

Warehouse Space For Lease

# 3450 HARVESTER ROAD

Burlington, ON

Multiple configurations up to 160,154 sf



# PROPERTY HIGHLIGHTS



ASKING RATE  
Speak to LA



TMI (2025)  
\$6.89 psf



POSSESSION DATE  
Immediate



CLEAR HEIGHT  
30'



ZONING  
GE1

Warehouse Space For Lease

**3450 HARVESTER ROAD**

Burlington, ON

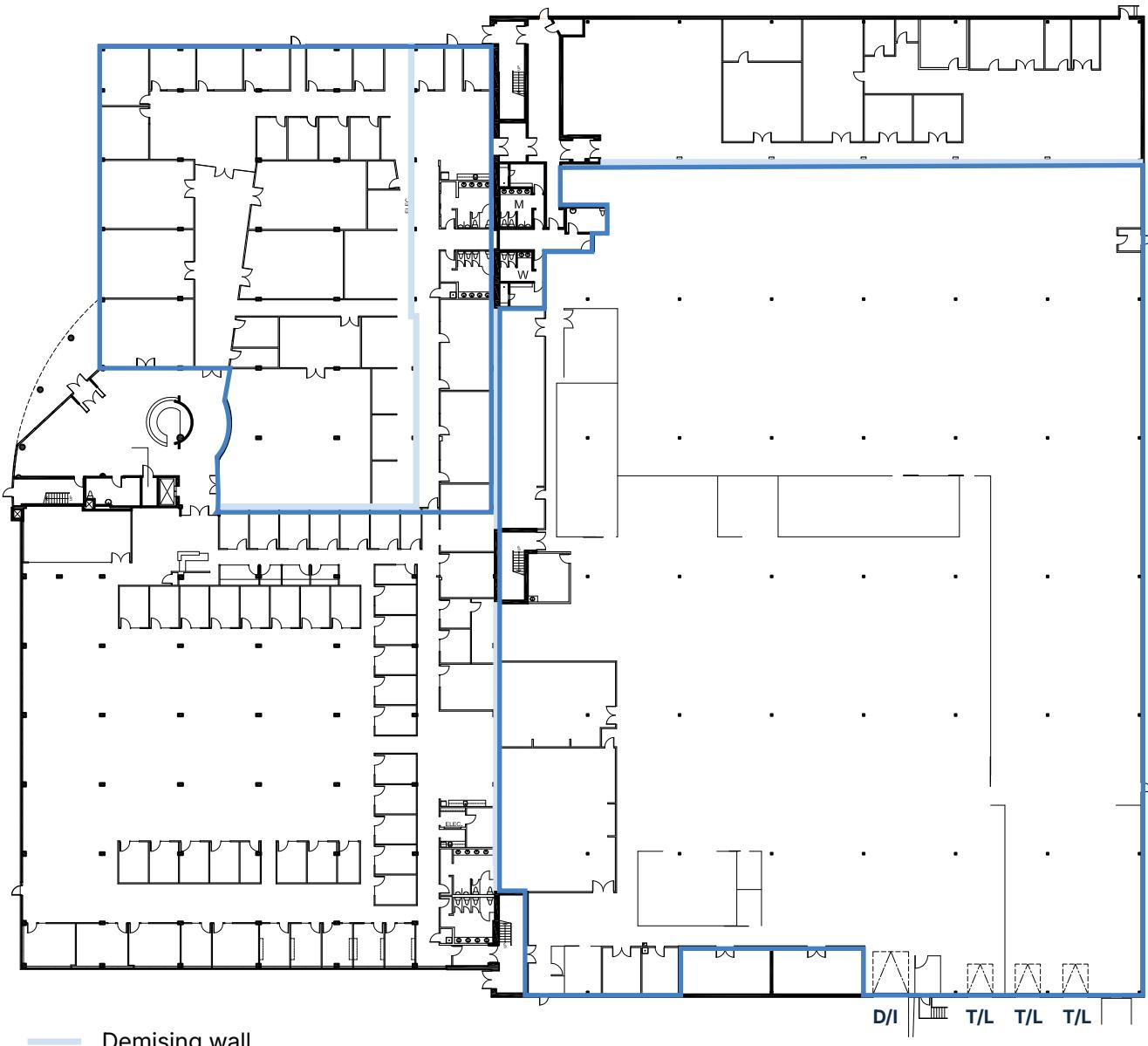
- Premier head office location that offers well built out office space
- Strong corporate presence with a large ground floor lobby with an abundance of natural light
- Excess land for potential expansion or storage
- Abundance of parking
- Located near the intersection of QEW and Walkers Line
- Proximity to a wide selection of amenities, Appleby and Burlington GO train station



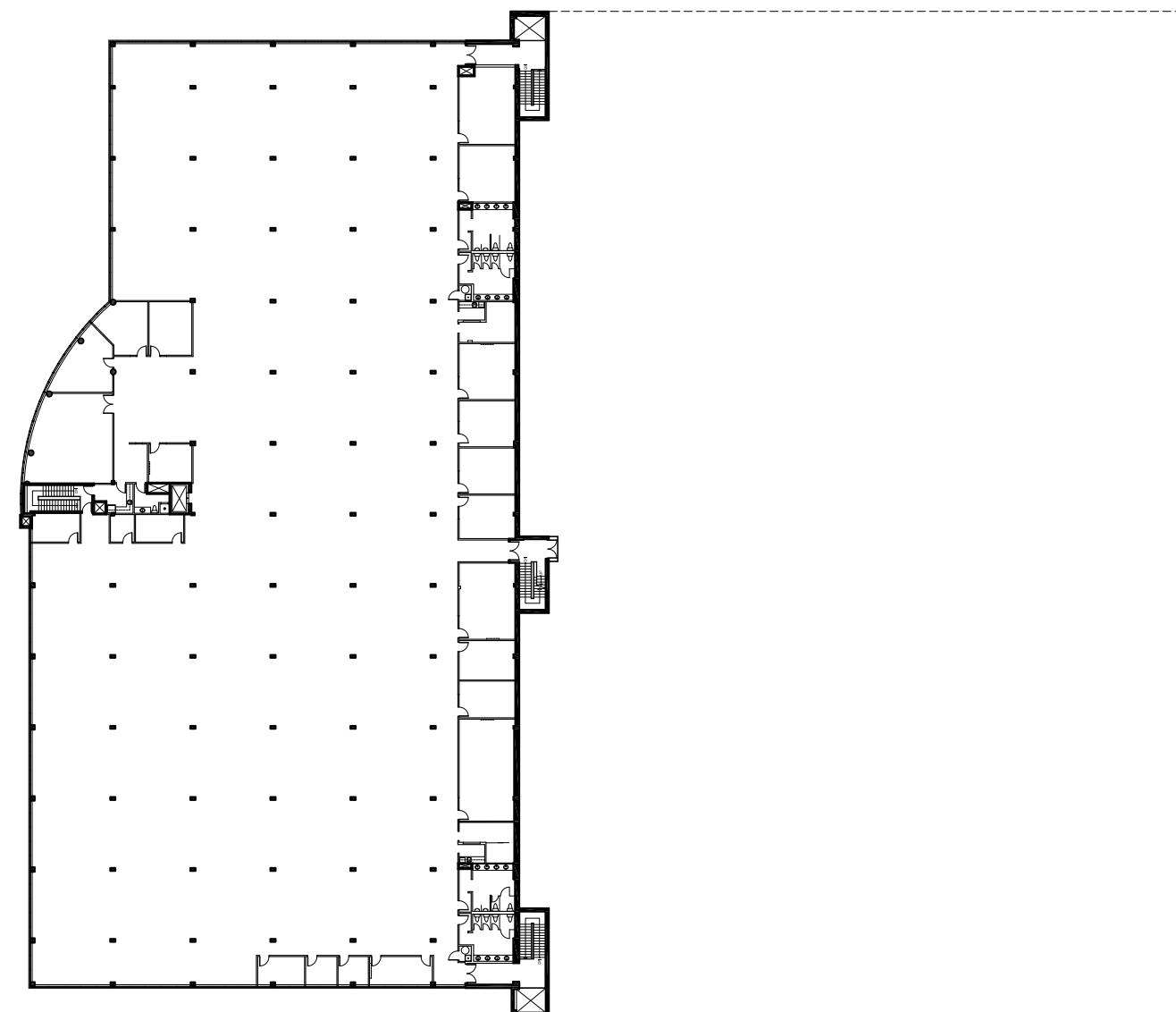
# FLOOR PLANS

	TOTAL AREA	OFFICE	INDUSTRIAL	SHIPPING
Option 1 (full building)	160,154 sf	91,026 sf	69,128 sf	3 T/L, 2 D/I
Option 2	78,212 sf	18,738 sf	59,484 sf	3 T/L, 1 D/I

GROUND FLOOR



SECOND FLOOR



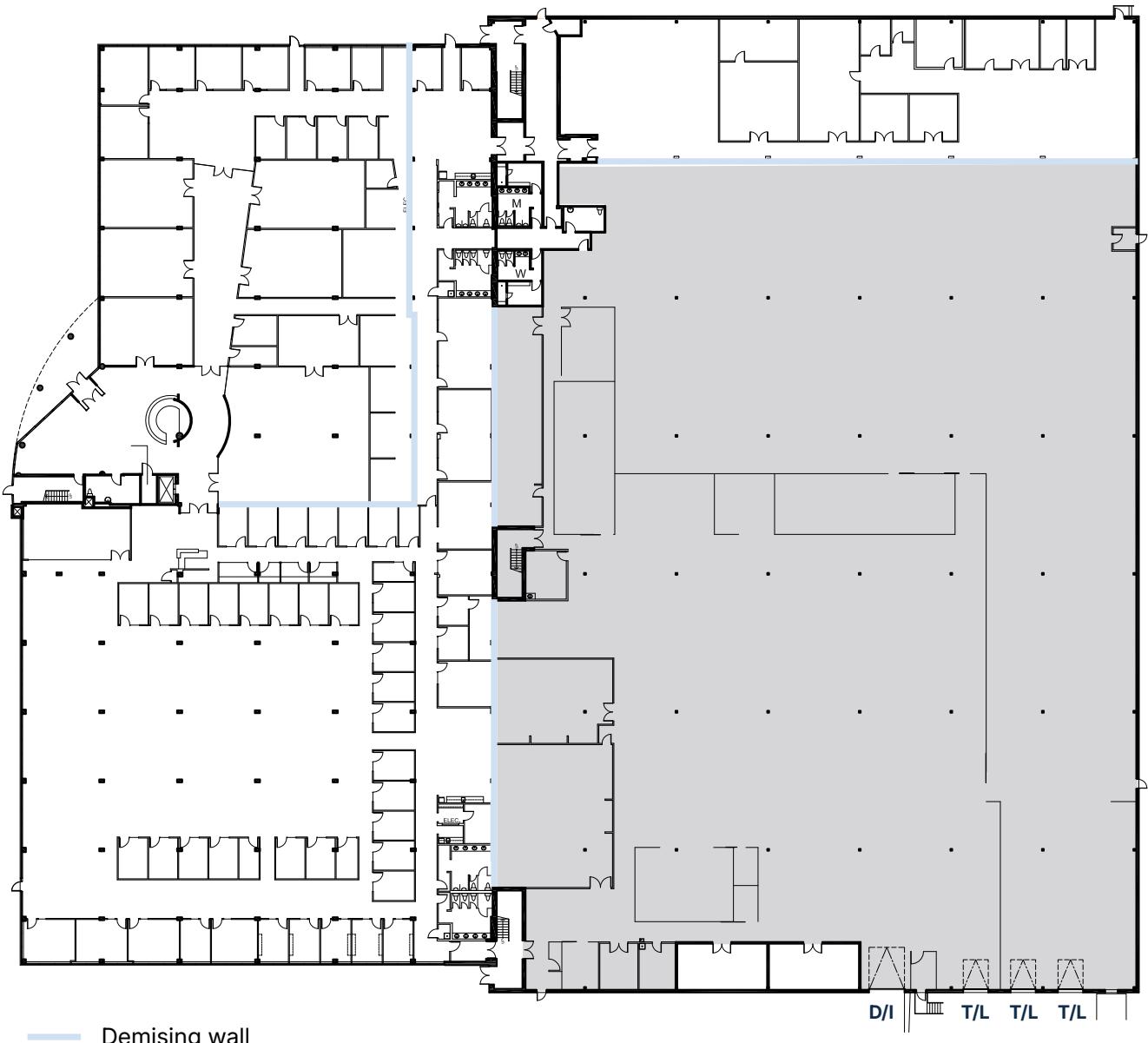
3450 HARVESTER ROAD, BURLINGTON

# FLOOR PLANS

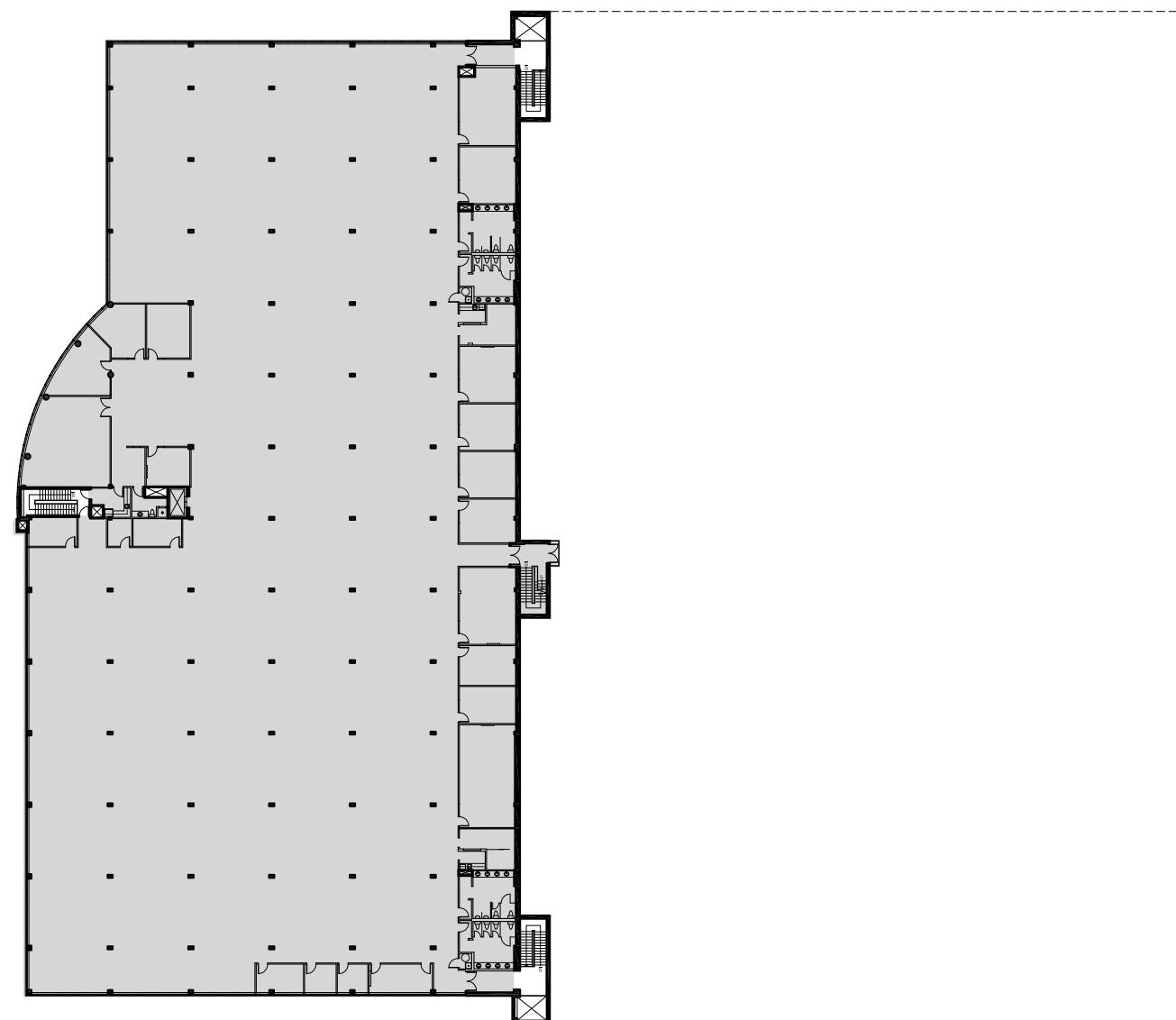
TOTAL AREA    OFFICE    INDUSTRIAL    SHIPPING

Option 3  
(divisible to 23,130 sf)    106,540 sf    47,056 sf    59,484 sf    3 T/L, 1 D/I

GROUND FLOOR



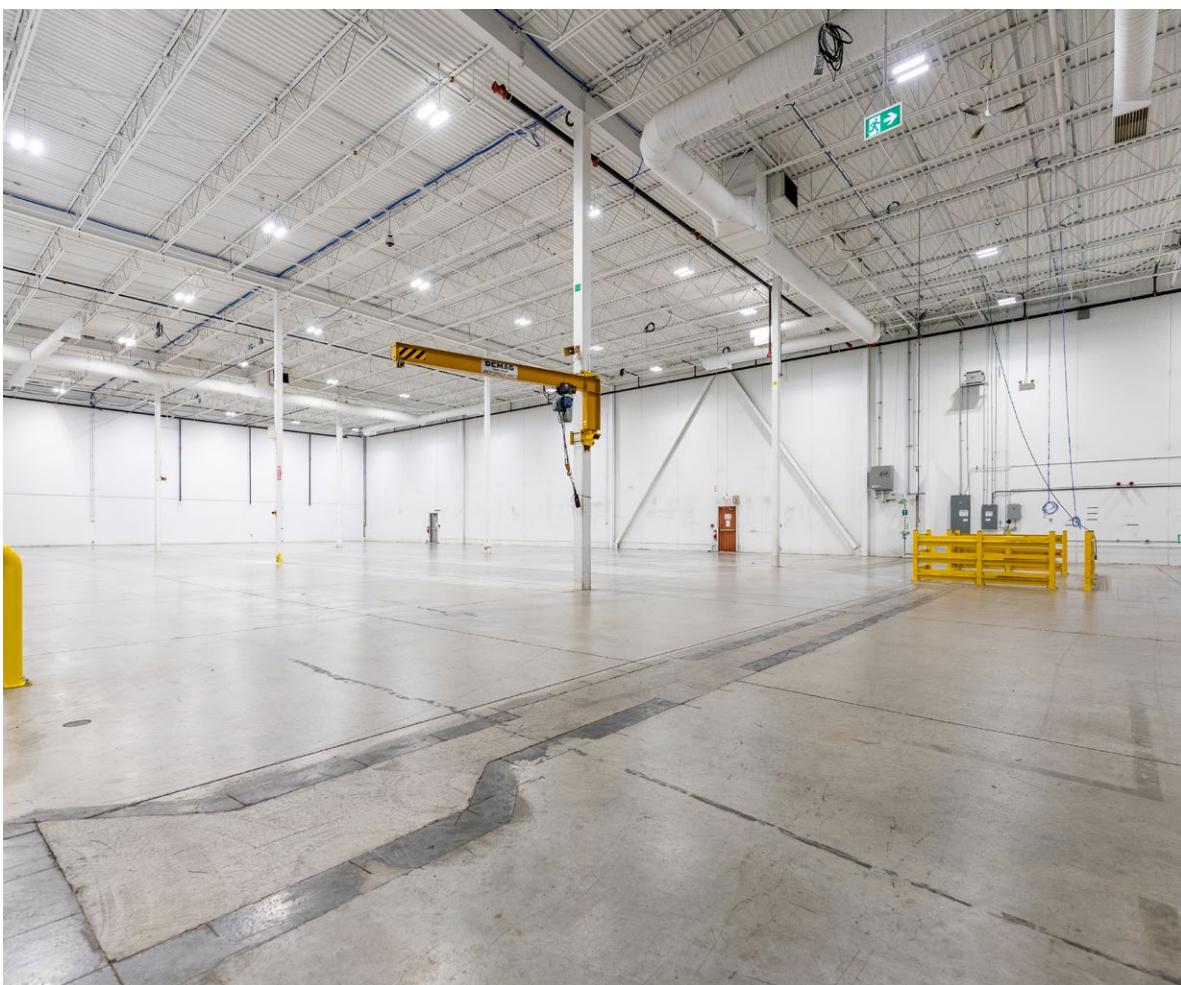
SECOND FLOOR



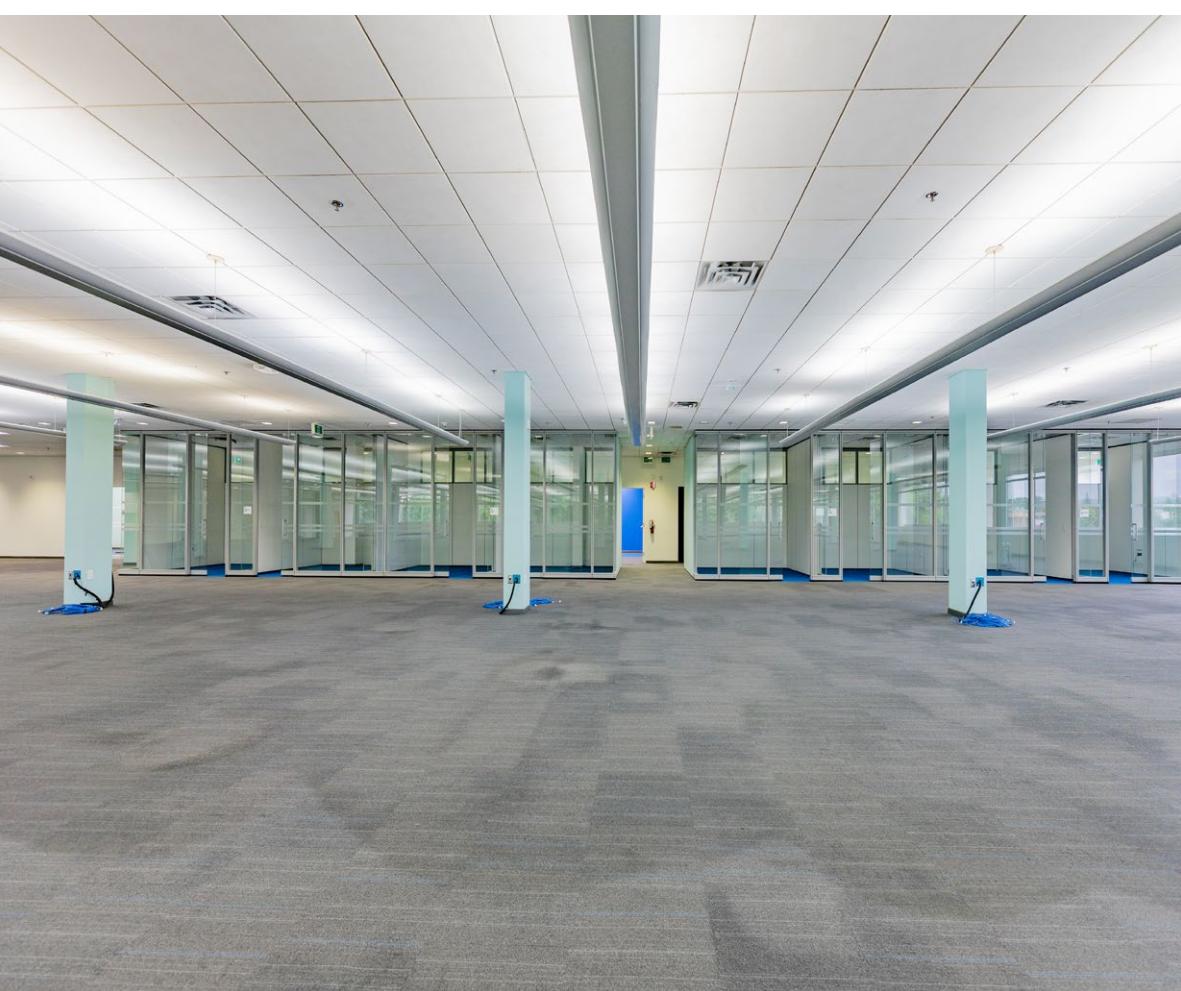
3450 HARVESTER ROAD, BURLINGTON



## WAREHOUSE PHOTOS



## OFFICE PHOTOS





# AMENITIES + TRANSIT

<b>1</b>	<b>SmartCentres Burlington North Appleby Crossing</b>	<b>6</b>	<b>Burlington Centre</b>		
	Walmart	Starbucks	TD		
	Burrito Boyz	Winners/Homesense	Canadian Tire		
	Boston Pizza	Goodlife	KFC		
	Petro	RBC	Winners		
	Fortinos	Starbucks	Burger King		
		Chick-fil-A	Pizza Pizza		
<b>2</b>	Tim Hortons	LCBO	Indigo		
	Popeyes	Metro	Subway		
	Starbucks	TD	CIBC		
	Movati	McDonald's	Chrysler		
<b>3</b>	Petro	Pizza Pizza	Swiss Chalet		
	Freshco	Little Caesars	Harvey's		
	Shoppers	A&W	Scaddabush		
	Drug Mart	BMO	Red Lobster		
	Tim Hortons	St. Louis Bar & Grill			
<b>4</b>	Fortinos	Shoppers Drug Mart	<b>8</b>	Ikea	Subway
	Petro	Starbucks		Fortinos	McDonald's
	CIBC	McDonald's		JYSK	Pizza Pizza
	LCBO	Rexall	<b>9</b>		
<b>5</b>	The Brick	Petro	<b>10</b>	<b>Mapleview Shopping Centre</b>	
	Chrysler	Tim Hortons		A&W	Gap
	Honda	Jake's Grill		Apple	H&M
	Ford	Admiral Inn		Decathlon	Sporting Life

## DRIVE TIMES

**3 MINS | 2.8 KM**  
Highway 403

**4 MINS | 1.8 KM**  
Appleby Go Station

**39 MINS | 50 KM**  
Downtown Toronto

## AMENITIES WITHIN 5 KM

**227**

Restaurants

**626**

Retail

**15**

Hotels

**31**

Banks

**28**

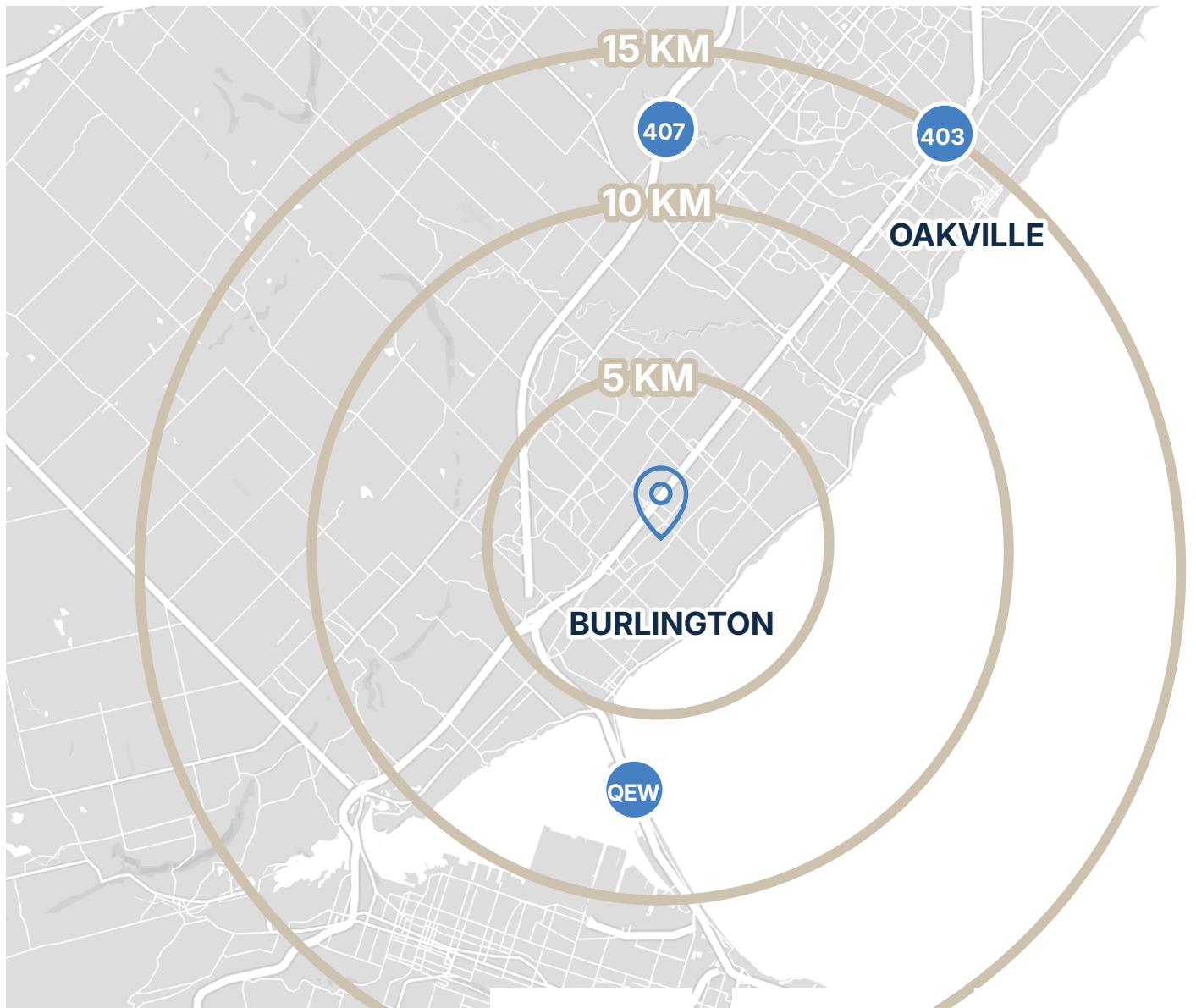
Gas Stations



- 25 Walkers
- 50 Burlington South
- 51 Burlington Northeast
- 80 Harvester

# LABOUR FORCE & DEMOGRAPHICS

"Here in Burlington, you'll find a City Hall that's rolling out the red carpet for new and growing businesses by providing strategic insights, assessing your business plan, and introducing you to industry leaders and potential investment partners. The City of Burlington fosters a diverse economy with a focus on knowledge-based, technology intensive industries."



	5KM RADIUS	10KM RADIUS	15KM RADIUS
POPULATION	149,671	292,091	621,117
LABOUR FORCE	79,730	156,496	326,165
MEDIAN AGE	44.3	43.1	40.5



**TechPlace** - the city's innovation centre, provides services and mentorship to new and developing technology companies.

**Designated partner of the GSS initiative** - which helps innovative businesses fill gaps in its workforce from abroad by attracting and expediting the entry of highly skilled and qualified talent in select occupations so that companies can grow and scale here.



Source:  Burlington  
ECONOMIC DEVELOPMENT

# OUR TEAM

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Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

[avisonyoung.ca](http://avisonyoung.ca)

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