



**TEAM MURRAY  
& FALDOWSKI**

**1396 Guelph Line, Burlington**

# 9,993 SF Prime Industrial Space **For Lease**



**Doug Murray\***, SIOR

Executive Vice President  
+1 289 266 1010  
doug.murray@colliers.com



**Kennedy Banks**

Senior Sales Representative  
+1 289 266 1002  
kennedy.banks@colliers.com



**Emily Hawker**

Sales Representative  
+1 519 904 2205  
emily.hawker@colliers.com



# Property Overview

<b>Address</b>	1396 Guelph Line
<b>Location</b>	Burlington
<b>Building Size</b>	9,993 sq. ft.
<b>Office</b>	15%
<b>Warehouse</b>	85%
<b>Lot</b>	1.1 acres
<b>Zoning</b>	S
<b>Clear Height</b>	9' ft
<b>Shipping</b>	2 Truck-level doors
<b>Availability</b>	January 1, 2025

Net Lease Price:  
**\$12.50 PSF Net**  
TMI (2024):  
**\$6.26 PSF**



# Building Photos



# S Zoning

Utility Services

## Permitted Uses

- › Any transportation, communication or utility use
- › Open space and outdoor recreation uses such as play fields, parks, walking trails, bike paths and parking lots associated with such uses.




\*Contact Listing Agents for more details

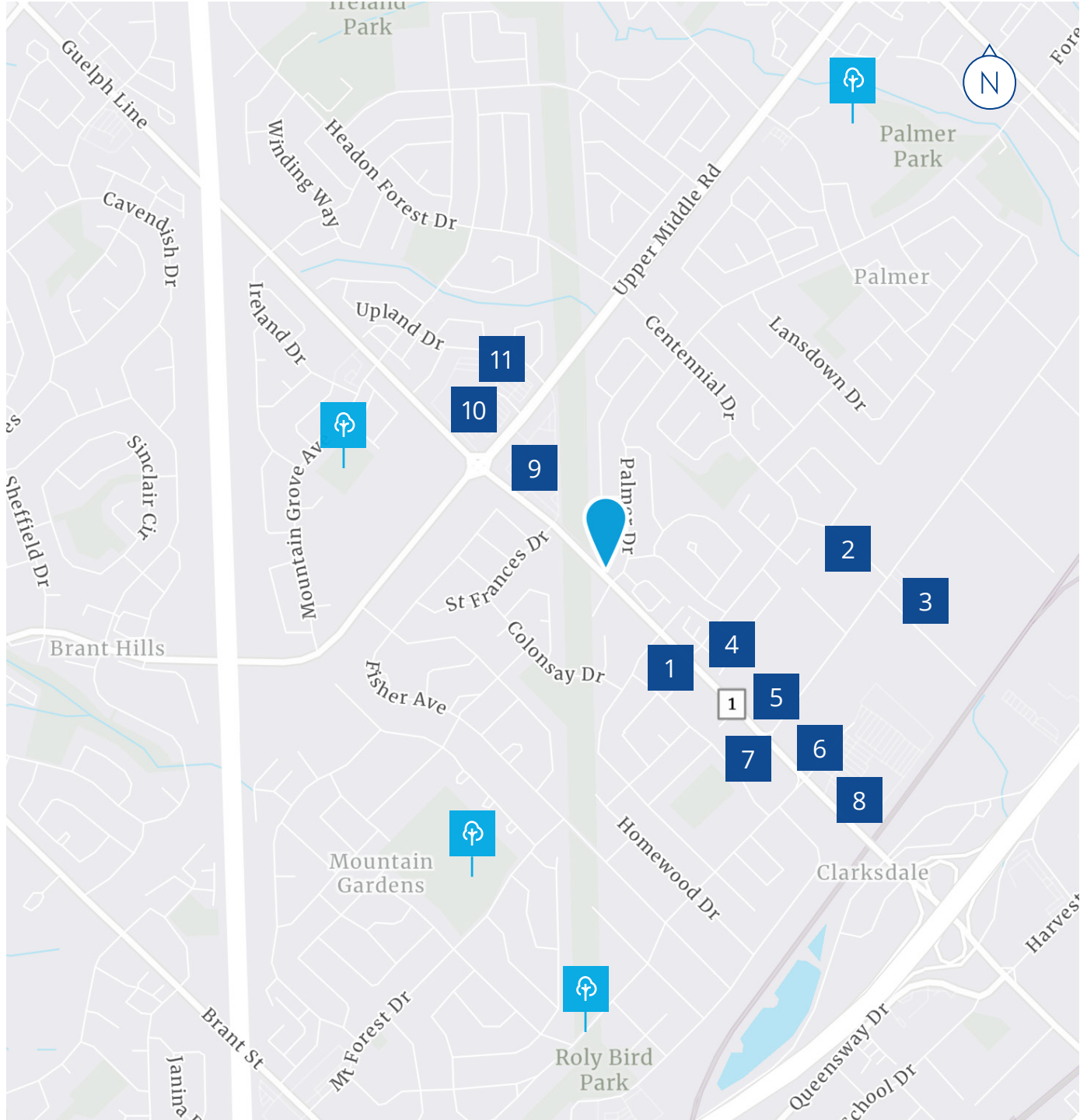
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# Nearby Amenities

 1396 Guelph Line

- 1** HUSKY
- 2** CareRx SmartMeds Pharmacy
- 3** StoneRidge Ice Centre
- 4** Burlington Toyota
- 5** Shell
- 6** RBC Royal Bank
- 7** Tim Horton's
- 8** Home Depot
- 9** McDonalds
- 10** Baskin Robbins
- 11** Fortino's

 Recreation & Parks





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