



**TEAM MURRAY  
& FALDOWSKI**



Burlington

**3455 Harvester Road , Unit 34, Burlington, ON**

# Well-finished 1,400 SF Office Unit For Lease



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Accelerating success.



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# Property Overview

## Key Highlights

- 1,400 SF of well-finished office space
- Excellent access to the QEW
- Drive-in door with potential to expand industrial space
- Nearby public transit

**Address** 3455 Harvester Road

**Unit** 34

**Location** Burlington

**Total Area** 1,400 SF

**Zoning** BC1

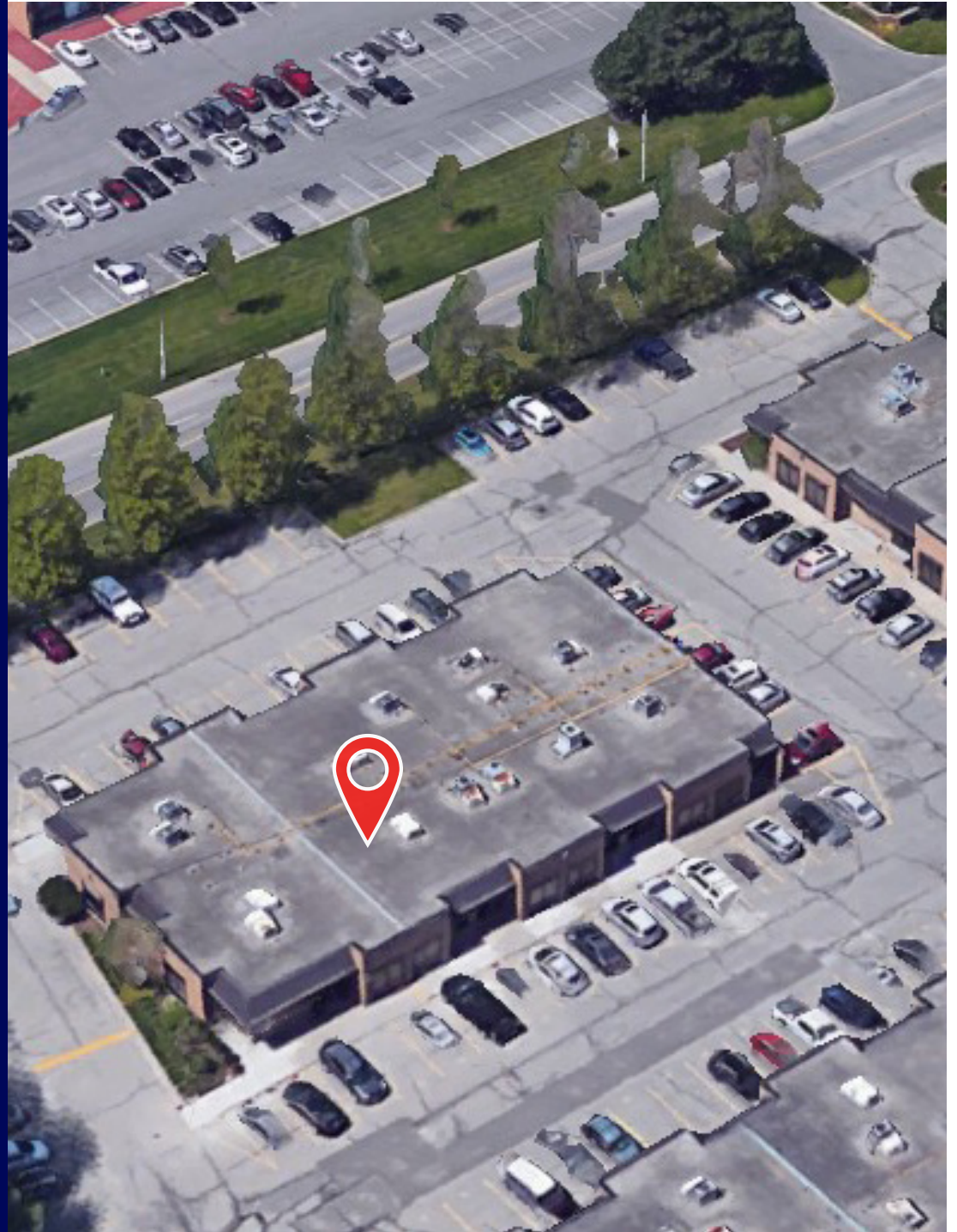
**Shipping** 1 Drive-in door

**Parking** Outside Surface

**Possesion** Immediate

**Lease Price:** TMI (2025)

**\$12.00 Net PSF** \$5.63



# Property Photos



# Property Photos



# BC1 Zoning Permitted Uses

[Learn More](#)

- Transportation, Communication, and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- Wholesale Trade
- Private Propane Facility per Part 1, 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Crematory
- Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility
- All Office Uses
- Hotel
- Convention/Conference Centre
- Convenience Store
- Machinery & Equipment
- Computer Hardware & Software
- Convenience Restaurant
- Night Club
- Retail Brewery
- Other Service Commercial Uses
- Accessory Dwelling Unit (for security or maintenance)
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Shipping and distribution use
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Banquet Centre
- Caterer
- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage
- Office Furniture & Equipment
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Banks, Trust Companies, Credit Unions
- Recreational Establishment

# Nearby Amenities

 3455 Harvester Road

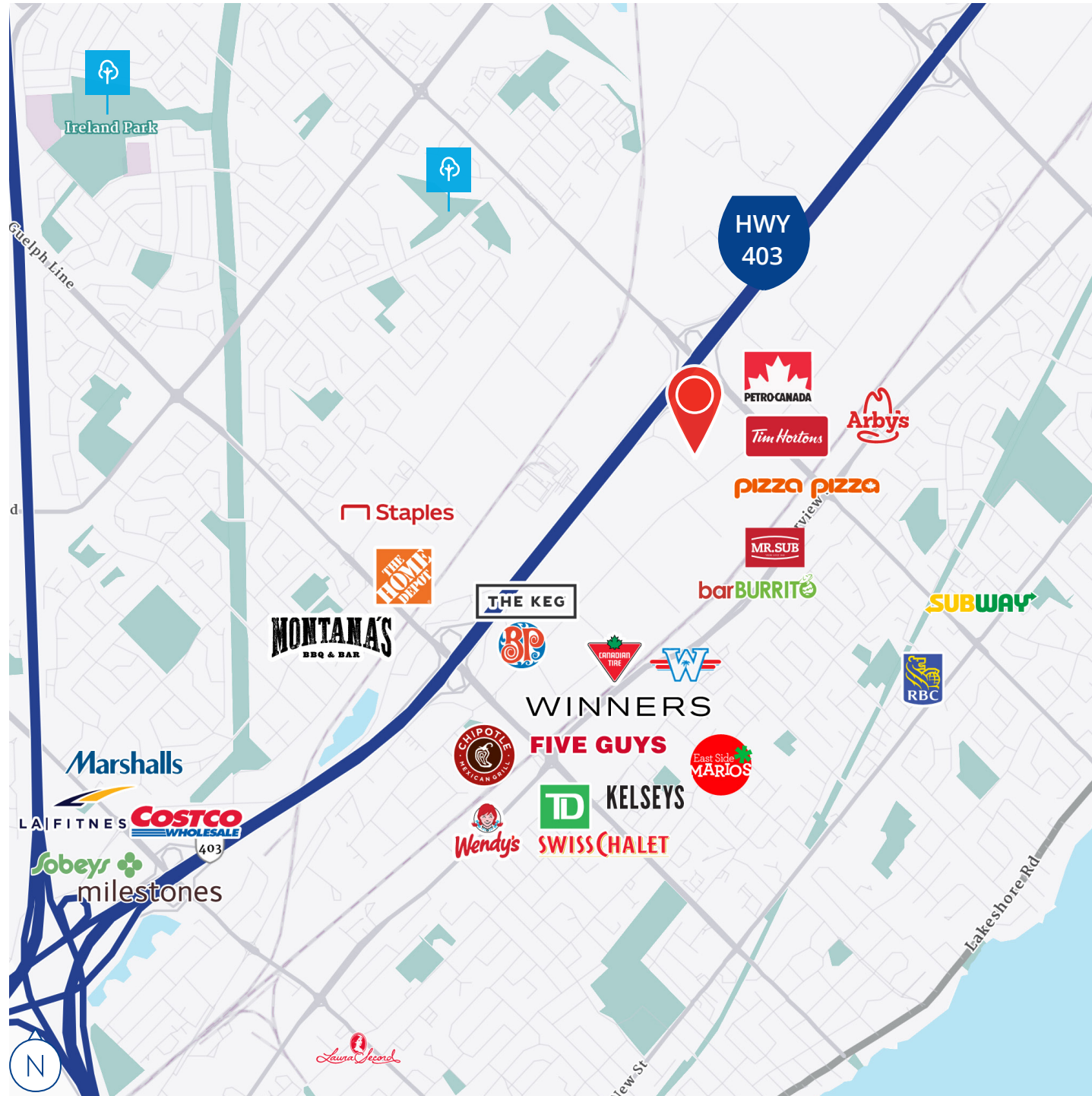
## KEY DRIVETIMES

Highway QEW/403 | 5 KM | 4 min  
 407 ETR | 11.3 KM | 9 min  
 Hamilton | 18.4 KM | 20 min  
 Mississauga | 35.1 KM | 31 min  
 Toronto | 51.3 KM | 59 min

## AIRPORTS/BORDER DRIVETIMES

YHM | 33.8 KM | 28 min  
 YYZ | 65.5 KM | 45 min  
 Canada/US Border | 77.5 Km | 52 min

 Recreation & Parks





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