

**FINAL UNIT REMAINING!**

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

48,360 Sq. Ft. Available | 40' Clear Height

4385

MAINWAY

BURLINGTON, ON



# PRIME INDUSTRIAL OPPORTUNITY AT 4385 MAINWAY

Don't miss your chance to secure the last remaining industrial unit for lease at 4385 Mainway in Burlington. Available for immediate occupancy, this 48,360 sq. ft. space offers 40' clear height, completed full block demising wall, and an approved office building permit. Enjoy seamless access to transit at your doorstep and just a 2-minute drive to the QEW interchange at Appleby Line. Secure your space today!



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

48,360 SQ. FT.  
**AVAILABLE**

CORPORATE DR

MAINWAY



# STATE-OF-THE-ART BUILDING FUNCTIONALITY

FIRST CLASS BUILDING SPECIFICATIONS



SIZE	48,360 Sq. Ft. Available
SHIPPING	5 Truck Level Doors 1 Drive in Doors
CLEAR HEIGHT	40'
PARKING STALLS	162 Parking Stalls (Total Building)

- 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

## FLOOR PLAN



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

# A PLACE TO GROW AND REACH NEW HEIGHTS

4385 Mainway boasts **40' clear height** offering **7 full levels\*** of storage that can accomodate **5,732 Pallets** — an estimated **40% increase in storage capacity** in comparison to a 32' clear height building.

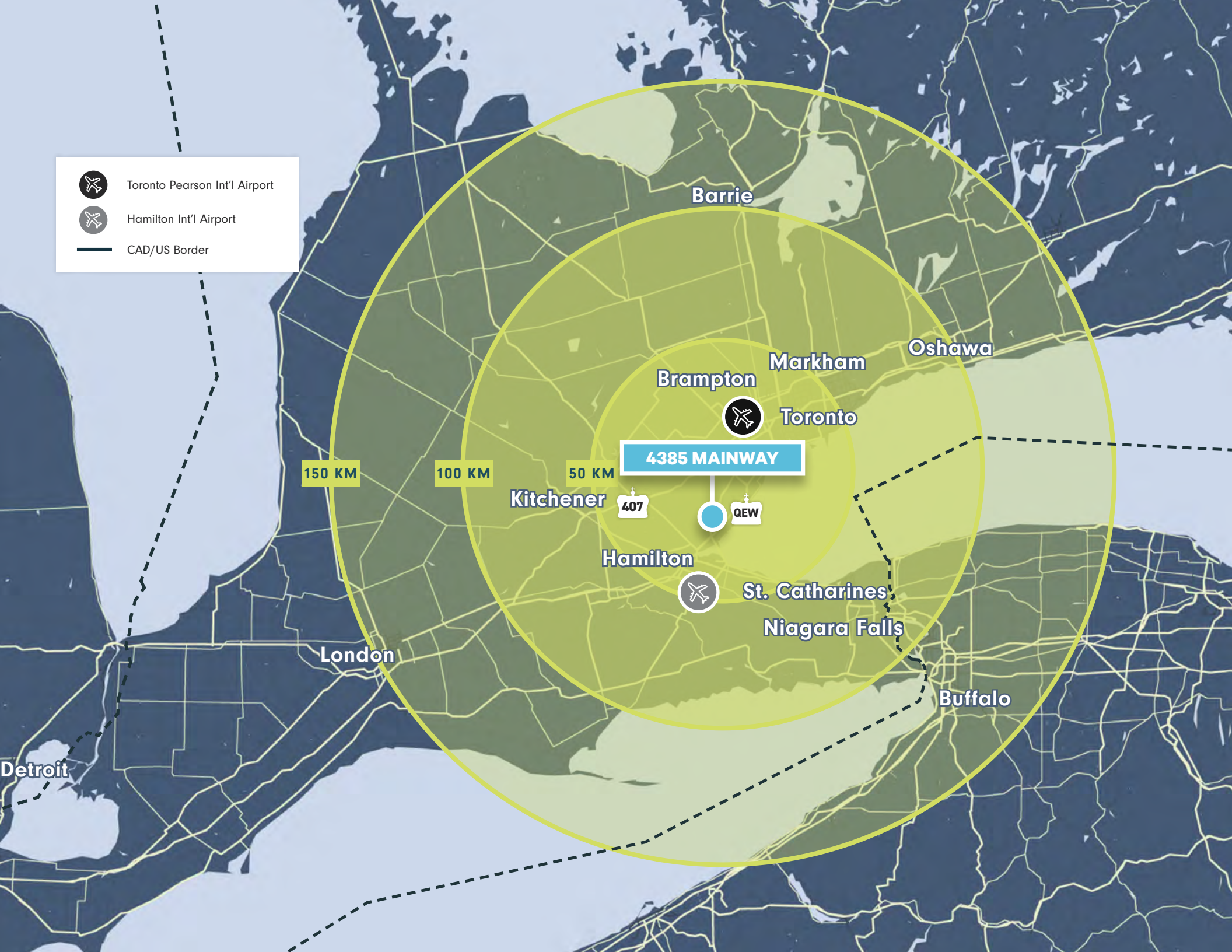


\*Calculations are based on uniform 56" tall pallet loads with lift-off, beam width, and top clearances.

# IMMEDIATE OCCUPANCY

Interior Pictures





# 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 • 80 KM  
US BORDER (LEWISTON)

← Toronto

Buffalo / Detroit →



Mainway

Corporate Drive

Modern Functional  
Shipping Court

48,360 SQ. FT.  
AVAILABLE

# TRANSIT AT YOUR DOORSTEP!



- 11 Sutton/Alton
- 12 Upper Middle
- 25 Walkers
- 50 Burlington South
- 51 Burlington Northeast
- 80 Harvester
- 81 North Service
- GO GO Transit Route
- GO Station GO Station

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# TAP INTO UNLIMITED POTENTIAL

EXCELLENT LABOUR AND DEMOGRAPHICS

## 10 KM

POPULATION  
303,378

LABOUR FORCE  
173,160

MEDIAN AGE  
42.5

## 20 KM

POPULATION  
1,060,452

LABOUR FORCE  
581,839

MEDIAN AGE  
40.1

## 30 KM

POPULATION  
1,936,361

LABOUR FORCE  
1,076,830

MEDIAN AGE  
39.8



# TRUSTED TEAM IN YOUR CORNER

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.

# 4385 MAINWAY BURLINGTON, ON



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