

FINAL UNIT REMAINING!

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

4385

MAINWAY

BURLINGTON, ON



menkes

CBRE



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. This 48,360 Sq. Ft. space offers 40' clear height, completed demising wall, and an approved office building permit ready for immediate occupancy. 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)

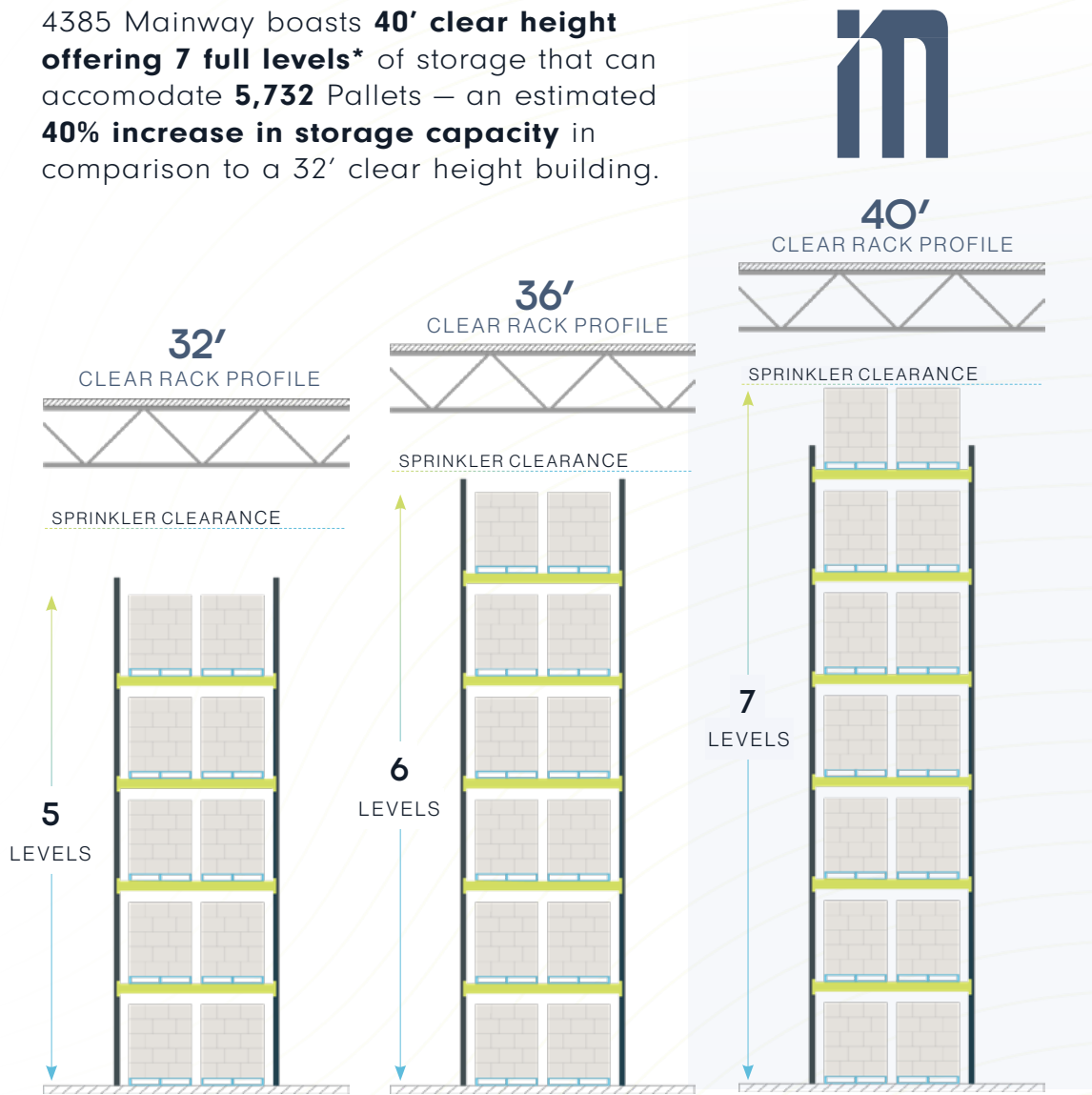
- COMMENTS
- Warehouse occupancy upon lease signing
 - Permit Approved for Office Build-Out, speak with Listing Agents for details
 - Prime corner location on site allows for fantastic corporate signage/profile
 - Exceptional architectural features and street presence
 - Demising wall completed

FLOOR PLAN



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.

4385 Mainway is approximately
22,000 Sq. Ft. more efficient
than a 32' clear building

**A POTENTIAL SAVINGS OF
OVER \$430,000/YR IN GROSS
RENT DUE TO MORE EFFICIENT
SPACE USAGE!!****

PALLET CAPACITY OF 5,730 PALLETS

CLEAR HEIGHT	SIZE NEEDED TO ACCOMODATE
40' 7 LEVELS	48,360 SQ. FT.
36' 6 LEVELS	59,210 SQ. FT.
32' 5 LEVELS	70,070 SQ. FT.

At 32' Clear, an additional 22,340 Sq. Ft. (41.4%) of floor space is required to accommodate the same storage capacity as 40' Clear.

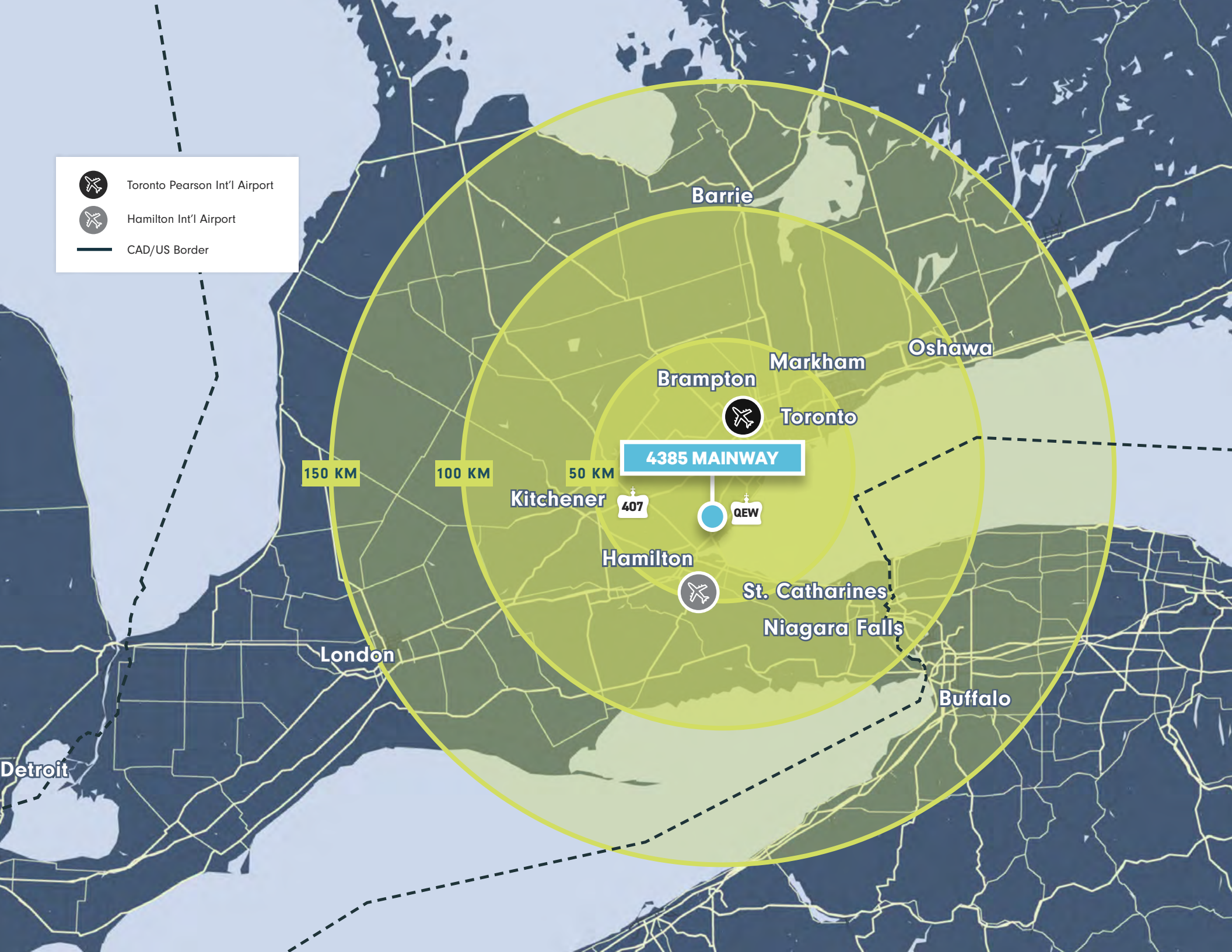
At 36' Clear, an additional 10,850 Sq. Ft. (19.4%) of floor space is required to accommodate the same storage capacity as 40' Clear

**Assuming a fully racked building as shown

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)		

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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CBRE

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