

INDUSTRIAL FOR LEASE

3495 NORTH SERVICE ROAD BURLINGTON, ON

Listed by:

Developed and Managed by:





For more information, please contact:

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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.) \$4.04 psf (plus management fee)

SHIPPING

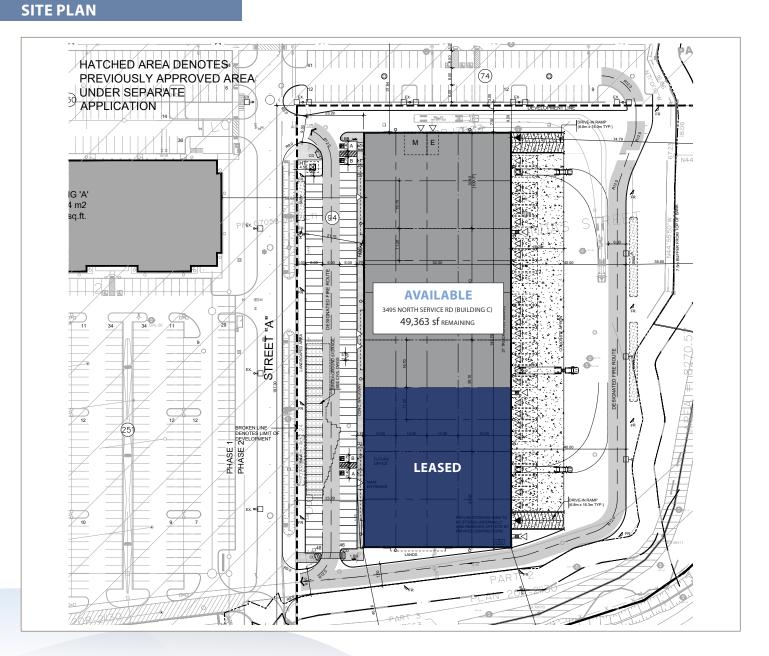
27 truck level doors - **18 Remaining** 2 drive-in doors - **1 Remaining**

OCCUPANCY

Immediate

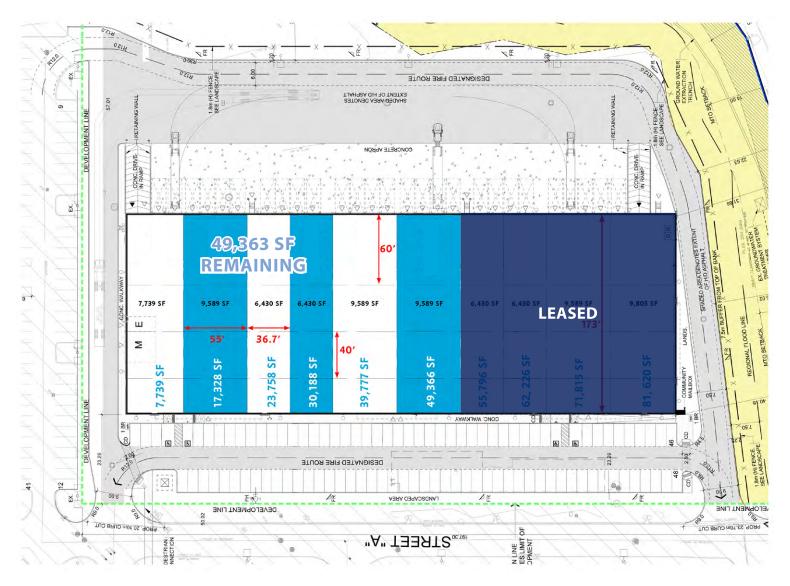
COMMENTS

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





SITE PLAN - DEMISING OPTIONS





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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

TRANSIT & AMENITIES

• 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



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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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