



For Lease

Freestanding Industrial Building with
Highway Q.E.W. Exposure

5145 North Service Road
Burlington, ON

Get more information

Chris Wicken

Principal, Sales Representative

905 283 2334

chris.wicken@avisonyoung.com

Lyndsay Hopps, SIOR

Principal, Sales Representative

416 882 9968

lyndsay.hopps@avisonyoung.com



Platinum member



5145

North Service Road
Burlington, ON

Availability details

TOTAL AVAILABLE AREA

37,836 sf

INDUSTRIAL AREA

+/- 23,112 sf (62%)

OFFICE AREA

+/- 14,724 sf (38%)

CLEAR HEIGHT

18'8"

SHIPPING

4 Truck Level Doors
3 Drive-In Doors

ZONING

BC-1

POSSESSION

October 1, 2024

ASKING NET RENT

\$17.95 psf

ADDITIONAL RENT

\$3.78 psf

Features



Excellent freestanding industrial building available for lease



Head office opportunity with prime exposure off Highway Q.E.W.



Building features an existing showroom and well-built out office area over two floors



Plenty of on-site parking



Quick access to Highway Q.E.W. via Appleby Line or Burloak Drive



Truck level and drive-in shipping with multiple site access points

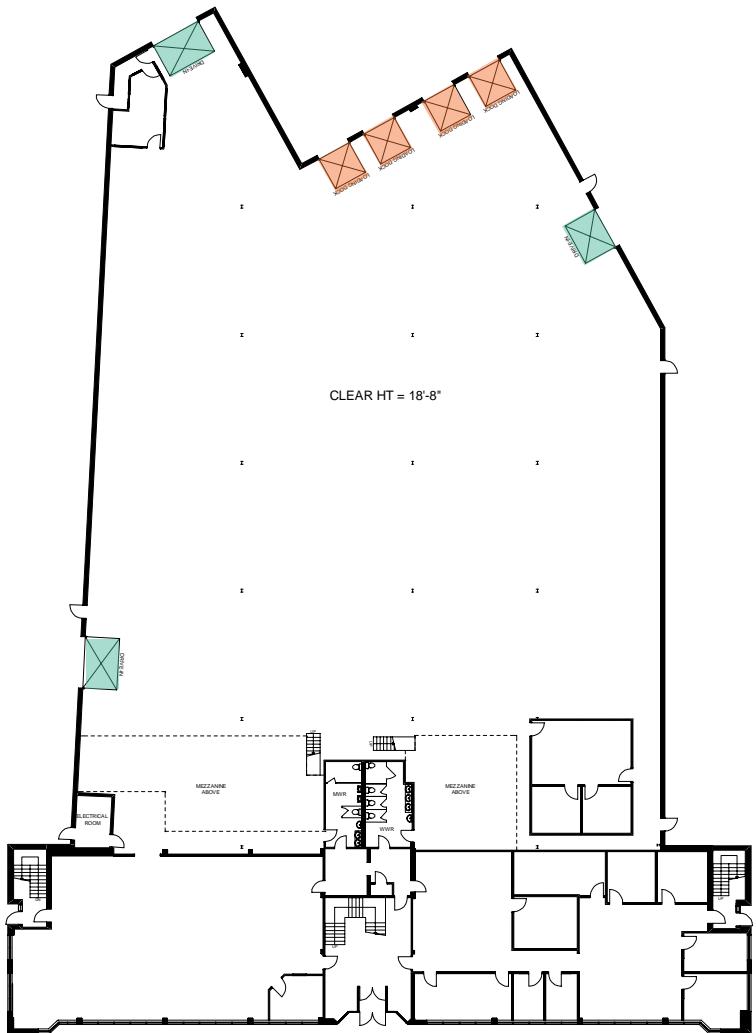


Access to an abundant and desirable labour pool in surrounding areas

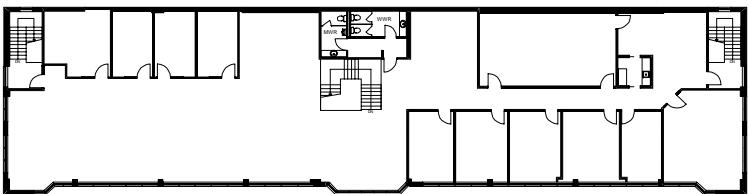


Professionally owned and managed

Floor Plan



FLOOR 1



Truck Level Door

Drive-In Door



5145 North Service Road
Burlington, ON

For Lease

Aerial Photos

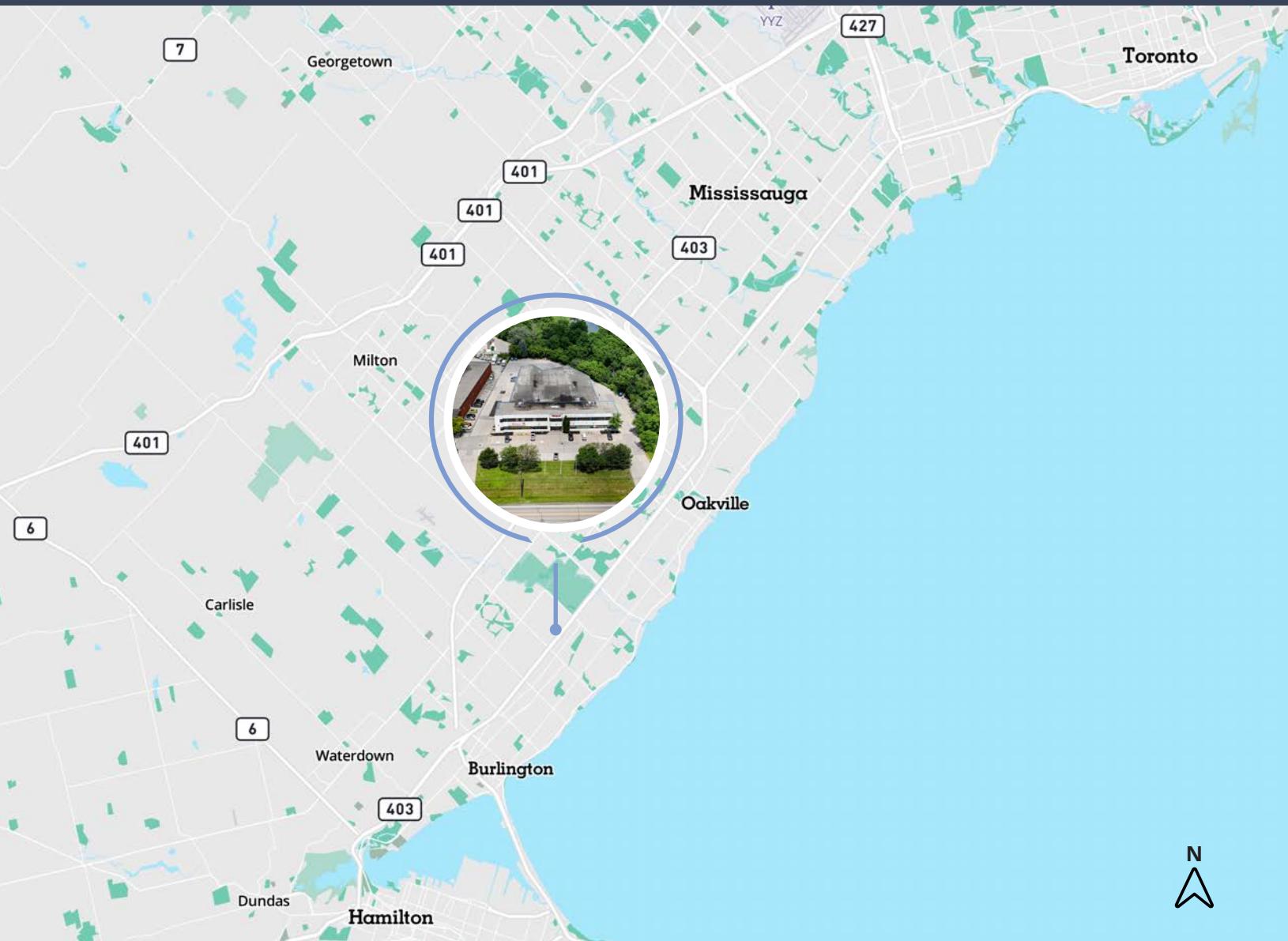


5145 North Service Road
Burlington, ON

For Lease

Interior Photos





5145 North Service Road

Burlington, ON

For Lease

Chris Wicken

Principal, Sales Representative
905 283 2334
chris.wicken@avisonyoung.com

Lyndsay Hopps

Principal, Sales Representative
416 882 9968
lyndsay.hopps@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

© 2024 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**