

For Sale and Lease: Industrial



**Lennard:**

# 777 Walkers Line Burlington

152,679 SF Industrial Freestand on 10.7 acres  
Units available from 43,246 SF



# Property Highlights



Total Building Area  
**152,679 SF**  
Office Area  
**40,195 SF**  
Rentable Units  
from **43,246 SF**



Shipping Doors  
**4 Truck Level**  
**2 Drive-In**



Lot Size  
**10.7 Acres**



Clear Height  
**13'8" - 25'7"**



Zoning  
**GE-1**



Crane  
**1 x 10 ton**



Power  
**1,200 Amp, 600 V, 3-phase**

Outside  
storage yard



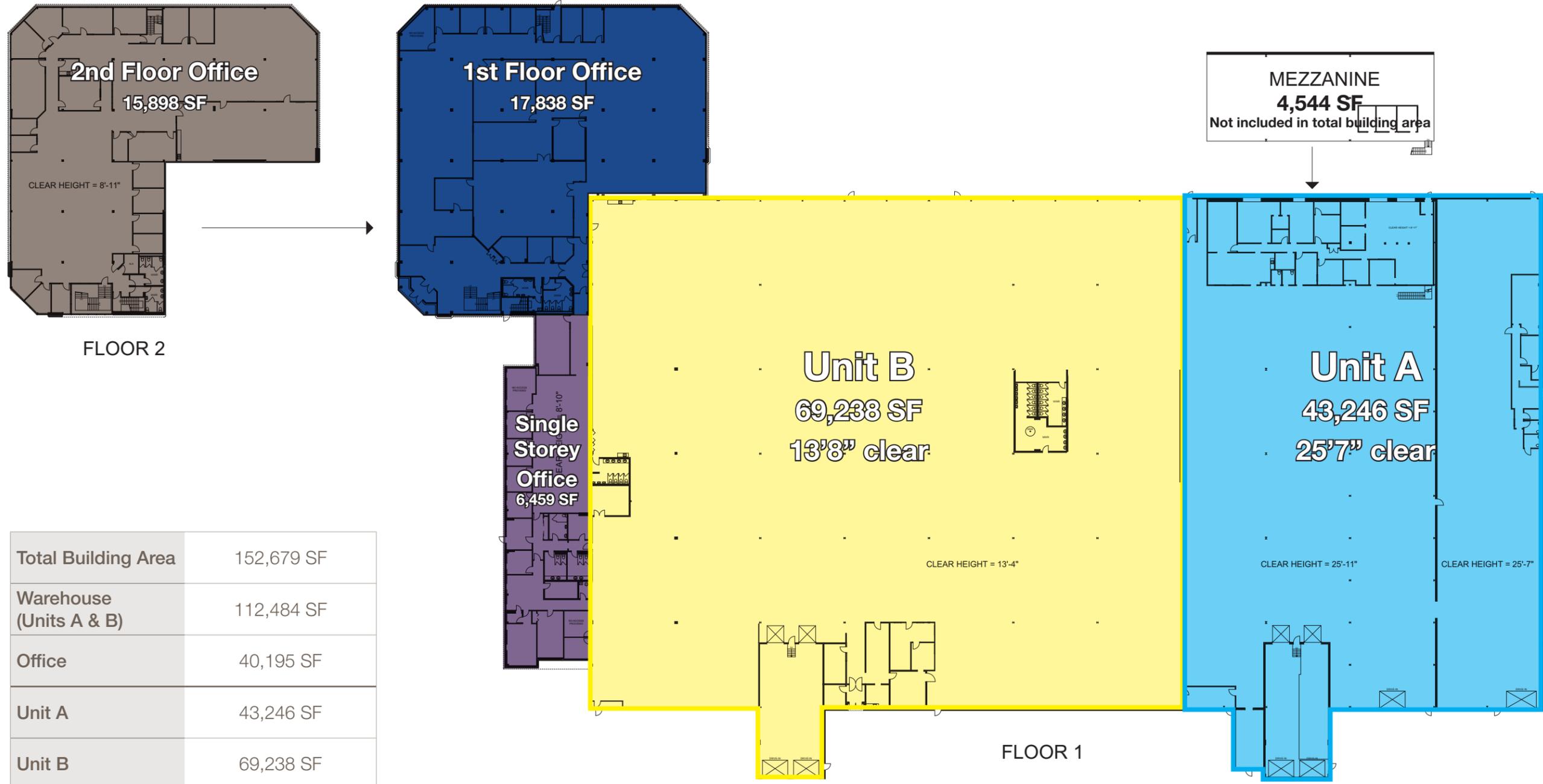
# Offering Details

	Entire Building	Unit A	Unit B	Units A & B
Total Area	152,679 SF	43,238 SF	69,238 SF	112,484 SF
Office Area	40,195 SF	None	None	None
Lot Size	10.7 Acres	N/A	N/A	N/A
Clear Height	13'8" - 25'7"	25'7"	13'8"	13'8" - 25'7"
Shipping Doors	4 Truck Level 2 Drive-In	2 Truck Level 2 Drive-In	2 Truck Level	4 Truck Level 2 Drive-In
Asking Price	\$23,900,000	\$11.95 per SF Net	\$8.95 per SF Net	\$10.95 per SF Net
Taxes / Additional Rent	\$136,789.21 (2025) Annual	TBC	TBC	TBC
Possession	Immediate			





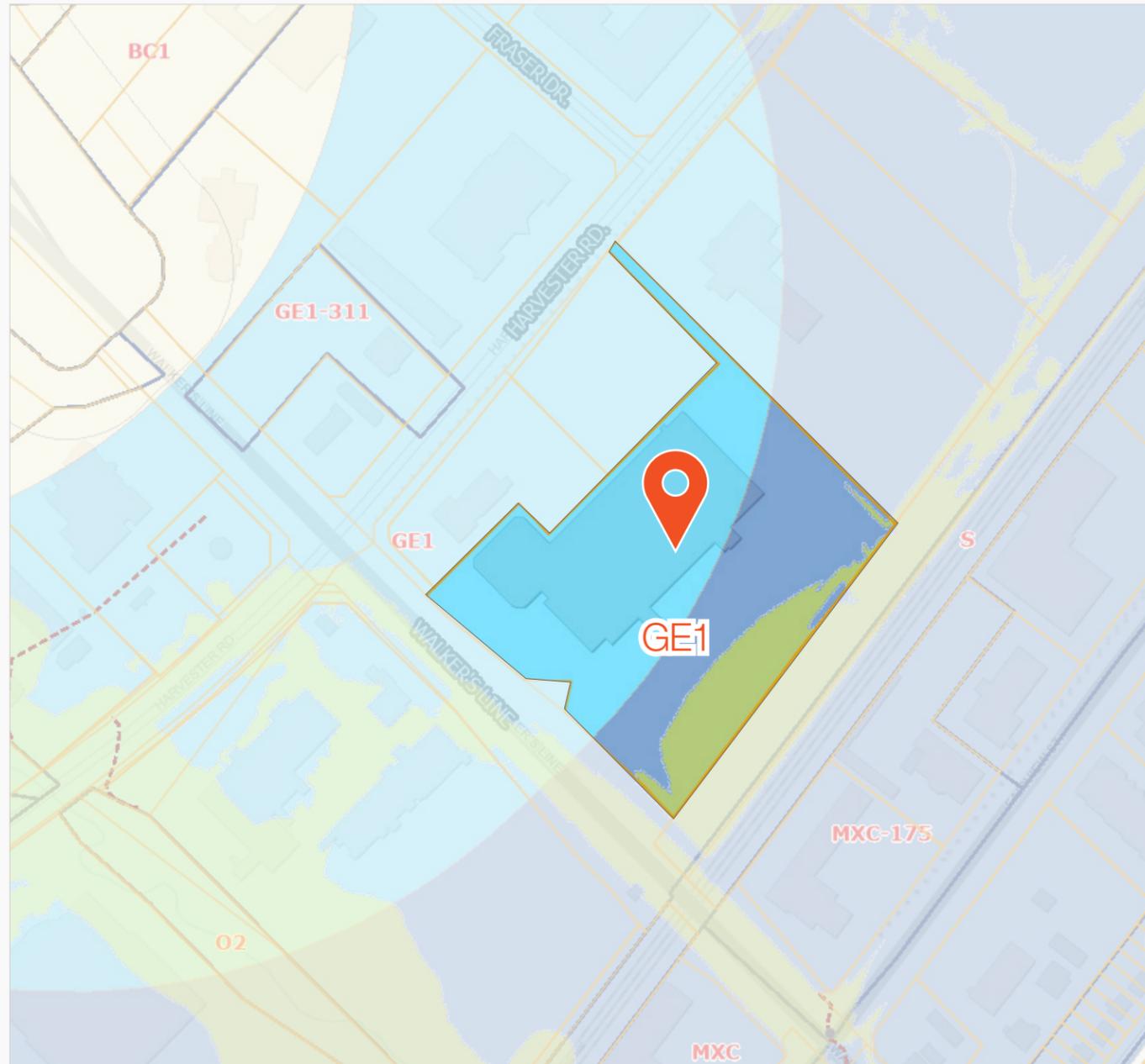
# Floor Plan



Total Building Area	152,679 SF
Warehouse (Units A & B)	112,484 SF
Office	40,195 SF
Unit A	43,246 SF
Unit B	69,238 SF



# Zoning



## GE-1 General Employment\*

Permitted Uses include:

### Industrial

- Transportation, Communication, and Utilities (b)
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station (c)
- Recycling Facility
- Truck Depot
- Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- Wholesale Trade
- Private Propane Facility Parts 1, 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility (j)
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge & Based and High Technology

- Pharmaceuticals & Medicines
- Veterinary Service
- Parking Lot
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating, and/or assembly facility

### Office

- All Office Use

### Hospitality

- Hotel
- Convention / Conference Centre
- Banquet Centre
- Caterer

### Automotive

- Car Wash per Part 1, 2.9
- Motor Vehicle Sales, Leasing, Rental, and Service
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

### Retail

- Convenience Store (f)
- Nursery or Garden Centre (f)
- Machinery & Equipment (f)
- Computer Hardware & Software (f)
- Office Furniture & Equipment (f)

### Service Commercial

- Standard Restaurant (f)
- Standard Restaurant with Dance Floor (f)
- Fast Food Restaurant (f)
- Convenience Restaurant (f)

\*Please see City of Burlington Zoning By-Law for complete list of permitted uses, exceptions, and conditions.



# Location & Drive Times





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