

**AVISON
YOUNG**

For Sublease

3100 Harvester Road, Unit 4
Burlington, ON



For more information:

Harrison Livermore*

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Chris Daly*

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Principal, Executive Vice President
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*Sales Representative, **Broker



3100

Harvester Road, Unit 4
Burlington, ON

Property details

TOTAL AREA

15,153 sf

INDUSTRIAL

12,888 sf

OFFICE

2,265 sf

CLEAR HEIGHT

28'

SHIPPING

2 T/L, 1 D/I

ZONING

GE1-334

ASKING RATE

Speak to LA

TMI (2026)

\$5.75 psf

SUBLEASE EXPIRY

March 30, 2027

POSSESSION DATE

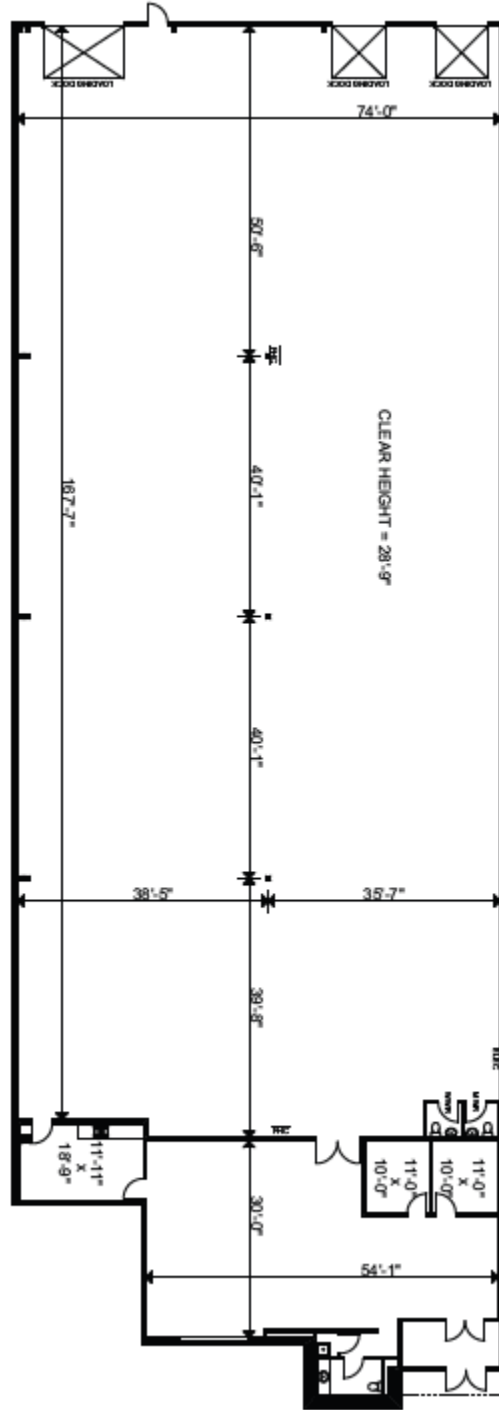
July 1, 2026

Features

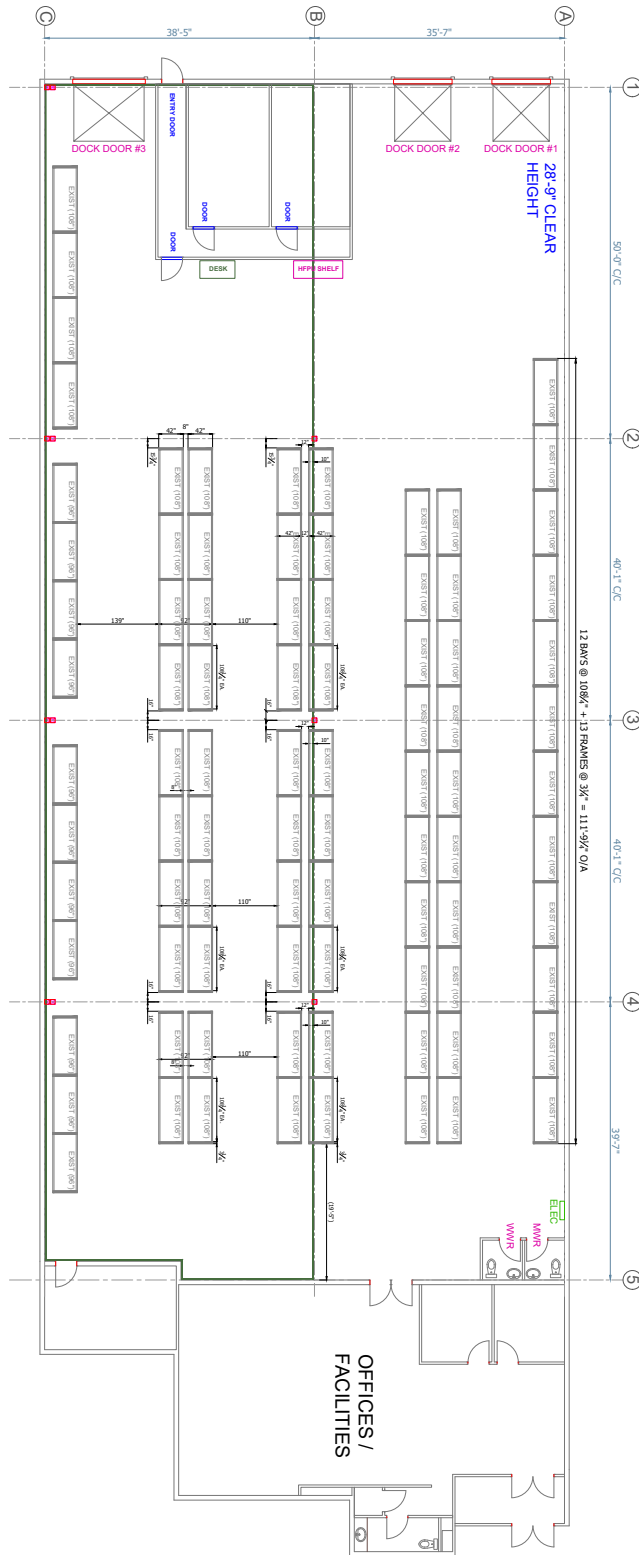
- » Move-in ready
- » High-traffic exposure on Harvester Road
- » Access to many amenities
- » Excellent access to QEW/403



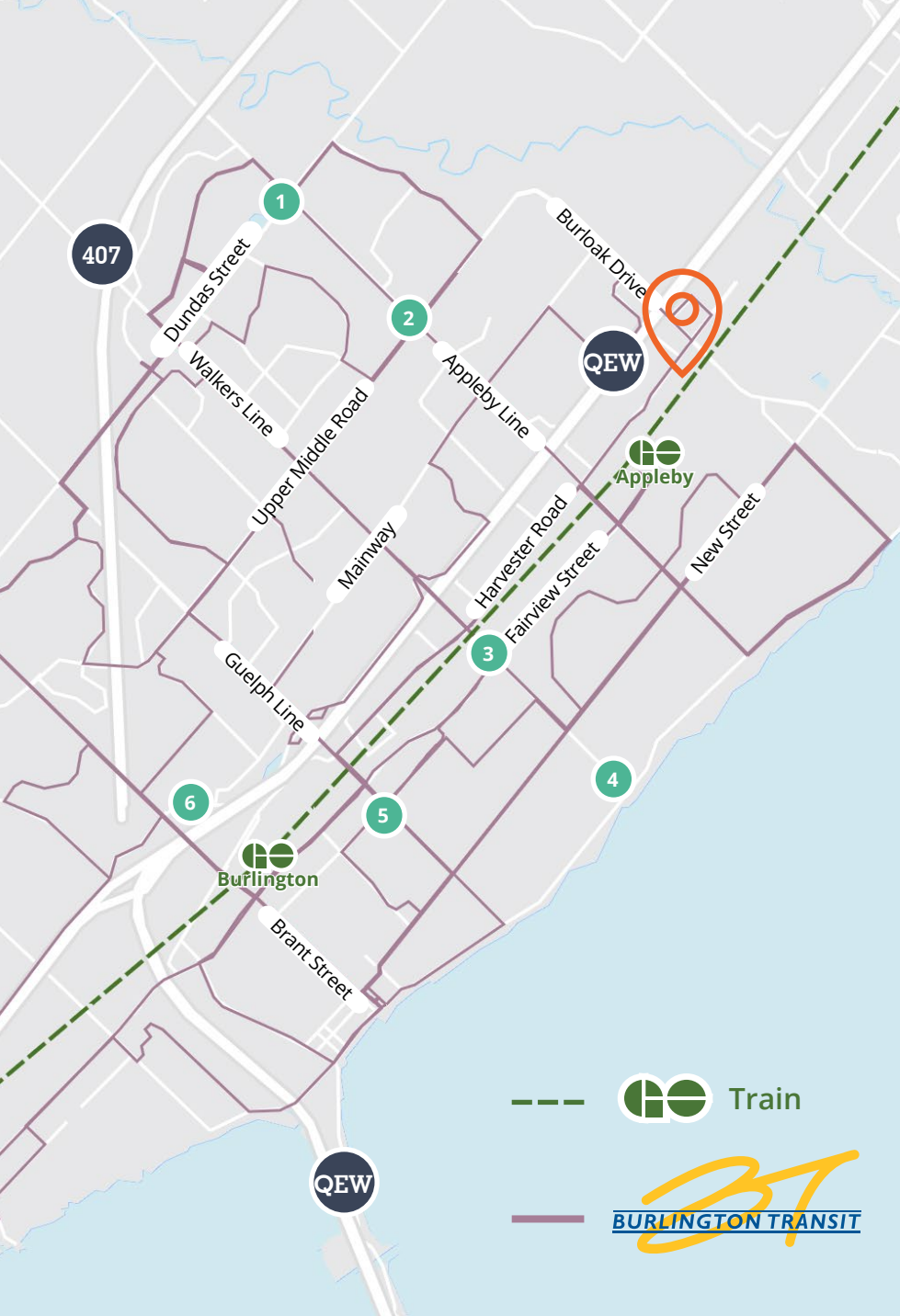
Floor Plan



Racking Plan*



*Racking may be purchased separately under a separate agreement.



1 SmartCentres Burlington North

- | | |
|--------------|--------------------|
| Walmart | Tim Hortons |
| Boston Pizza | Shoppers Drug Mart |
| Scotiabank | LA Fitness |
| CIBC | Petro Canada |
| Starbucks | Fortinos |

- | | |
|---------------|------------|
| 2 RONA | LCBO |
| Tim Hortons | Metro |
| Popeye's | TD |
| Turtle Jack's | McDonald's |

- | |
|------------------|
| 3 Pioneer |
| Tim Hortons |
| Esso |
| Wendy's |

- | | |
|--------------------|--------------------|
| 4 Fortino's | Shoppers Drug Mart |
| Petro Canada | Starbucks |
| CIBC | McDonald's |
| LCBO | Rexall |
| RBC | |

5 Burlington Shopping Centre

- | | |
|---------------|-------------|
| Starbucks | KFC |
| Canadian Tire | Burger King |
| Winners | Kelsey's |
| Chapters | Red Lobster |
| TD | |

- | | |
|-----------------|--------------|
| 6 Sobeys | Best Buy |
| Shell | Dollarama |
| LA Fitness | Milestones |
| Indigo | Tim Horton's |
| The Pita Pit | Best Buy |

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