

MODERN FREESTANDING INDUSTRIAL FACILITY FOR LEASE

177,060 SQ. FT. AVAILABLE

1022 CHAMPLAIN AVENUE BURLINGTON, ON



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CONCERT® PROPERTIES

CBRE



CORPORATE NEIGHBOURS

CONCERT PROPERTIES

CBRE

1022 CHAMPLAIN AVENUE

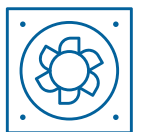
MODERN FREESTANDING UNMATCHED CORPORATE PROFILE



Freestanding building



Extremely clean whiteboxed interior - ideal for food or pharma users



Warehouse fully airconditioned



Strong institutional landlord



Prime location close to many amenities



Transit at your doorstep



2 minutes drive to full QEW interchange at Walkers Line



High profile corporate neighbours

MODERN BUILDING FUNCTIONALITY

FIRST CLASS BUILDING SPECIFICATIONS

SIZE OFFICE

177,060 Sq. Ft. Available ± 20,000 Sq. Ft.
Two (2) storey

SHIPPING CLEAR HEIGHT

20 Truck Level 28'
1 Drive-In

POWER SECTION AVAILABILITY

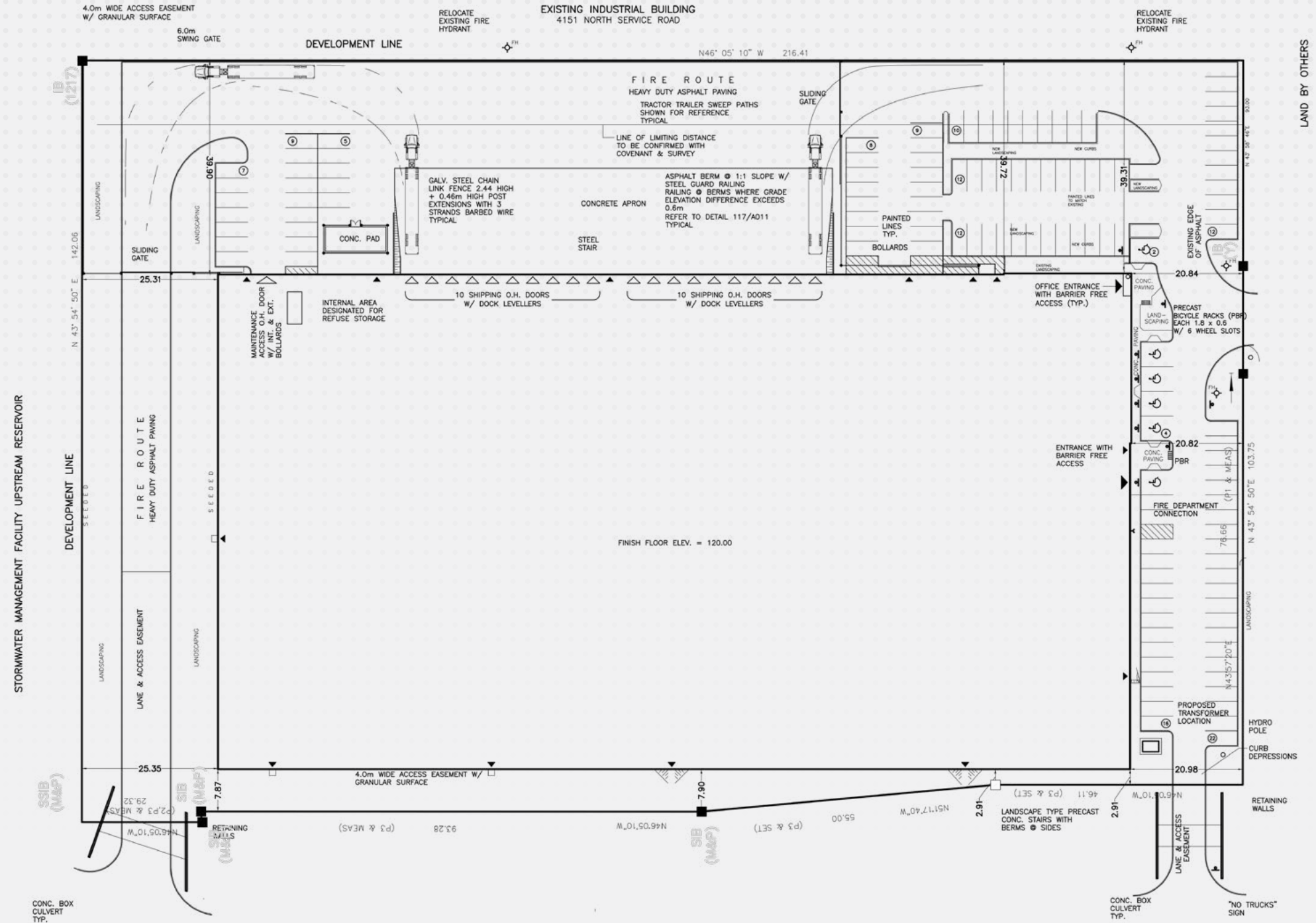
800A 600V August 2026

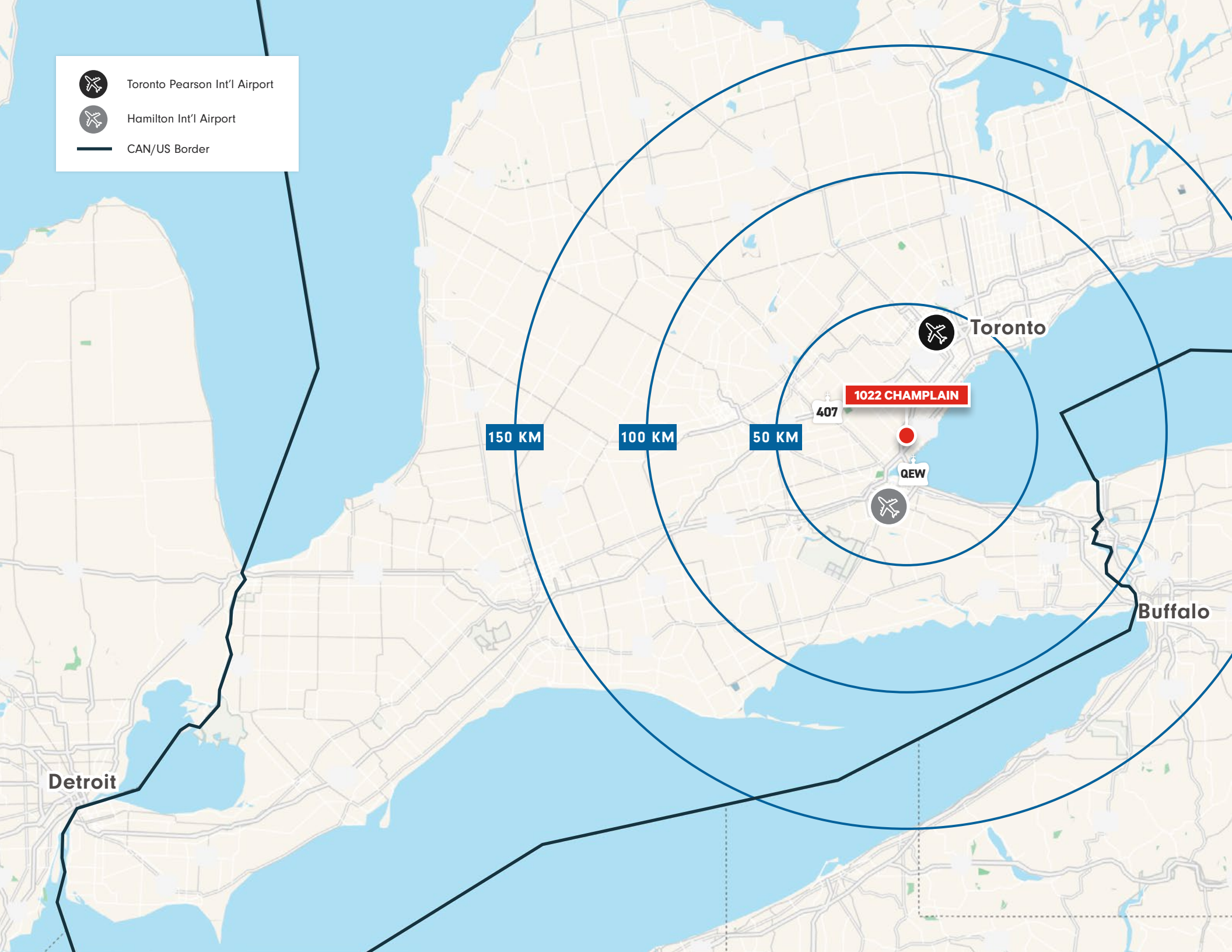
ASKING PRICE TMI

\$15.95 Net Per Sq. Ft. \$3.90 (est. 2026)

COMMENTS

- Freestanding building
- Clean, modern warehouse space
- Part of a large institutionally owned campus in central Burlington
- Warehouse fully air-conditioned
- Includes two rooms rated for aerosol storage
- Excellent highway access with quick access at Walkers Line interchange





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

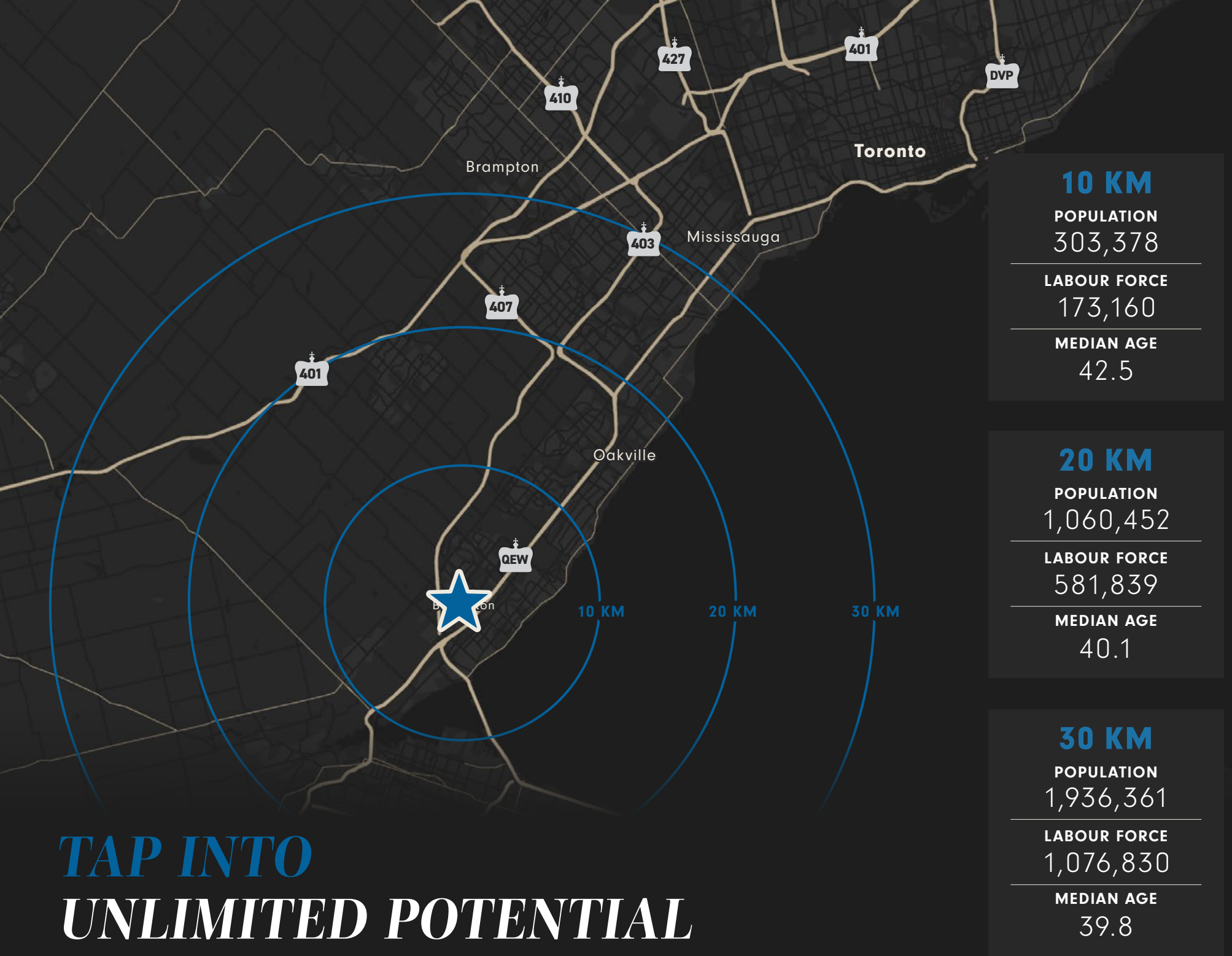
29 MIN • 35.5 KM
HAMILTON INT'L AIRPORT

1 HR 11 MIN • 111 KM
US BORDER (BUFFALO)

3 HR 21 MIN • 324 KM
US BORDER (DETROIT)

TRANSIT AT THE DOORSTEP!





**TAP INTO
UNLIMITED POTENTIAL**





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