

# 3100 • MAINWAY

DESIGNED FOR EFFICIENCY



## FOR LEASE

New Tier-1 Distribution Centre

58,000 SF AVAILABLE FOR IMMEDIATE OCCUPANCY

3100 Mainway, Burlington, ON

*Carterra*



# STATE-OF-THE-ART DISTRIBUTION CENTRE READY FOR OCCUPANCY

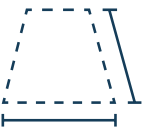


## 3100 • MAINWAY

3100 Mainway Distribution Centre is designed for efficiency featuring 58,000 SF of remaining available class "A" speculative industrial development in Burlington. The base building consists of the fundamental elements such as recycled and locally sourced material, in order for tenants to achieve sustainability objectives.

Strategically located in Canada's Innovation Corridor, 3100 Mainway has access to a diverse labour pool of 1.6 million people within a 45-minute commute. The site is efficiently located to provide business connectivity throughout Metro Toronto with close proximity to QEW, Highways 403, 407, Burlington's three GO stations.

[CLICK HERE TO LEARN MORE](#)



AVAILABLE AREA  
58,000 SF



40' CLEAR



EFFICIENT BUILDING  
CONFIGURATION



PROXIMITY TO QEW,  
HIGHWAYS 403, 407



READY FOR  
OCCUPANCY

# AVAILABILITY

## UNIT SIZE

+/- 58,000 SF

## OFFICE AREA

3% (CAN BE BUILT-TO-SUIT)

## SHIPPING

11 TRUCK LEVEL DOORS

## CLEAR HEIGHT

40'

## BAY SIZE

55' X 50'  
60' LOADING BAYS

## PARKING

1:1,100 SF

## TRUCK DOCK APRON

60' CONCRETE APRON AND  
130' SHIPPING COURT

## ZONING

GE1

## POWER SUPPLY

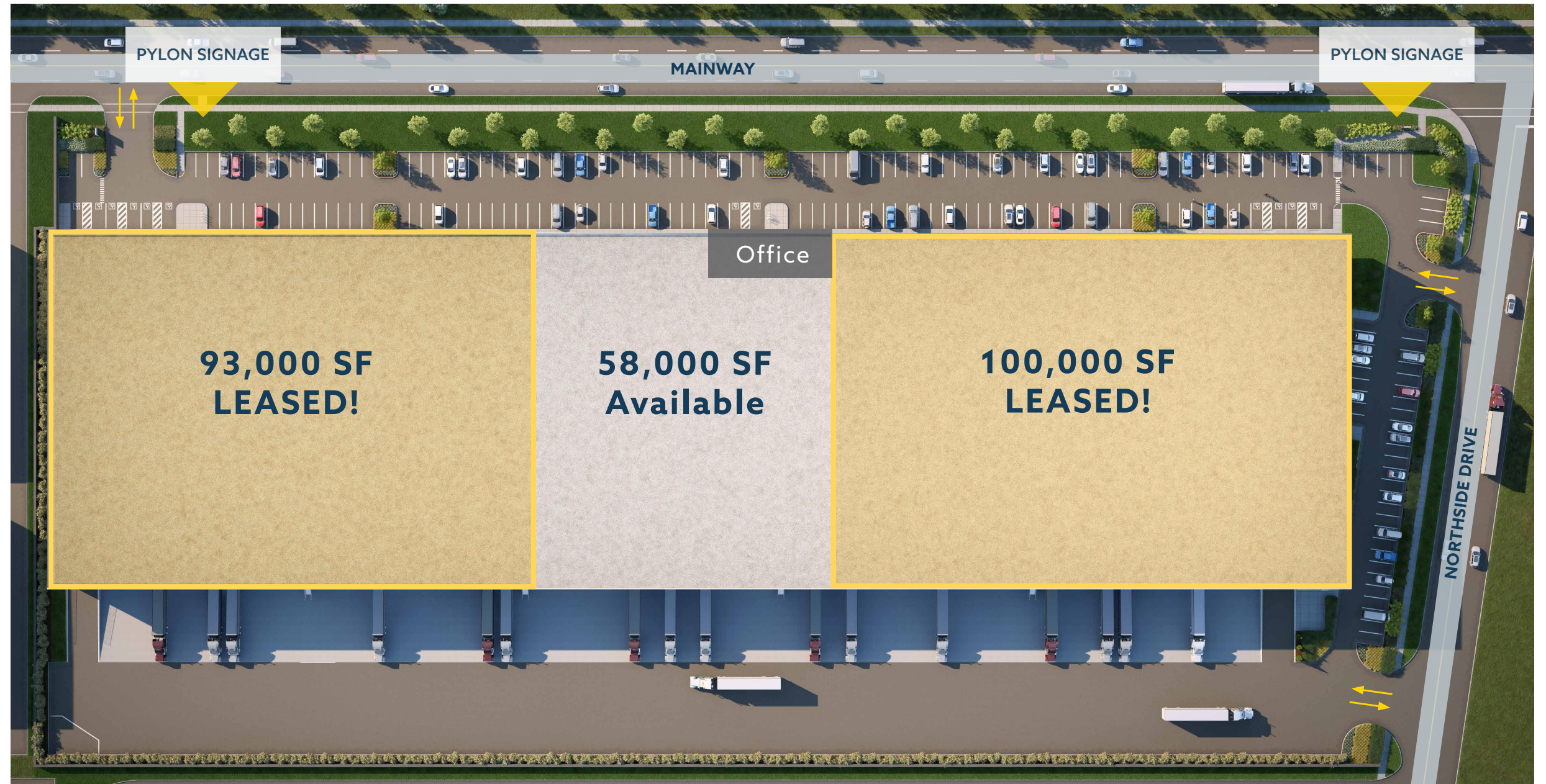
600 AMPS  
(WITH POTENTIAL TO UPGRADE)

## TMI

\$3.77 PSF NET

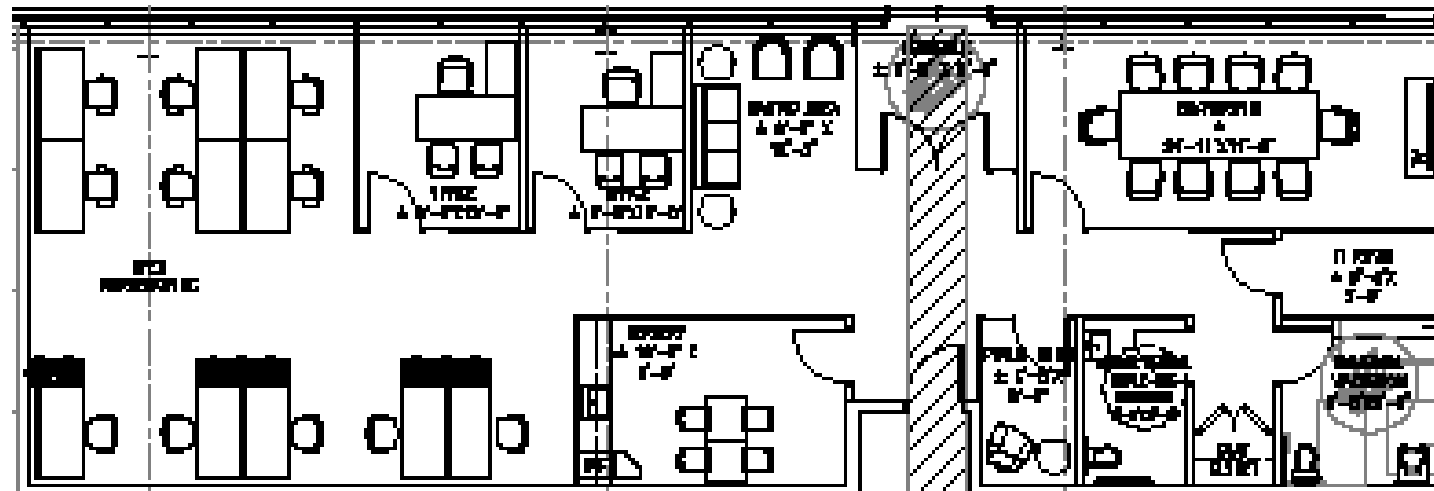
## ASKING RATE

CONTACT LISTING TEAM



**SPEED TO FLOOR! OFFICE PERMITS SUBMITTED**

[CLICK TO DOWNLOAD](#)



LEED  
SILVER  
CERTIFIED



ZERO  
CARBON  
READY



SEPARATE SHIPPING  
AREA WITH  
130' SHIPPING COURT

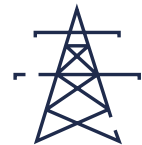


ABILITY TO  
FENCE/SECURE  
SHIPPING COURT

**THE BUILDING IS DESIGNED TO LEED SILVER AND ZERO CARBON READY STANDARDS, TO FUTURE PROOF AND IMPROVE THE OVERALL ENERGY EFFICIENCY.**



Increased insulation in building envelope.



Sufficient power supply to support future conversion to electrical heating.



Sufficient support in roof structure for possible future integration of solar power.



LEED features include: EV charging stations, bicycle parking, efficient LED lighting and connected to multiple forms of transportation.



# CUBE EFFICIENCY ANALYSIS

When comparing the 40' clear height versus other common building clear heights, there is a 75% increase in the overall cubic storage capacity.

CLEAR HEIGHT

Size Needed to ACCOMMODATE

<b>40'</b>	<b>56,260 SF</b>
<b>36'</b>	<b>65,824 SF</b>
<b>32'</b>	<b>78,764 SF</b>
<b>28'</b>	<b>98,455 SF</b>

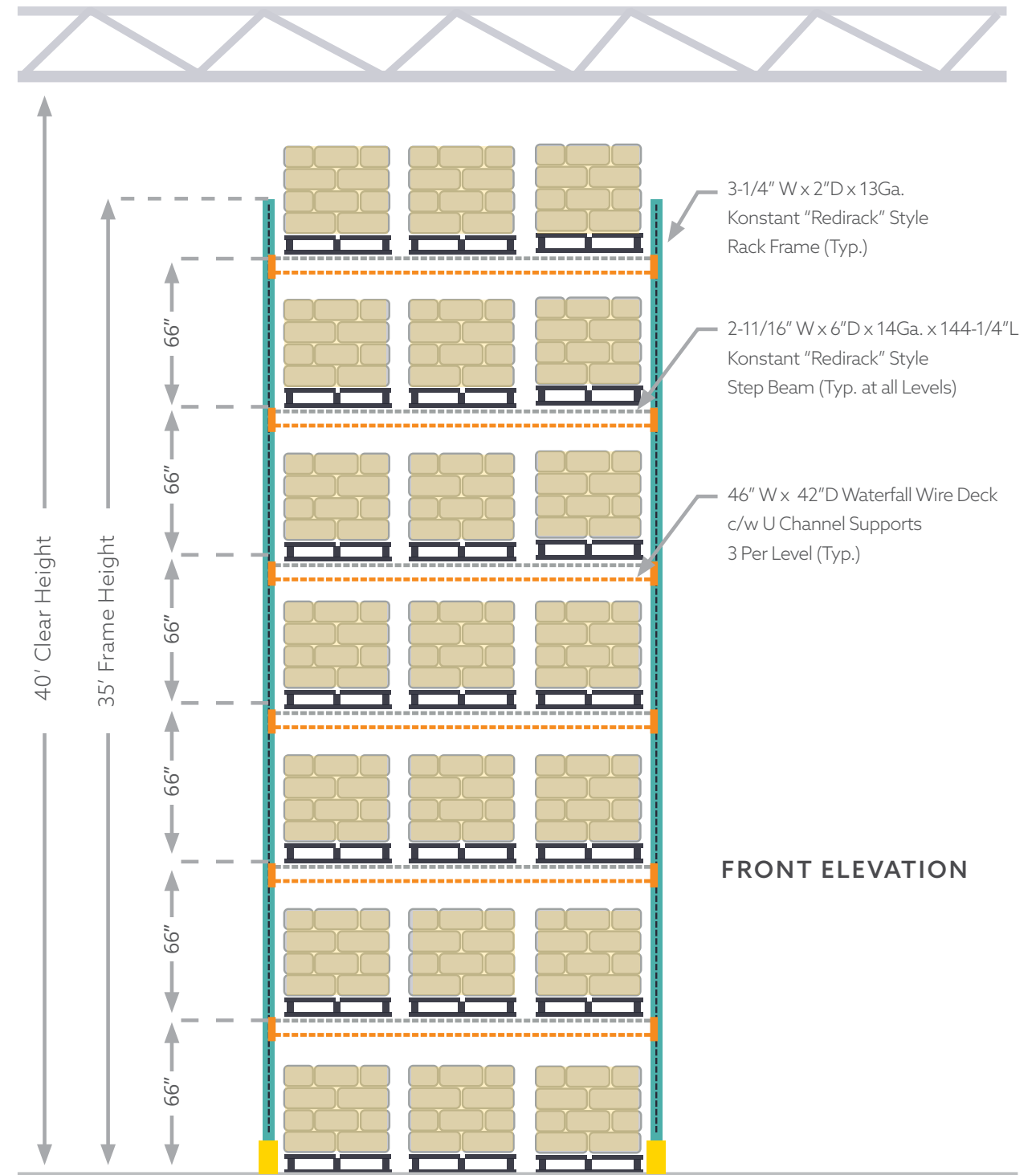
Example Storage REQUIREMENT

**7,550**  
PALLET POSITIONS

WHEN COMPARING 40' VS 28'

Space reduction savings is **42,195 SF**

Potential rental savings in excess of **\$8.7M over 10 years**



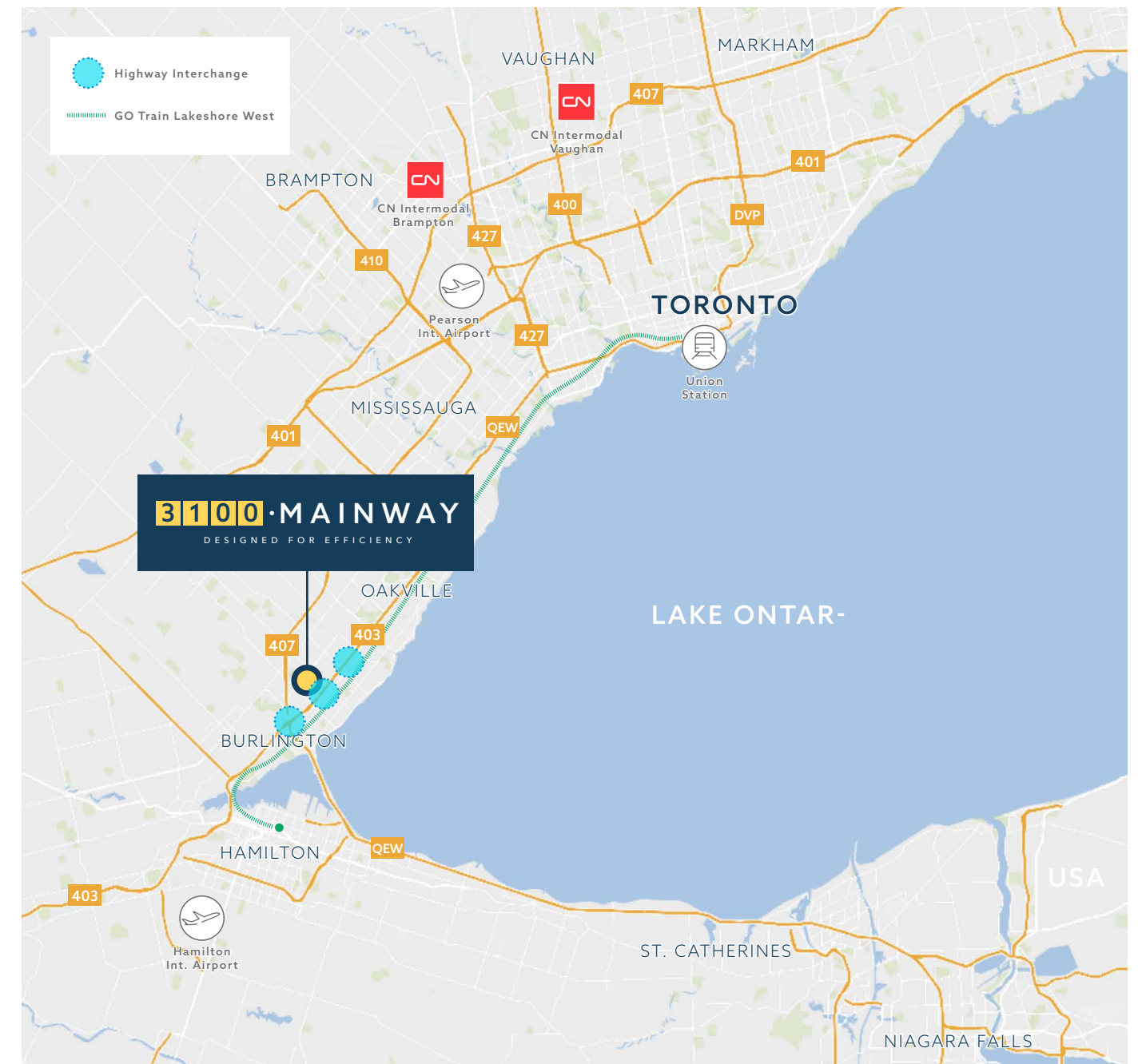
## LOCATION OVERVIEW

# UNPARALLELED ACCESSIBILITY, CONVENIENCE, AND PROXIMITY

3100 Mainway Distribution Centre is strategically located in Canada's Innovation Corridor. Offering convenient access to business connectivity throughout Metro Toronto with close proximity to QEW, Highways 403, 407, and Burlington's three GO stations, this property provides multiple route options to destinations across the GTA and other Southern Ontario markets as well as to the U.S. border in Windsor and Niagara Falls.

### TRAVEL TIMES FROM 3100 MAINWAY

	<b>2KM   6MIN</b> Highway 403	<b>6KM   10MIN</b> Highway 407	<b>42KM   27MIN</b> Highway 410	<b>22KM   28MIN</b> Highway 401	<b>38KM   29MIN</b> Highway 427
	<b>23KM   32MIN</b> Hamilton Int. Airport	<b>49KM   40MIN</b> Pearson Int. Airport		<b>101KM   60MIN</b> US border Fort Erie	<b>318KM   3HR 10MIN</b> US border Windsor
	<b>54KM   37MIN</b> CN Intermodal Brampton	<b>69KM   55MIN</b> CN Intermodal Vaughan			



### TRUCK ROUTES

	<b>3 MIN TO HWY QEW</b> Via Guelph Line	<b>7 MIN TO HWY 407</b> Via Guelph Line & Dundas Street	<b>22 MIN TO HWY 401</b> Via Guelph Line	<b>23 MIN TO HWY 427</b> Via HWY 403/QEW	<b>26 MIN TO HWY 410</b> Via HWY 403/QEW
---	--	--	---	---	---

# ACCESS AND LOCATION



# A DIVERSE ECONOMY

The City of Burlington fosters a diverse economy with a focus on knowledge based, technology intensive industries, backed by the city's thriving economic and technological infrastructure providing a myriad of opportunities for business expansion. In an effort to better understand the challenges business owners face today, The Burlington Economic Development Corporation, in partnership with the 'Red Tape Red Carpet Task Force', is mandated to identify and eliminate barriers to growth so that businesses can locate, expand and thrive. Burlington is optimized for multi-sector strength, with a well-balanced mix of employment opportunities and the quality of life means employee retention rates are higher.



**4.5 MILLION PEOPLE**  
Within commuting distance



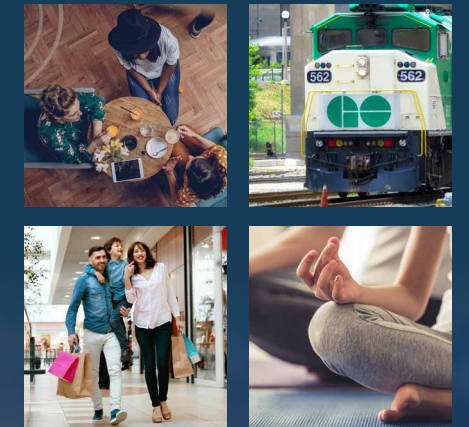
**1,600 NEW JOBS**  
Created here in 2019, an increase of 21%



**\$10.6 BILLION**  
Burlington's annual GDP

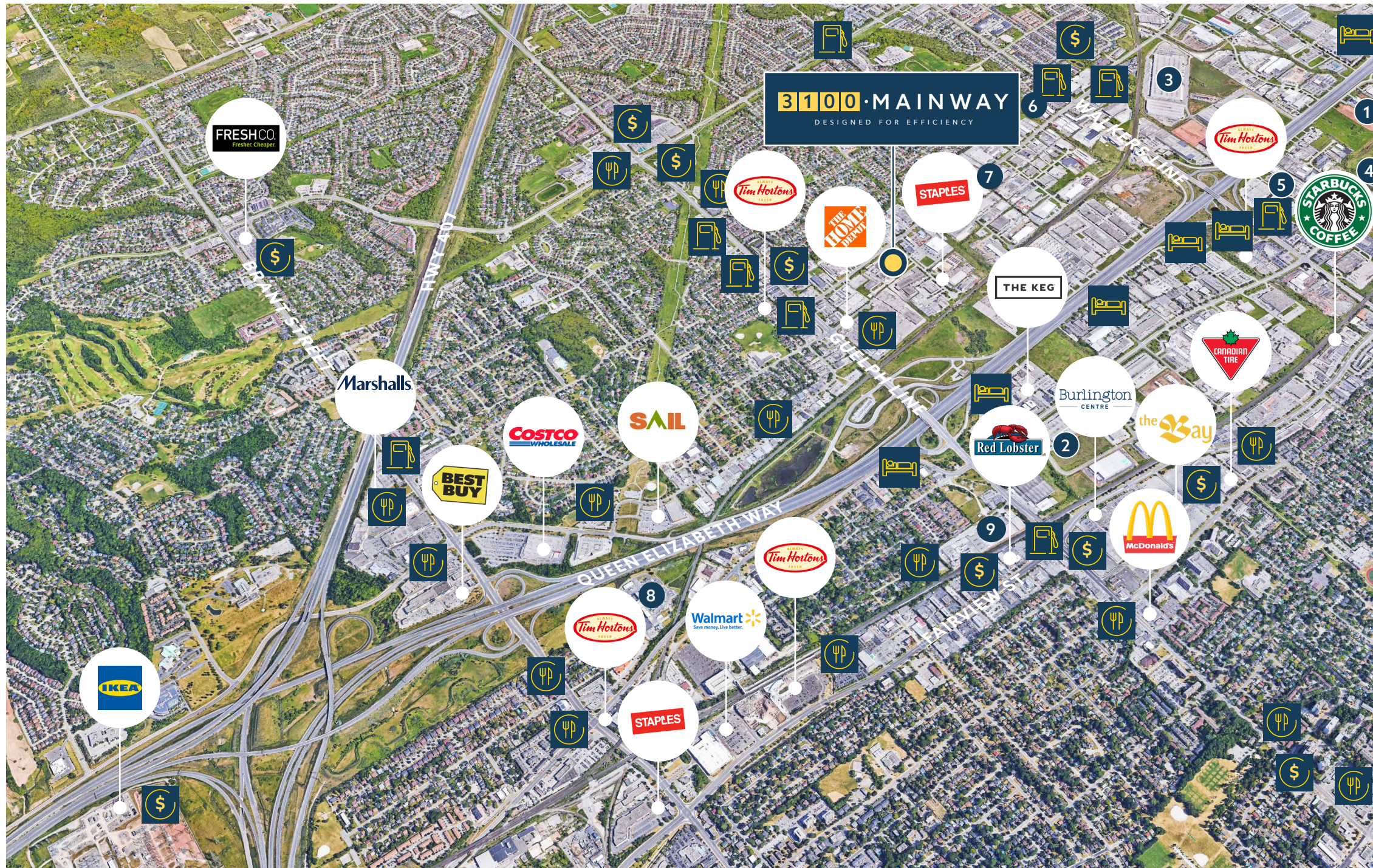


**68% LABOUR FORCE PARTICIPATION RATE**  
Higher than the national average



Source: Burlington Economic Development

# AMENITIES & CORPORATE NEIGHBOURS



## MAJOR AMENITIES

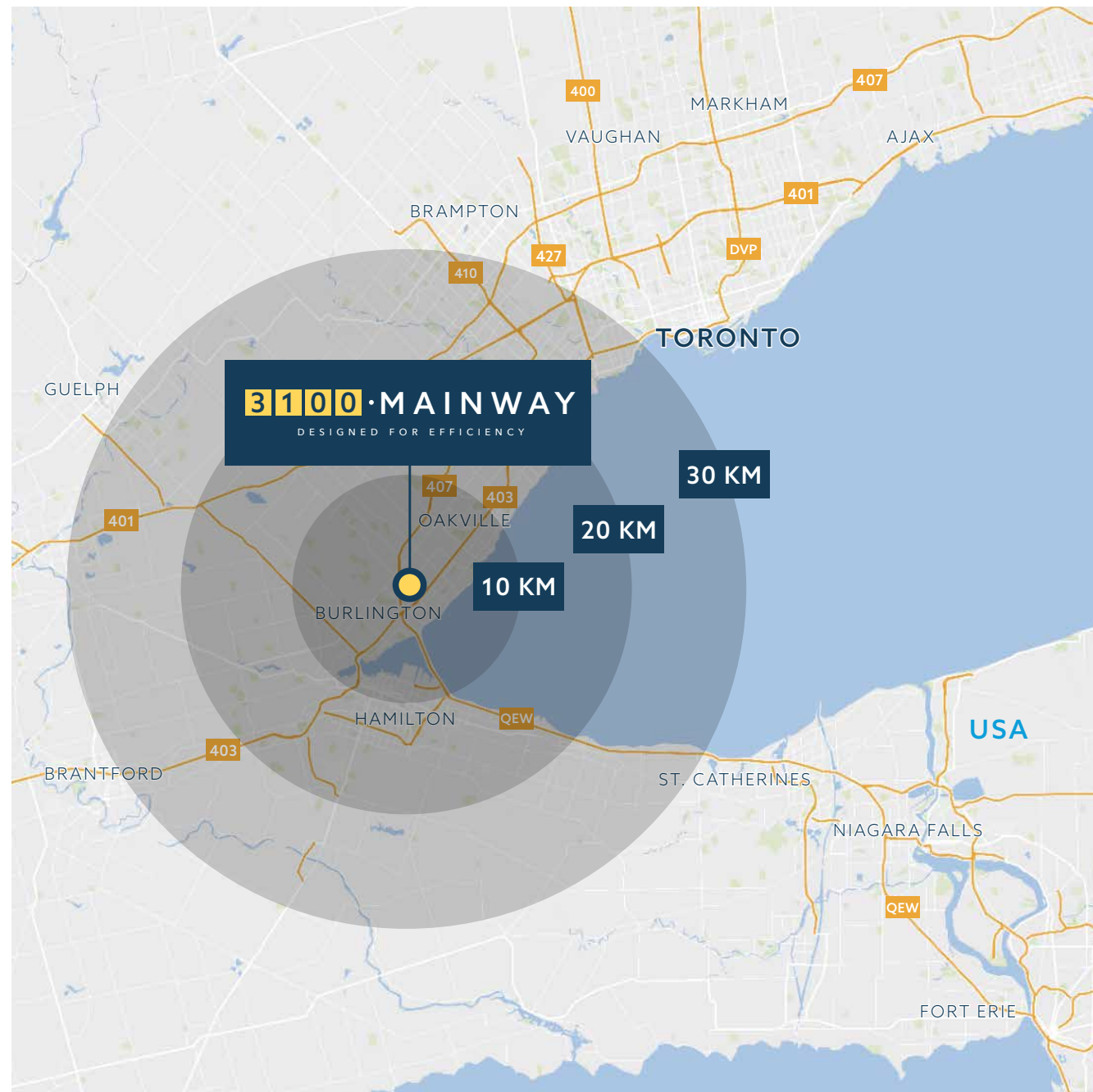
Within 10 Minutes Drive

 <b>50</b> Shopping Places	 <b>13</b> Gas Stations
 <b>75</b> Restaurants	 <b>10</b> Banks
 <b>6</b> Hotels	

## TOP PRIVATE SECTOR EMPLOYERS

- 1 BOEHRINGER INGELHEIM
- 2 COGECO
- 3 UPS
- 4 BUNZL CANADA INC.
- 5 SECTOR TECHNOLOGY
- 6 PUROLATOR
- 7 PIONEER DISTRIBUTION
- 8 NALCO CANADA
- 9 HOOD PACKAGING CORPORATION

## DEMOGRAPHICS



### WORK FORCE



#### 10 KM

Population  
271,772

Labour Force  
153,978

Median Age  
41.8



#### 20 KM

Population  
1,028,415

Labour Force  
566,707

Median Age  
40.0



#### 30 KM

Population  
1,699,626

Labour Force  
926,201

Median Age  
39.9



## OUR TEAM

### *Carterra*

Carterra is a leading Canadian real estate developer and institutional fund manager. Carterra is currently developing over 20 office, mixed-use, industrial and multi-residential projects in the GTA and GMA with a total combined value in excess of \$7 billion, and has successfully developed over 10 million square feet of multi-award-winning commercial projects and over 6,600 condominium units and apartments.

[Carterra.com](http://Carterra.com)

### Colliers

Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

[Colliers.com](http://Colliers.com)





[www.3100mainway.com](http://www.3100mainway.com)

**COLIN ALVES, SIOR**

Vice Chairman  
Sales Representative  
Direct: +1 416 564 2500  
[colin.alves@colliers.com](mailto:colin.alves@colliers.com)

**GRAHAM MEADER**

Vice Chairman  
Sales Representative  
Direct: +1 416 578 8250  
[graham.meader@colliers.com](mailto:graham.meader@colliers.com)

**BEN WILLIAMS**

Executive Vice President  
Sales Representative  
Direct: +1 416 620 2874  
[ben.williams@colliers.com](mailto:ben.williams@colliers.com)

**GARRY WATTS**

Senior Vice President  
Sales Representative  
Direct: +1 416 620 2857  
[garry.watts@colliers.com](mailto:garry.watts@colliers.com)

**COLLIERS** 401 The West Mall, Suite 800 | Toronto, ON M9C 5J5 | Canada +1 416 777 2200

*Carterra*



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage