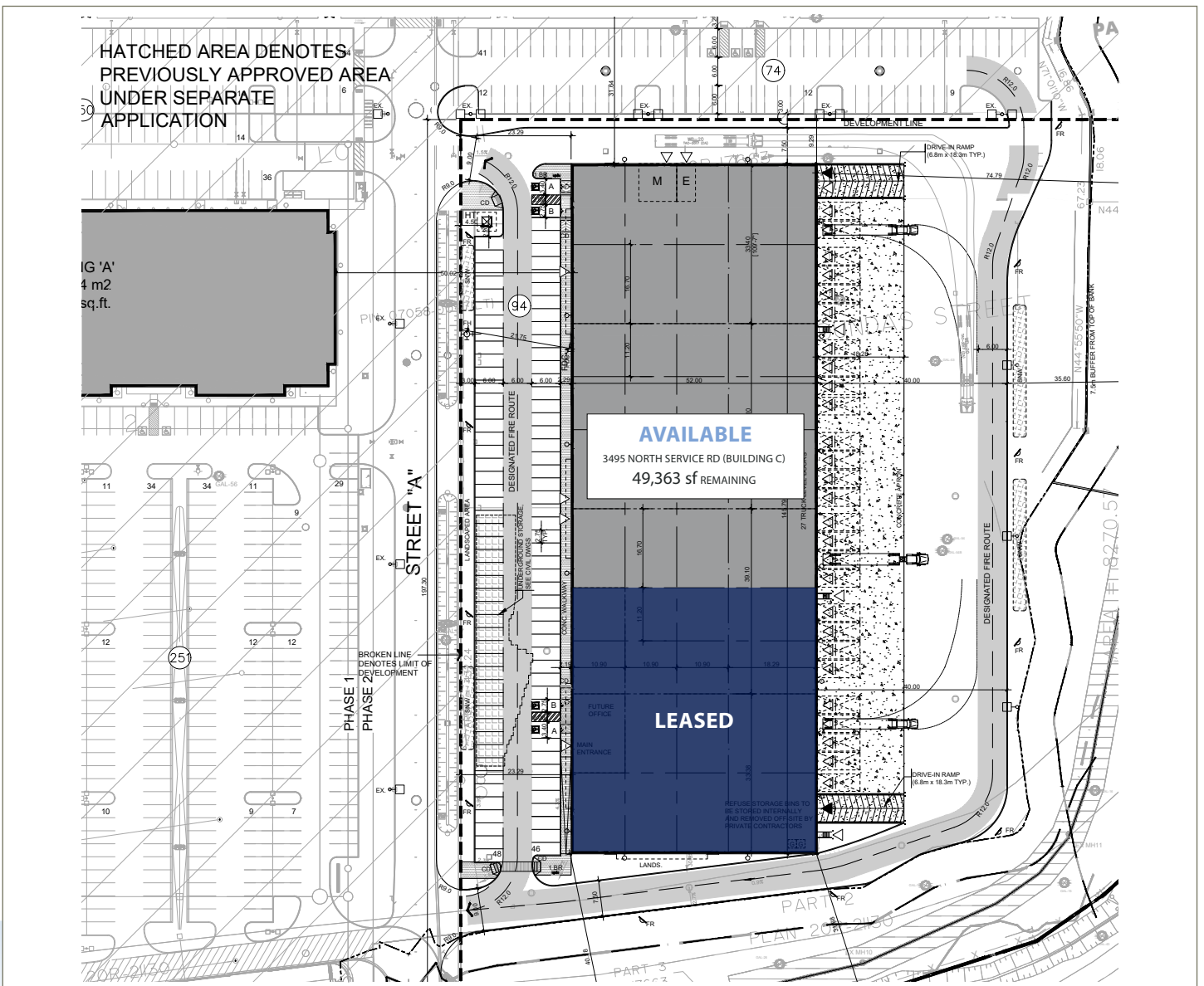
OCCUPANCY

Q2 2024

COMMENTS

- ESFR sprinklers
- LED, 30 FC lighting
- Metal insulated

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



AMENITIES WITHIN A 5 KM RADIUS




 **16**
HOTELS

 **22**
GYMS

 **37**
GAS STATIONS

 **308**
RESTAURANTS

BUS ROUTES

-  25 Walkers to Appleby GO
-  81 North Service East & West to Appleby & Burlington GO
-  80 Harvester to Appleby & Burlington GO

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SITE PLAN



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For almost 30 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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