

FOR LEASE

Efficient Industrial Space.
Exceptional Value.



*Based on available industrial leasing options in Halton Region at May 5, 2025

Lowest TMI Cost in Halton Region*



INTRODUCING

Efficient Industrial Space. Exceptional Value.



3230 Mainway is a 207,715 square foot, multi-tenant, freestanding industrial facility located within Burlington's thriving industrial landscape.

Just minutes from major highways including Highway 407, 403 and the Queen Elizabeth Way, the property offers convenient access to major markets within and beyond the Golden Horseshoe and proximity to immediate key amenities. 3230 Mainway provides unmatched flexibility when it comes to spacing, zoning, and power capacity, catering to businesses seeking scalable options in multiple areas.

Whether you're looking to expand or establish a presence in a strategic, high-demand location, 3230 Mainway is the ideal choice for your business.



Effortless connectivity via Highway 407, 403 and the QEW



Flexible GE1 Zoning



Divisible Unit Options
(40,000 - 200,000 SF)



Expandable Power Capacity



Competitive Asking Rate



Ultra-Low Operating Costs



PROPERTY SPECIFICATIONS

3230 Mainway | Burlington, Ontario

| | | | |
|------------------------|--------------------------|---------------------------|--------------------------------------|
| TOTAL BUILDING SIZE | 207,715 SF | UNIT SIZES | 40,000 SF - 207,000 SF |
| LOT AREA | 9.88 Acres | CLEAR HEIGHT | 16'-20' |
| ZONING | GE1 (General Employment) | SHIPPING | 18 TL Doors 1 (12' x 14') DI Door |
| OFFICE AREA | 18,728 SF | CAR PARKING | 136 Spaces (Ability to add more) |
| TYPICAL COLUMN SPACING | 30' x 30' | PERMITTED OUTSIDE STORAGE | Yes |
| YEAR OF CONSTRUCTION | 1987 | | |

Q3 2025
OCCUPANCY



\$2.17 PSF
TMI



Contact
Listing Agents
NET ASKING RATE



SITE PLAN

Your Space, Your Way

UNIT 1

| | | | |
|----------------|-----------|-------------------|---|
| UNIT SIZE | 84,241 SF | TRUCK-LEVEL DOORS | 8 |
| CEILING HEIGHT | 16' | DRIVE-IN DOORS | 1 |
| OFFICE | 18,728 SF | | |

UNIT 2

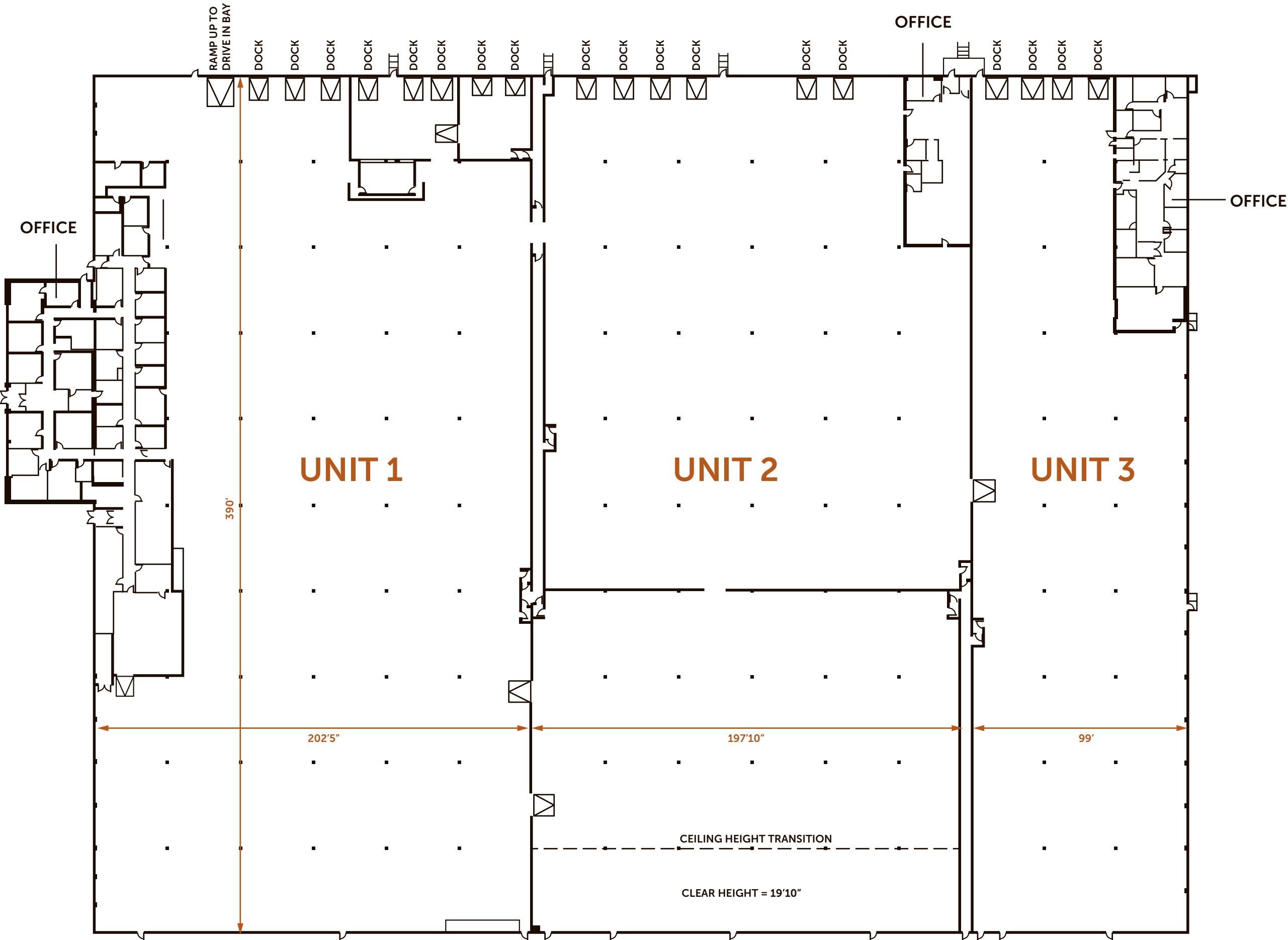
| | | | |
|----------------|-----------|-------------------|---|
| UNIT SIZE | 80,869 SF | TRUCK-LEVEL DOORS | 6 |
| CEILING HEIGHT | 16' | DRIVE-IN DOORS | 0 |
| OFFICE | 2,030 SF | | |

UNIT 1 + 2

| | | | |
|----------------|------------|-------------------|----|
| UNIT SIZE | 165,110 SF | TRUCK-LEVEL DOORS | 14 |
| CEILING HEIGHT | 16' | DRIVE-IN DOORS | 1 |
| OFFICE | 18,728 SF | | |

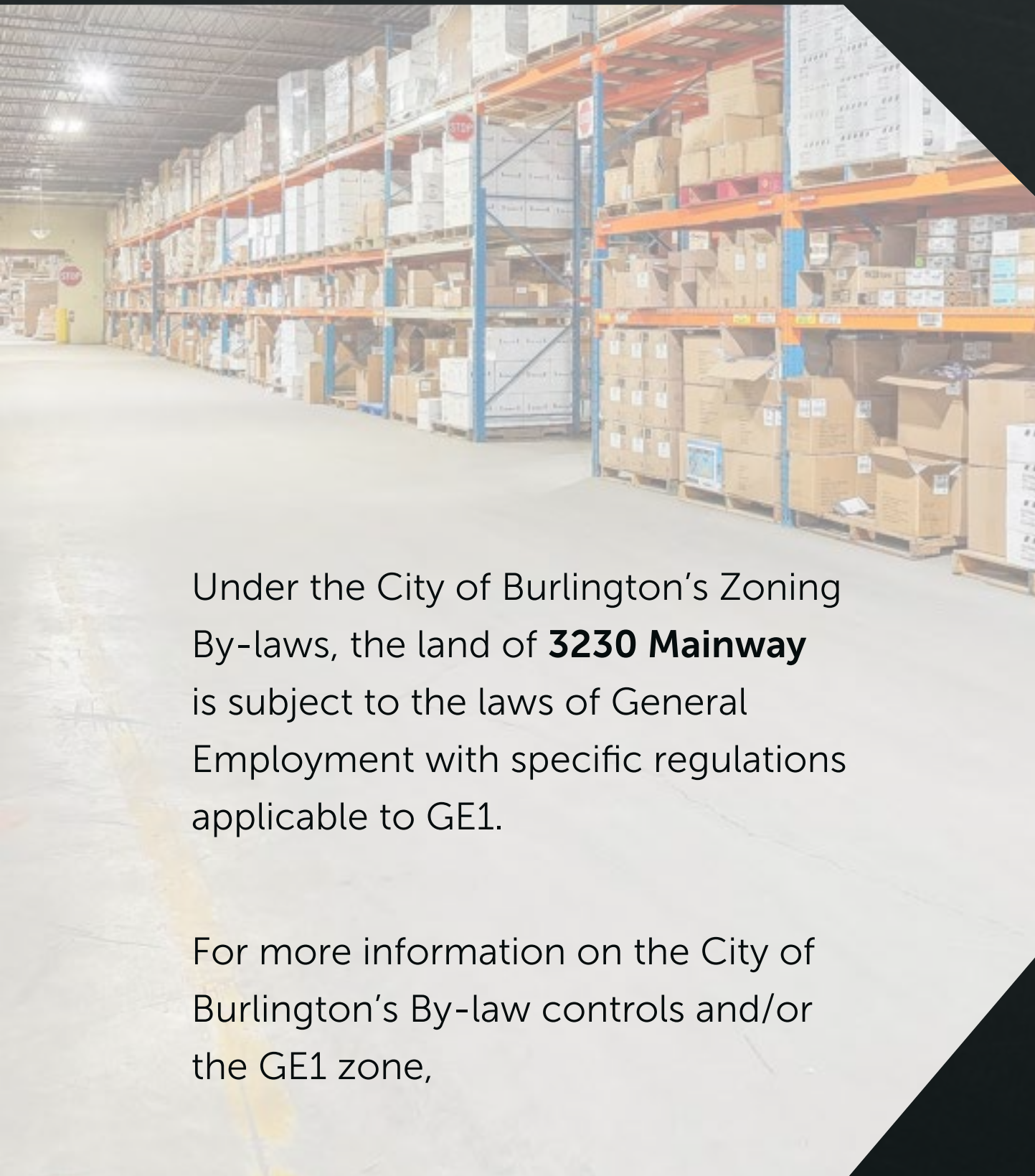
UNIT 3

| | | | |
|----------------|-----------|-------------------|---|
| UNIT SIZE | 40,605 SF | TRUCK-LEVEL DOORS | 4 |
| CEILING HEIGHT | 20' | DRIVE-IN DOORS | 0 |
| OFFICE | 4,044 SF | | |



ZONING

GE1 (General Employment)



Under the City of Burlington's Zoning By-laws, the land of **3230 Mainway** is subject to the laws of General Employment with specific regulations applicable to GE1.

For more information on the City of Burlington's By-law controls and/or the GE1 zone,

PERMITTED USES INCLUDE

- Transportation, Communication, and Utilities
- Transportation Equipment
- Non-Metallic Mineral Production
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Wholesale Trade
- Metal, Wood, Paper, Plastic, Machine, and Chemical
- Private Propane Facility
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility
- Leather and Textile
- Furniture and Fixture
- Clothing
- Electrical Products
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based and High Technology
- Pharmaceuticals and Medicines
- Veterinary Service
- Accessory Dwelling Unit (For security or maintenance)
- Crematory
- Other Industrial Operations – General Manufacturing, Processing, Fabricating, and/or Assembly Facility

KEY BUILDING FEATURES

Designed to Deliver

WOODEN ROOF DECK

Advantages include:



Durability and Strength
Capable of withstanding long-term structural stresses



Sustainability
Engineered with a lower carbon footprint than traditional steel or concrete deck systems



Thermal and Acoustic Insulation
Maintains interior temperatures and dampens sound



Aesthetic Appeal
Offers a warm, natural-feel suitable for office or customer-facing tenants



Moisture Resistance
Crafted to withstand humidity and condensation

SCALABLE POWER

The building currently services 800 AMPS of power, however, it has the physical infrastructure to accommodate up to 1,200 AMPS in the near term.

Advantages include:



Future Growth Potential
Offers flexibility to accommodate increased power needs



Reduced Risk of Disruption
Ensures minimal downtime and operational disruption when additional power is needed



Peace of Mind for Expansion
Rest assured that the property is equipped to support business advancements at any time

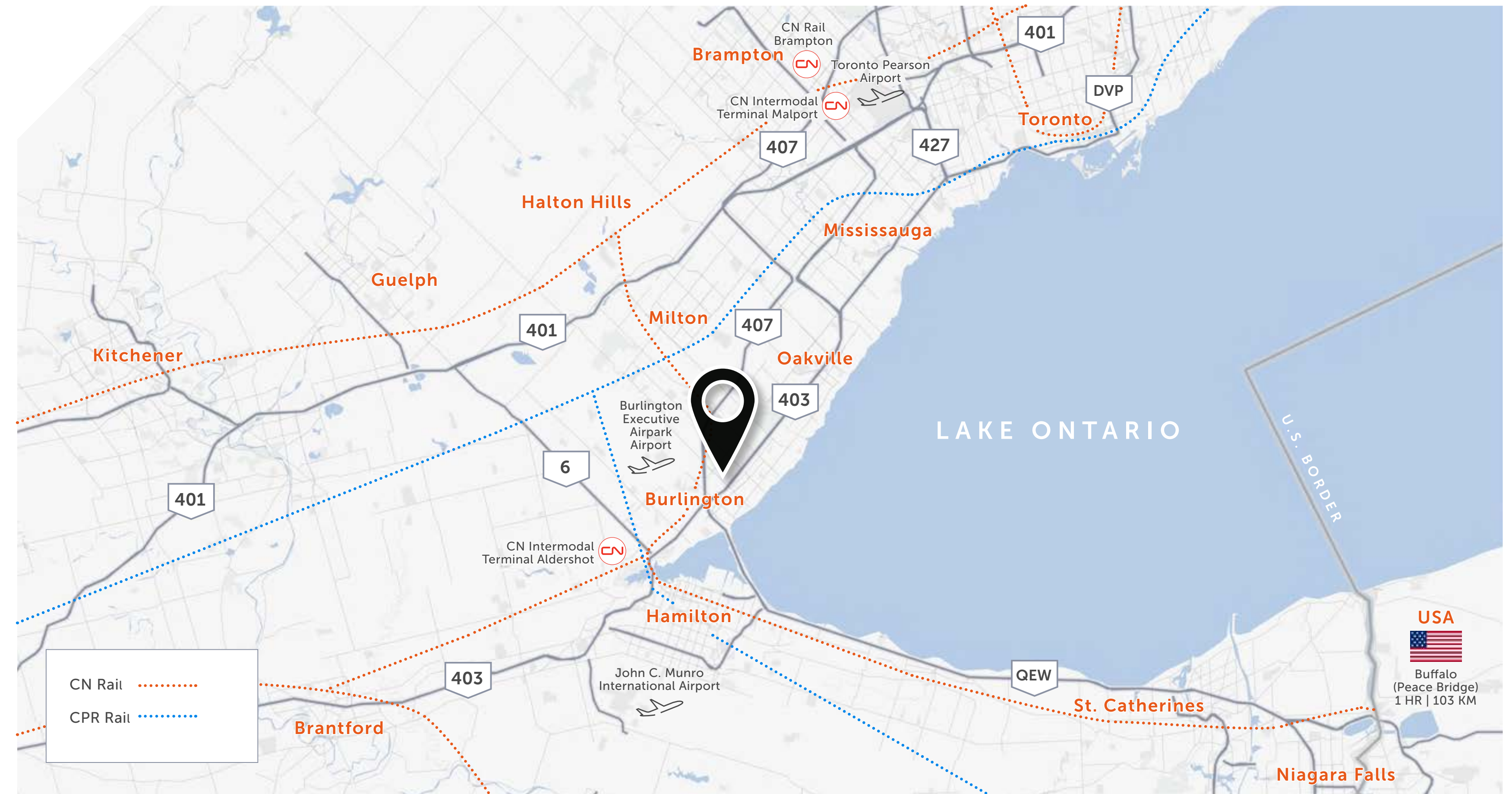
STRATEGIC CONNECTIVITY

BURLINGTON, ON

For Optimized Access

Burlington's prime location within the Greater Toronto Area positions it as a key hub for industrial activity. With convenient access to major highways including the Queen Elizabeth Way, Highway 403, and Highway 407, the city offers smooth connections to Toronto, Hamilton, and other major markets across Southern Ontario. Burlington's proximity to the U.S. border further enhances its appeal for businesses involved in cross-border trade.

The city boasts a well-established transportation infrastructure, facilitating efficient connectivity. Served by both Canadian National and Canadian Pacific railways, local businesses benefit from smooth freight movement. In addition, the nearby Hamilton International Airport offers cargo services that bolster the area's industrial sector, streamlining both domestic and international logistics.



GATEWAY

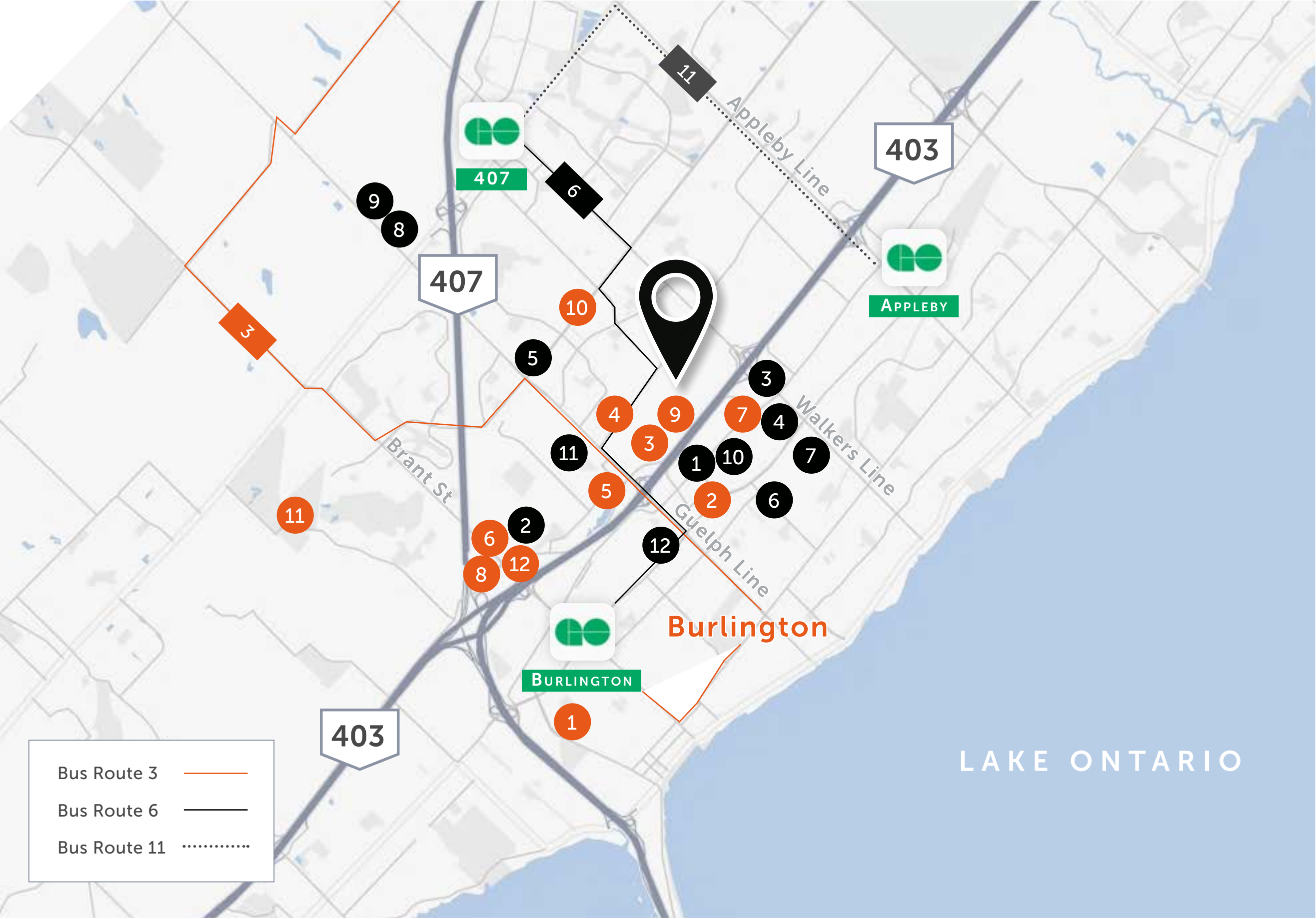
To Effortless Convenience

● AMENITIES

| | |
|----|--------------------------|
| 1 | Walmart |
| 2 | Burlington Centre |
| 3 | Home depot |
| 4 | Burlington Heights Plaza |
| 5 | Staples |
| 6 | Burlington Power Centre |
| 7 | Fit4Less |
| 8 | LA Fitness |
| 9 | Leon's Furniture |
| 10 | Headon Plaza |
| 11 | Tyandaga Golf Course |
| 12 | Costco |

● RESTAURANTS / FOOD

| | |
|----|-----------------------------|
| 1 | Cherry House Restaurant |
| 2 | Swiss Chalet |
| 3 | Jake's Grill & Oyster House |
| 4 | Familia Fine Foods |
| 5 | Giant Tiger |
| 6 | Farm Boy |
| 7 | Healthy Planet |
| 8 | No Frills |
| 9 | Wine Rack |
| 10 | The Keg |
| 11 | Tim Hortons |
| 12 | Scaddabush Italian Kitchen |



AN EPICENTER OF OPPORTUNITY & SKILL

Burlington, Ontario

Burlington - one of the largest municipalities within the Regional Municipality of Halton, is proud to host 3230 Mainway. Situated at the heart of the Golden Horseshoe - Canada's most expansive consumer and industrial market - the city offers unmatched access to the region's bustling economic hub.

DIRECT ACCESS TO PRIME MARKETS

- 10 Minutes from HWY 407
- Proximity to the 4th largest metropolitan area in North America – Toronto
- 50 minutes from CAN-US Port of Entry – Niagara Falls
- 30 minutes from Port of Hamilton

AN ECONOMIC POWERHOUSE

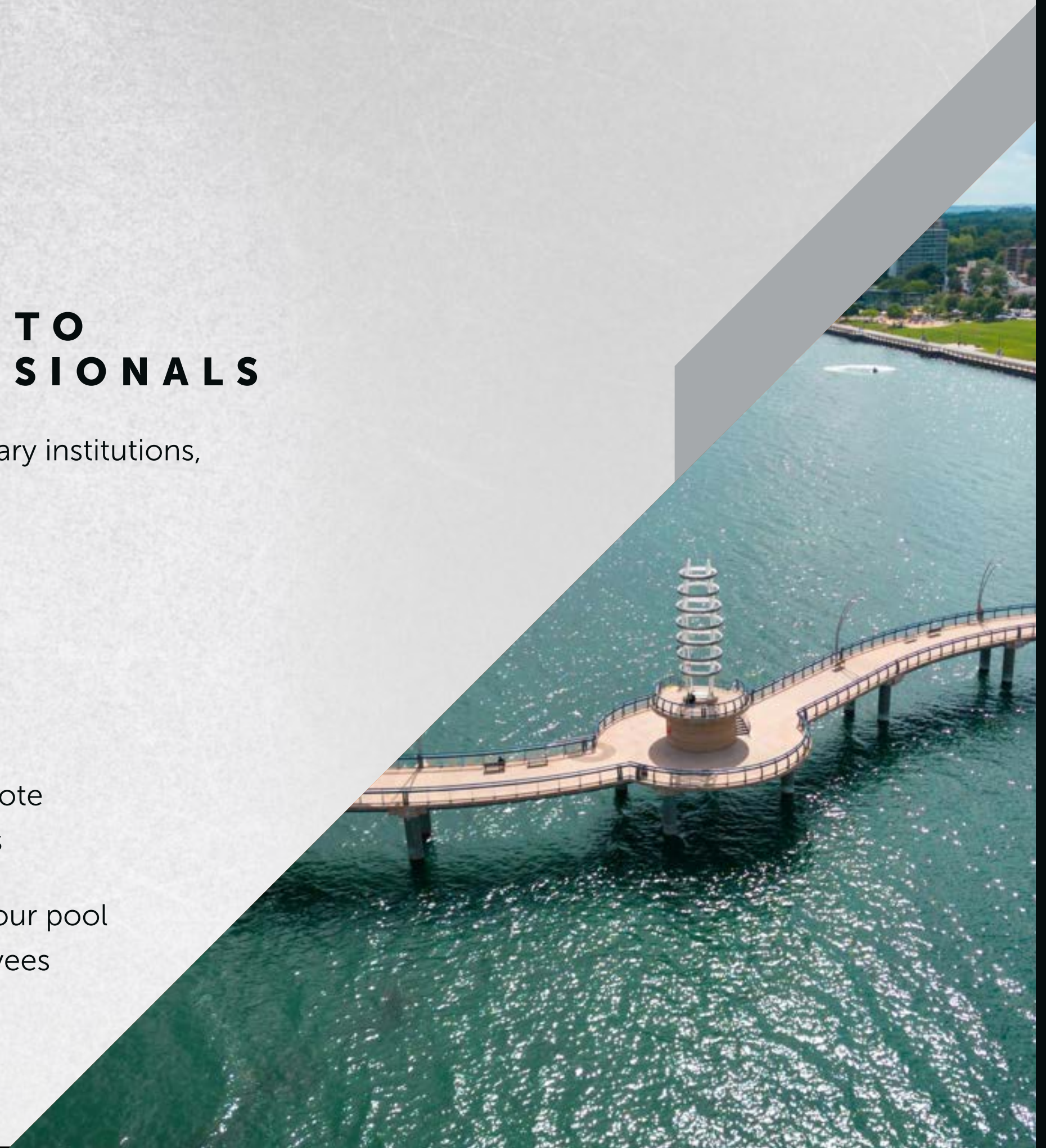
Burlington's Key Industries:

- Advanced Manufacturing
- Biomedical & Life Sciences
- Clean Technologies
- Food & Beverage
- Information & Communications Technology
- Professional & Technical Services

A GATEWAY TO TOP PROFESSIONALS

- Host to 20 post-secondary institutions, including:
 - Brock University
 - Mohawk College
 - Sheridan College
 - McMaster's DeGroote School of Business
- Access to a regional labour pool of +/-4.5 million employees

Source: <https://investburlington.ca/>



GALLERY



YOUR TRUSTED TEAM



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.

dream.ca



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FOR LEASE

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