

**NEW STATE-OF-THE-ART
INDUSTRIAL FACILITY
FOR LEASE**

**48,360 SQ. FT. AVAILABLE
WITH 40' CLEAR HEIGHT**

**IMMEDIATE OCCUPANCY
AVAILABLE**



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**4385 MAINWAY
BURLINGTON**

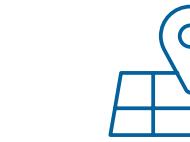
**FINAL UNIT REMAINING!
DEMISING WALL COMPLETE
OFFICE BUILDING PERMIT APPROVED**



CBRE



STRATEGICALLY LOCATED UNMATCHED CORPORATE PROFILE



Prime corner location
for exceptional
signage and profile



Transit at your
doorstep



2 minutes drive to full
QEW interchange at
Appleby Line



High profile corporate
neighbours

STATE-OF-THE-ART BUILDING FUNCTIONALITY

FIRST CLASS BUILDING SPECIFICATIONS

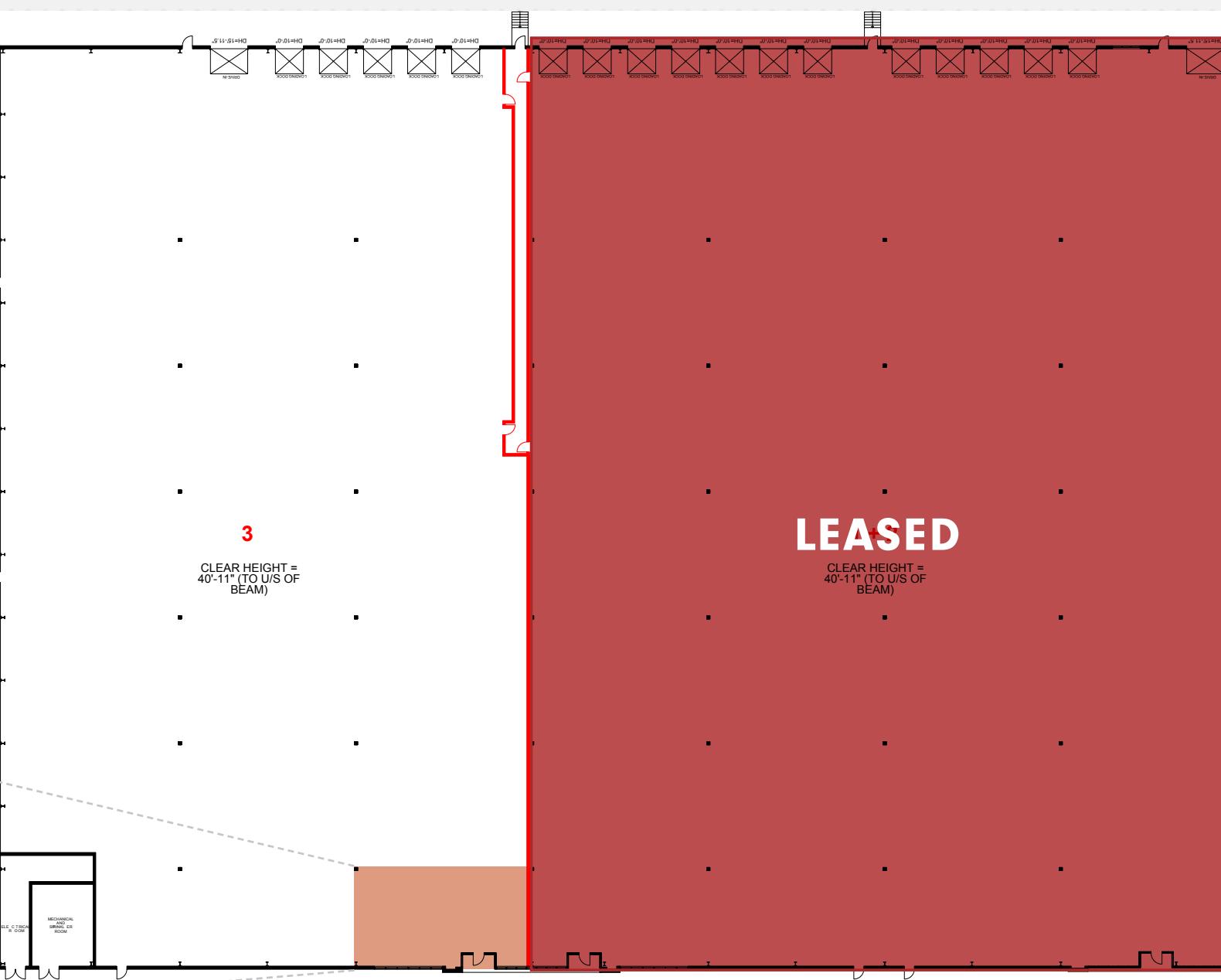
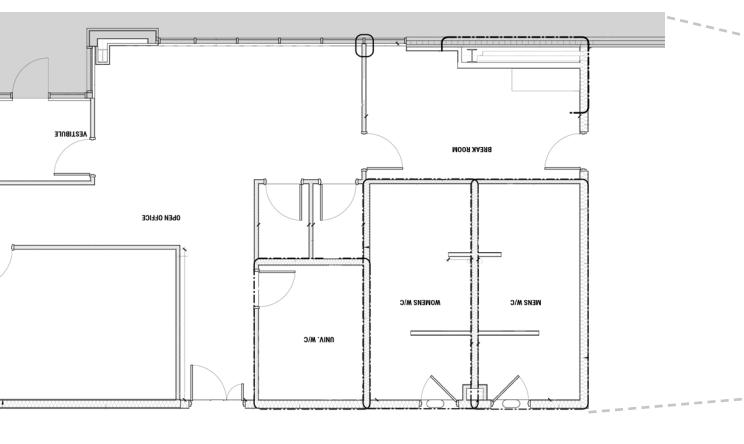
SIZE	SHIPPING
48,360 Sq. Ft. Available	5 Truck Level Doors
	1 Drive in Doors

CLEAR HEIGHT	PARKING STALLS
40'	162 Parking Stalls (Total Building)

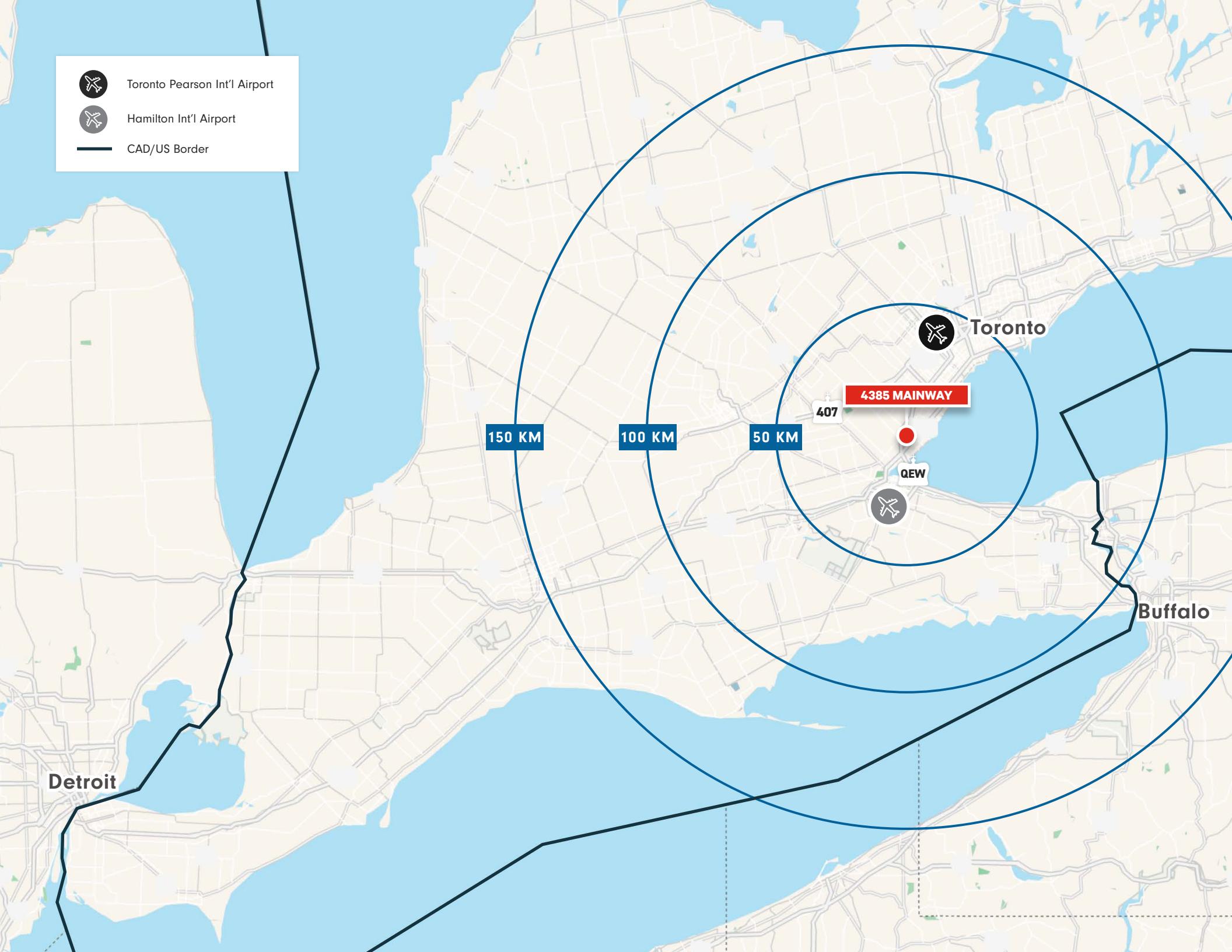
POWER SECTION

ENTS

- House occupancy upon lease
- Approved for Office Use
- Out, speak with Listing Agents for details
- The corner location on site allows for distinctive corporate signage/profile
- Optional architectural features and site presence
- Sing wall completed



All information contained herein is subject to change without notice. E & P



QUICK CONNECTIONS TO REGIONAL, NATIONAL AND INTERNATIONAL MARKETS

Located in Ontario's Greater Golden Horseshoe, Burlington provides immediate access to national and international transportation networks.

2 MIN • 1.4 KM
QEWF

8 MIN • 6.0 KM
HIGHWAY 407

58 MIN • 50.5 KM
DOWNTOWN TORONTO

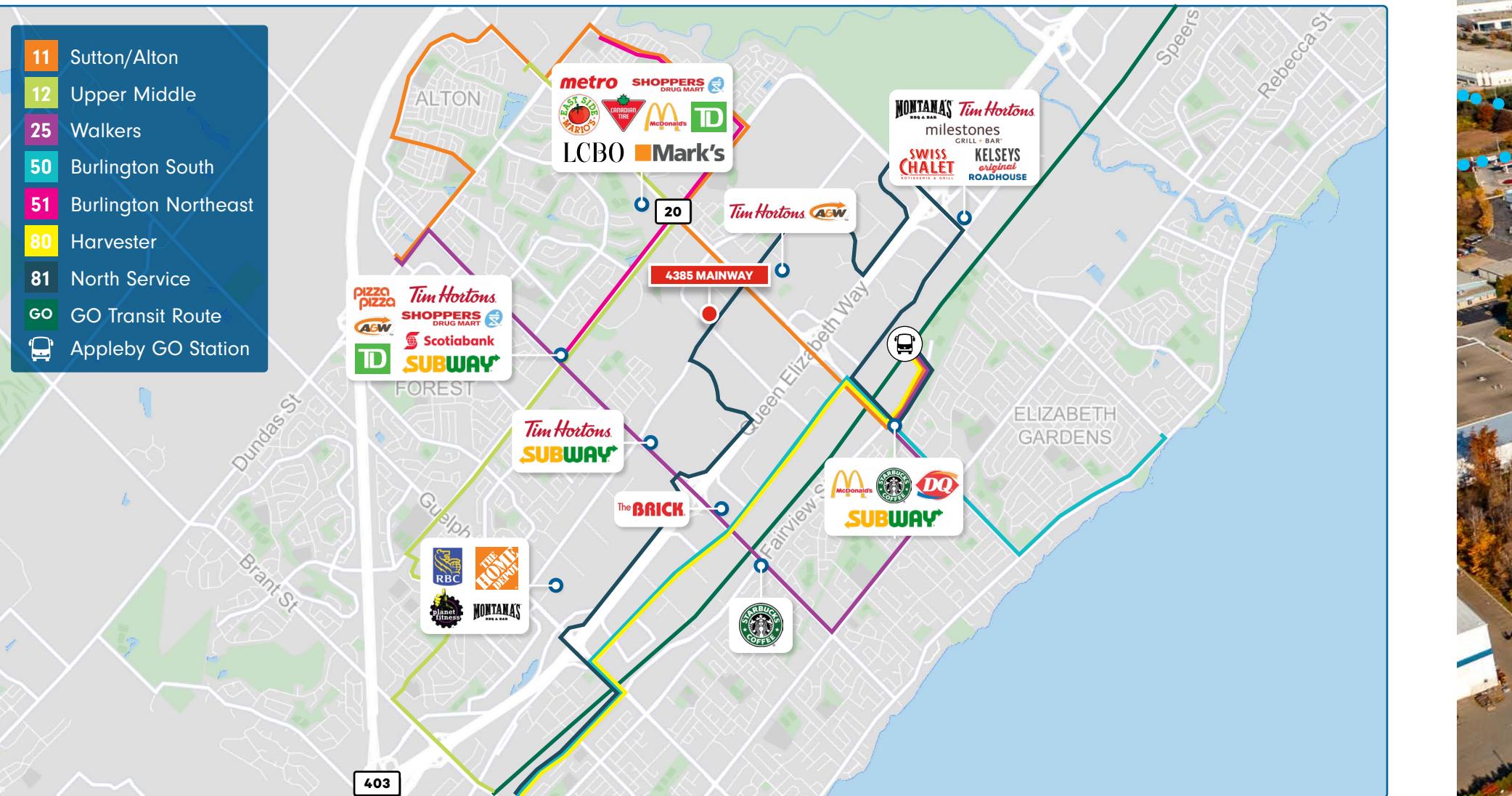
31 MIN • 44.5 KM
**TORONTO PEARSON
INT'L AIRPORT**

29 MIN • 35.5 KM
**HAMILTON
INT'L AIRPORT**

1 HR 11 MIN • 111 KM
US BORDER (BUFFALO)

3 HR 21 MIN • 324 KM
US BORDER (DETROIT)

TRANSIT AT THE DOORSTEP!



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ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts.



DEVELOPER

Menkes Developments Ltd is a family-operated business with deep roots in the Greater Toronto Area. The Company was established nearly 70 years ago and is a fully integrated, multi-disciplinary real estate development company with over 8 million square feet under management in the GTA.



LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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