

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

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

IMMEDIATE OCCUPANCY
AVAILABLE

4385 MAINWAY
BURLINGTON

FINAL UNIT REMAINING!
DEMISING WALL COMPLETE
OFFICE BUILDING PERMIT APPROVED



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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)

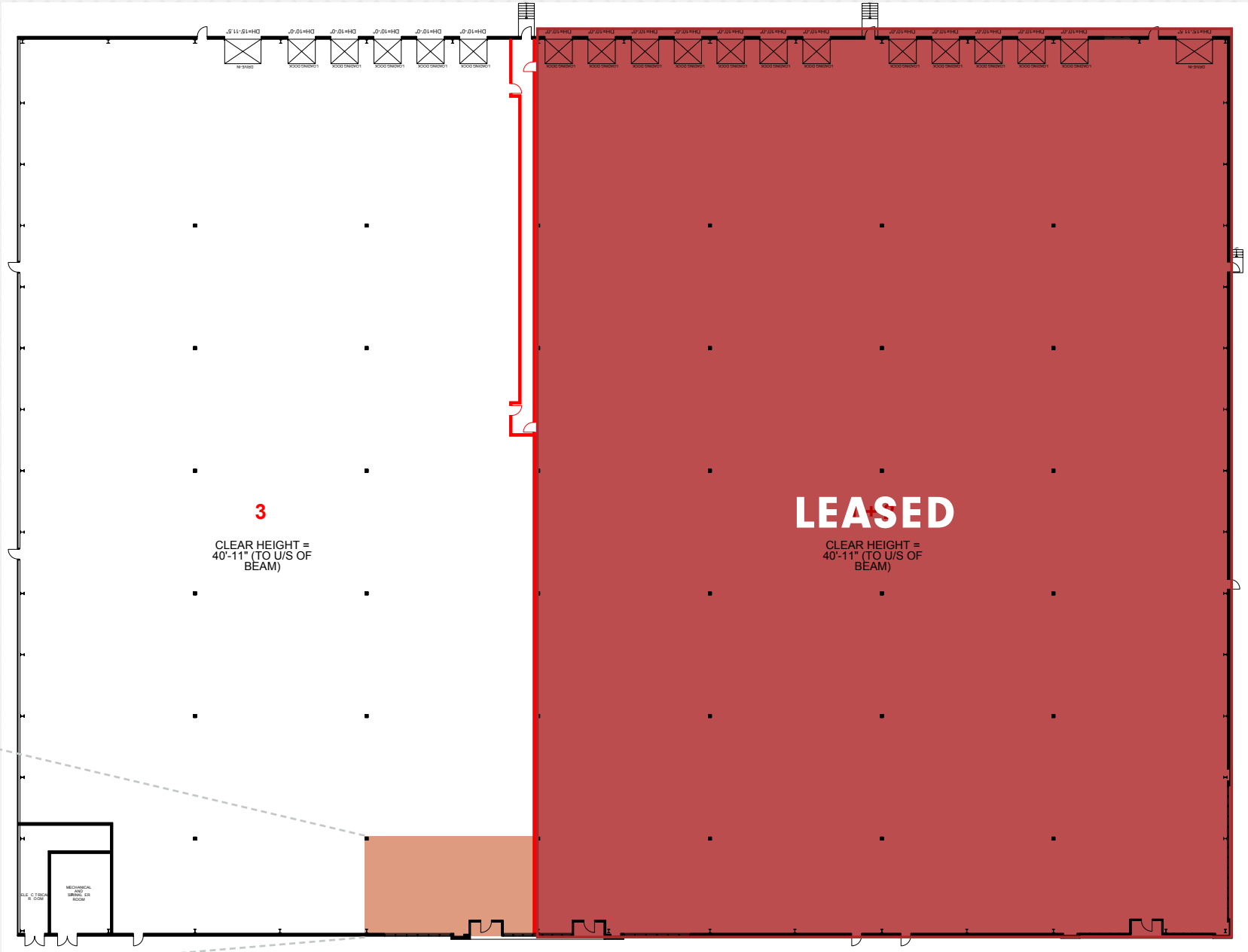
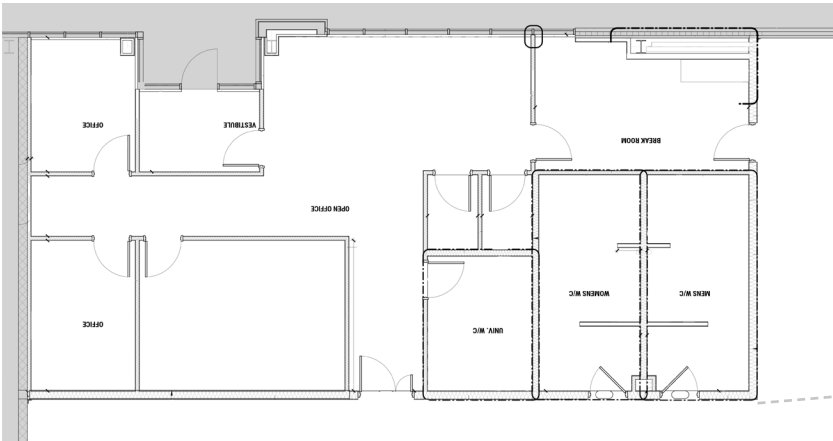
POWER SECTION

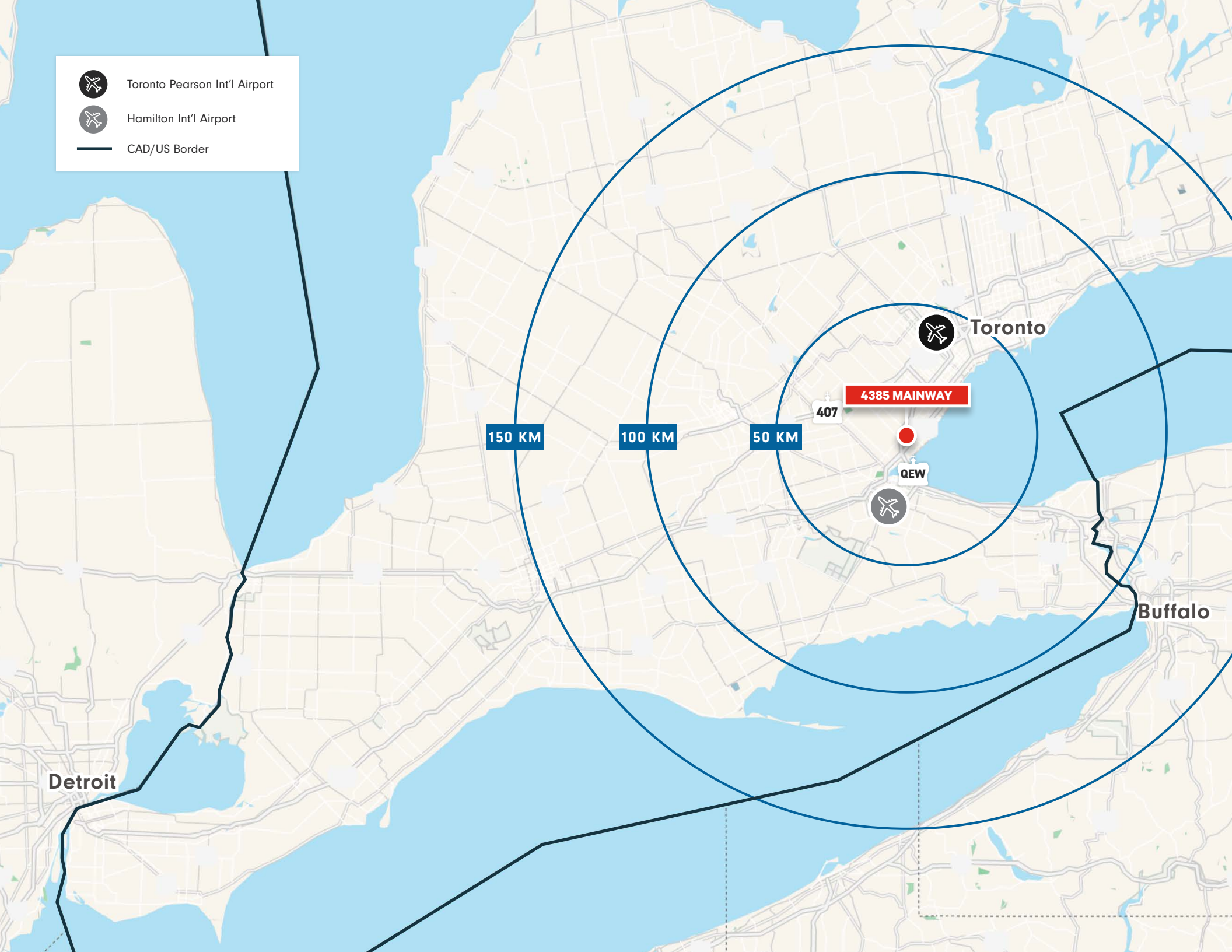
600A 600V
(For Available Unit)

COMMENTS

- Warehouse occupancy upon lease signing
- Permit Approved for Office Build-Out, speak with Listing Agents for details
- Prime corner location on site allows for fantastic corporate signage/profile
- Exceptional architectural features and street presence
- Demising wall completed

APPROVED OFFICE PERMIT





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
QEW

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!





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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