



**TEAM MURRAY
& FALDOWSKI**



4445 Fairview Street, Burlington

Freestanding Industrial Building in Prime Location For Lease



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Accelerating success.

Property Overview

Key Highlights

- Fully fenced and secured
- Abundance of room for trailer parking
- Multiple 10-Ton Cranes
- 1,600 Amps

Ground Floor	24,933 SF
Second Floor	13,997 SF
Basement	5,039 SF
Out Buildings	449 SF
Mezzanine Areas	4,880 SF
Warehouse	106,039 SF
Total Area	155,337 SF
Lot Area	18.004 AC
Zoning	MXE
Clear Height	14' - 20'
Shipping	3 Truck-level, 5 Drive-in

Lease Price: TMI (2025):
\$13.50 Net PSF \$2.04 PSF



Nearby Amenities



Burlington GO
9 minute drive



QEW
5 minute drive



Pearson International Airport
31 minute drive



- 1** 1 - 2 KM | 2- 5 Minute Drive

Subway	McDonalds	Pita Pit
Tim Horton's	Dollarama	Ginos Pizza
- 2** 4-6 KM | 5-7 Minute Drive

Pizza Pizza	Homesense	Five Guys
Taco Bell	Boston Pizza	Home Depot
- 3** 7-10 KM | 7-14 Minute Drive

Costco	LA Fitness	Best Buy
Walmart	Marshalls	Staples
- 4** 7.8 KM | 12 Minute Drive

Mapleview Shopping Centre

[View full mall directory here.](#)





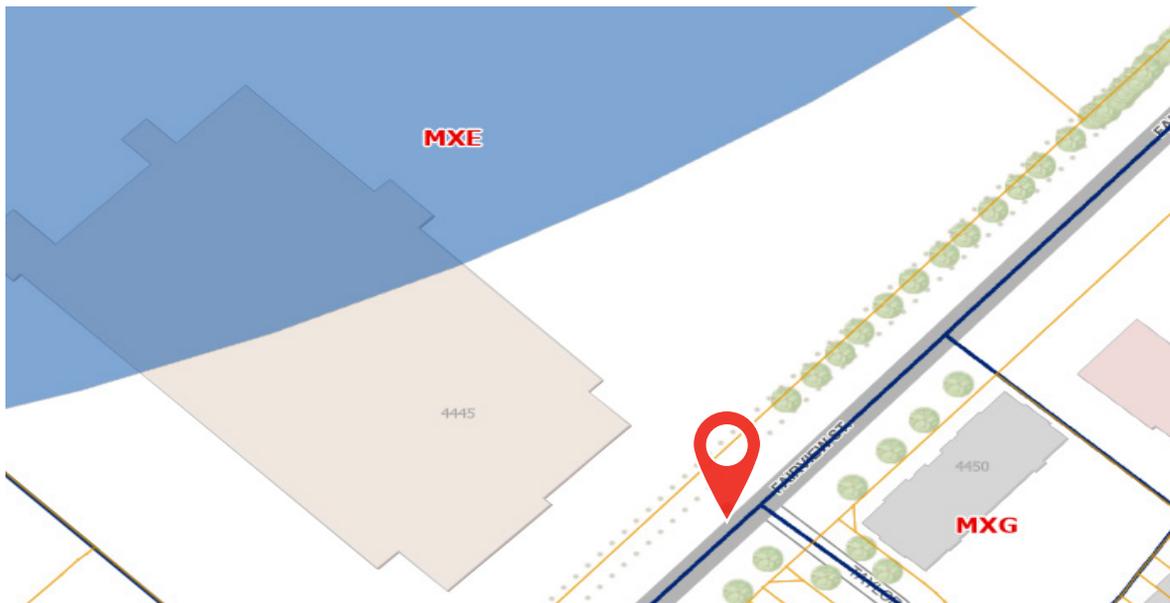




Zoning MXE

Permitted Uses

- Convenience/Specialty Foods Store
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Dry Cleaning Depot, Laundromat, Laundry Service
- Veterinary Services
- Elevated Parking Facility
- Other Service Commercial Uses
- Outdoor Patio Hotel
- All Office Uses
- Community Institution
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Sales, Leasing, Rental, and Service
- Motor Vehicle Repair Garage
- Retail Propane Facility per Part 1, 2.7
- Industrial Uses permitted in a GE2 zone
- Recreational Establishment
- Entertainment Establishment



[Learn More](#)





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