

FOR SALE

User / Investor Opportunity

5330

SOUTH
SERVICE
ROAD

BURLINGTON | ON

**46,125 SQ. FT. BUILDING ON 3.29 ACRES
WITH EXCELLENT HIGHWAY EXPOSURE**



For more information, please contact:

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CBRE

WELCOME TO

5330 SOUTH SERVICE ROAD

Burlington, ON

Excellent user / investor opportunity to purchase a professionally managed and well-maintained freestanding single-tenant industrial facility with prominent exposure along the QEW, offering great signage opportunities. The property currently has 2 truck level doors* and 2 drive-in doors with potential to convert one drive-in door into two truck level doors. The building's warehouse has 23' clear height and office space with 10'6" clear height, which could be reduced to 10% of the total building to commemorated lower clear height storage.

Located on the Burlington/Oakville border with superior highway access and proximity to amenities, such as the RioCan Centre at Burloak Drive, the property provides excellent highway exposure. Employees will enjoy ample on-site parking as well as easy access to public transit, with multiple Burlington Transit routes close by and the Appleby GO Station located minutes away.



Close proximity to highways and amenities



Located adjacent to Highway QEW/403, with signage opportunity



Easy access to public transit with multiple routes nearby



23' Clear Height in Warehouse



2 Truck Level* & 2 Drive-In doors, with potential to convert 1 Drive-In door into 2 Truck Level doors



Opportunity to convert some office into lower clear height storage area



Well-maintained & professionally managed building



Available immediately

*1 Truck Level Door is internal



All outlines are approximate.



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PROPERTY PROFILE

BUILDING SIZE	46,125 Sq. Ft.
LOT SIZE	3.29 Acres
WAREHOUSE AREA	36,148 Sq. Ft.
OFFICE AREA	9,977 Sq. Ft.
CLEAR HEIGHT	23' in warehouse
SHIPPING	2 Truck Level Doors (1 door is internal) 2 Drive-In Doors
BAY SIZE	30' x 50'
POWER	600 Amps / 600 Volts
ZONING	BC1 - Business Corridor Employment
POSSESSION	Immediate
PROPERTY TAXES	\$2.41 PSF (2025 est)
ASKING PRICE	\$15,682,500.00 (CAD)
LEGAL DESCRIPTION	PT LT 2 , CON 3 SOUTH OF DUNDAS STREET , PTS 31 & 37 20R1930; EXCEPT PT 4 20R3728 ; S/T 451592 BURLINGTON/ NELSON TWP

Features

- Superior visibility from QEW/Highway 403, allowing for excellent signage opportunities
- Potential to reduce office to 10% with conversion to lower clear height storage area
- One truck level door is internal allowing for secure offloading inside building
- Potential to convert one drive-in door into two truck level doors
- Bonus 1,845 sq. ft. of mezzanine area not included in square footage
- Close proximity to many amenities and transit routes and several Highway 403 interchanges within a 5 minute drive

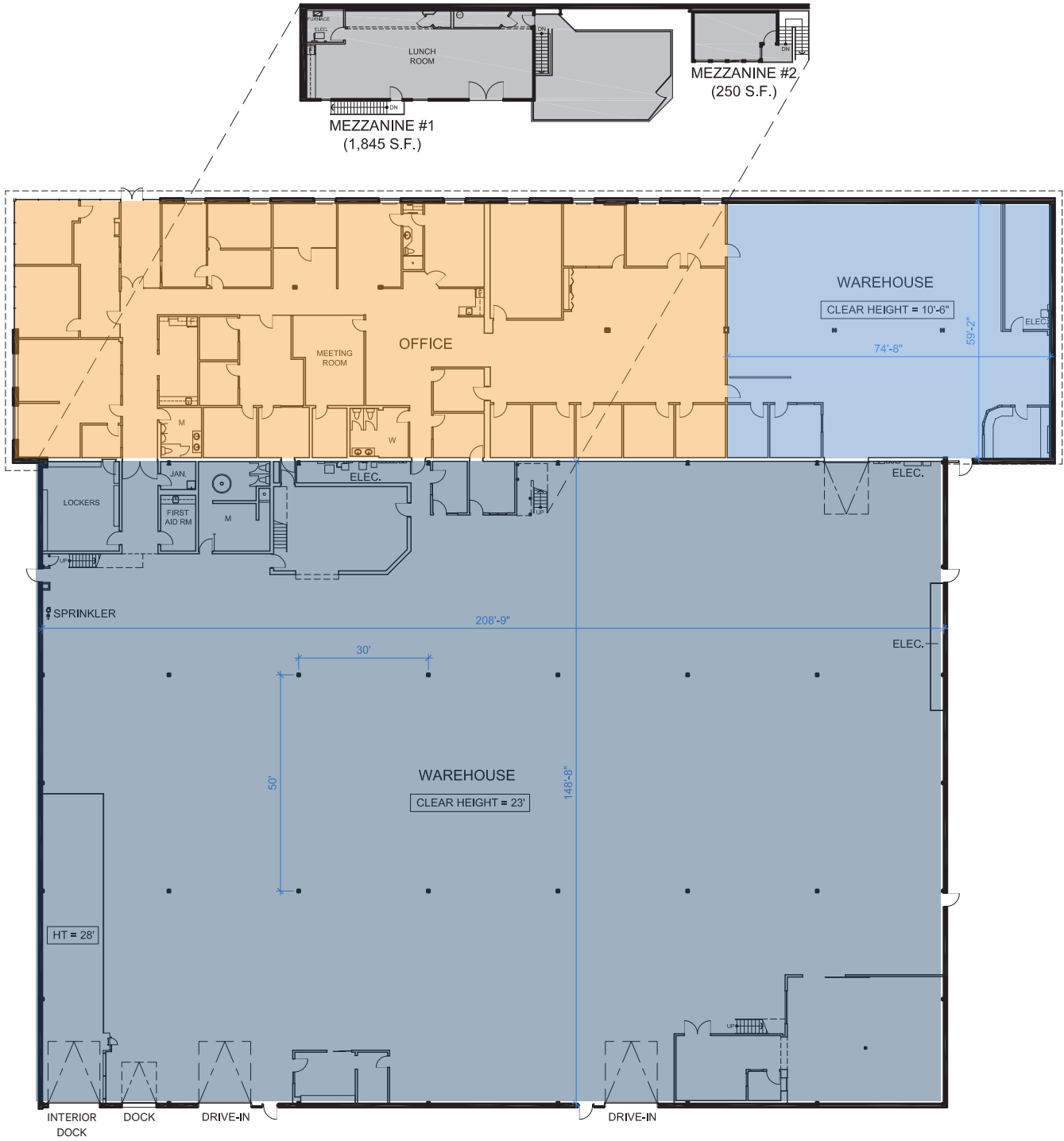


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FLOOR PLANS

Current Layout



LEGEND: Office Area Warehouse Area (10' 6" Clear Height) Warehouse Area (23' Clear Height)

All outlines are approximate.

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Potential Layout



CONVERT TO TRADITIONAL TRUCK LEVEL DOOR REMOVE DRIVE-IN DOOR & ADD 2 TRUCK LEVEL DOORS

Indicates areas that have potential to be converted (for discussion only)

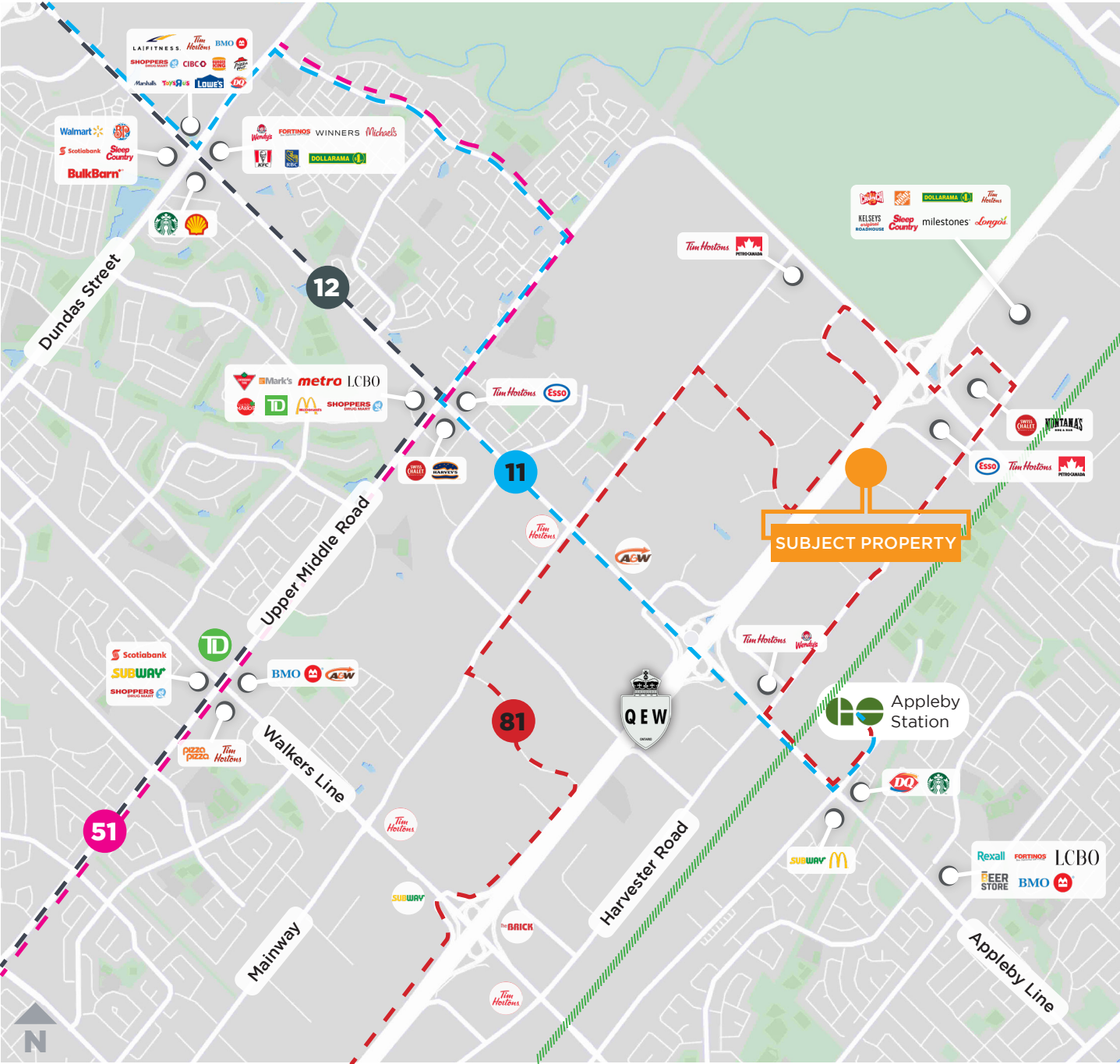
All outlines are approximate and added doors not to scale.

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PHOTO GALLERY



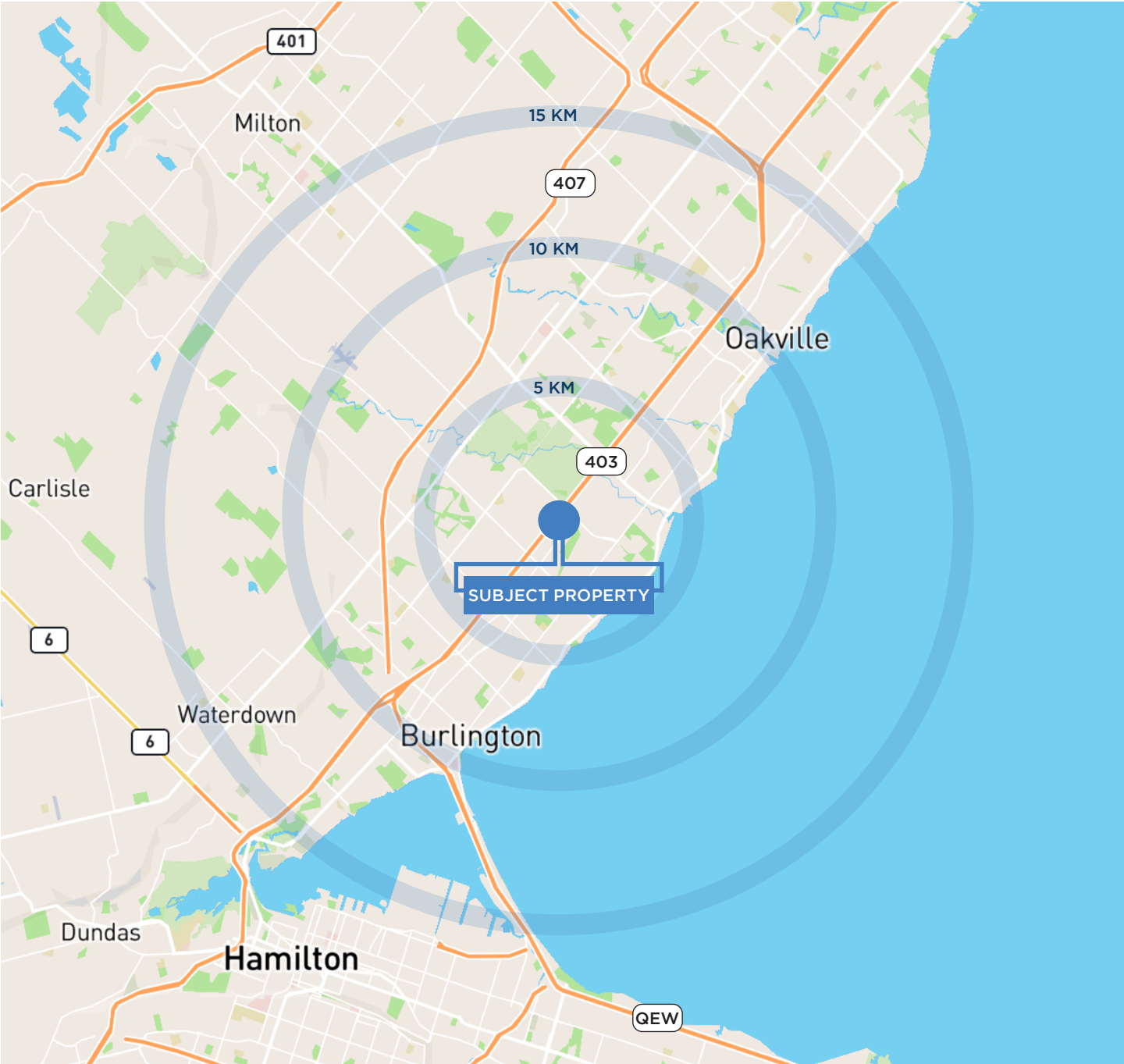
AMENITIES & TRANSIT



Burlington Transit Legend

- Route 11 - Sutton Alton
- Route 12 - Upper Middle
- Route 81 - North Service
- Route 51 - Burlington Northeast

LOCATION



5 KM POPULATION 133,335 LABOUR FORCE 71,755	10 KM POPULATION 335,247 LABOUR FORCE 180,527	15 KM POPULATION 528,351 LABOUR FORCE 284,426
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DRIVE TIMES

 4 MIN 1.8 KM Highway 403 Interchange @ Burloak	 5 MIN 2.9 KM Highway 403 Interchange @ Appleby	 9 MIN 9.7 KM Highway 403/407 Interchange	 19 MIN 29.8 KM Highway 401 @ Highway 403
 28 MIN 38.3 KM Hamilton International Airport	 33 MIN 42.6 KM Pearson International Airport	 35 MIN 48.9 KM CN Brampton Intermodal	 42 MIN 47.4 KM Downtown Toronto

All drive times are approximate (source: Google Maps).



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OUR TEAM



Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial 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



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