

FOR LEASE

STATE-OF-THE-ART INDUSTRIAL

57% RELEASED

PALLADIUM PROSPERITY PARK



Rendering is for visual representation only. Subject to change.

CONNECTING YOUR BUSINESS TO THE GTA

Occupancy Q4 2027

4301 Palladium Way | Burlington, ON
Highway 407 and Appleby Line

Developed by

VICANO

Marketed by

Colliers

PROPERTY OVERVIEW

Premium industrial space in the 'Golden Horseshoe' and centered geographically within Canada's largest consumer and industrial market.

Palladium Prosperity Park is a brand-new 178,240 SF spec industrial development built for efficiency and scale, offering immediate access to Highway 407 and seamless connectivity to the Greater Toronto Area via major highway routes.

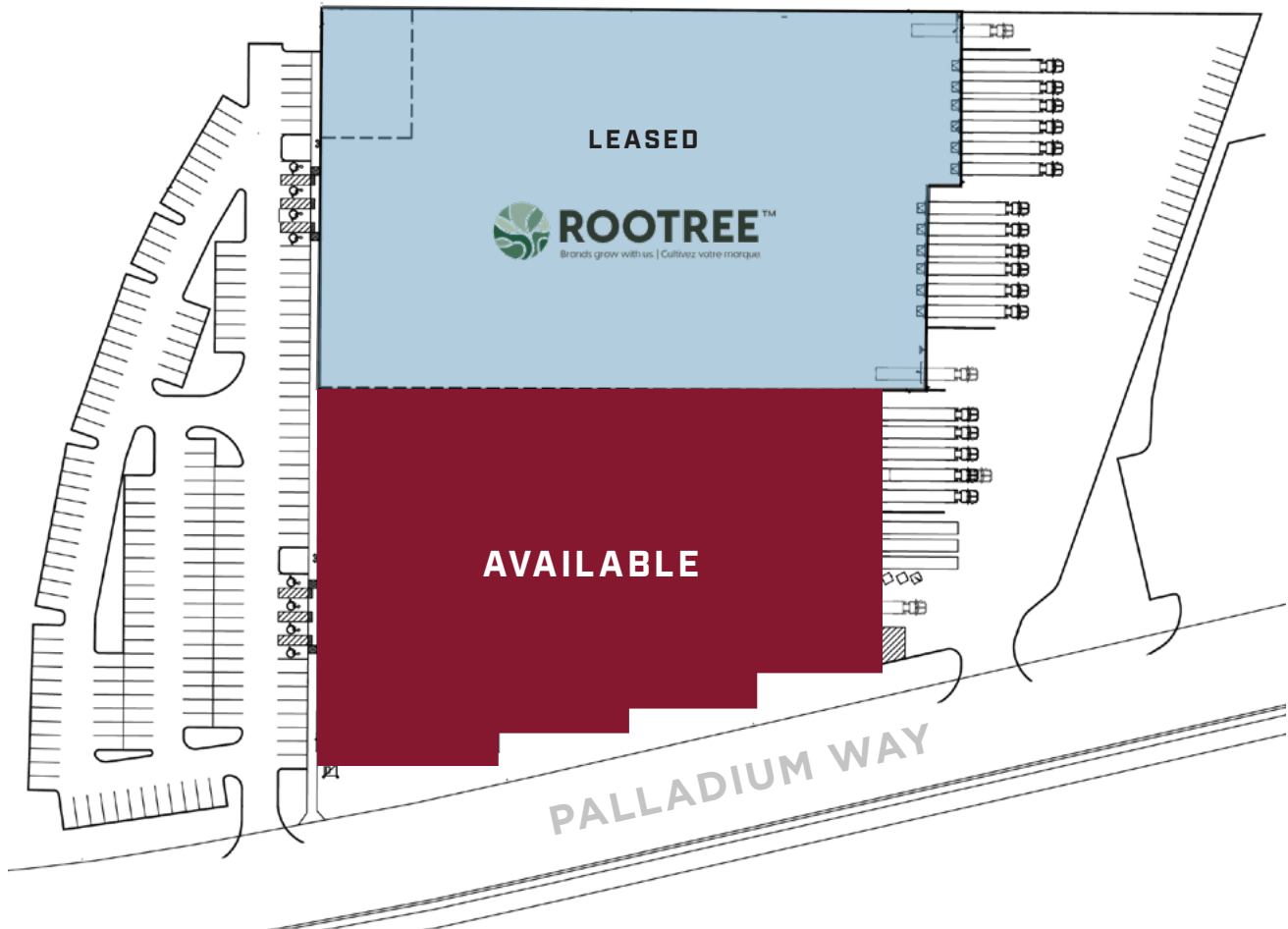
The city of Burlington offers access to four major international airports within 45 minutes, supporting efficient business connectivity.



Hwy 407 view – 185,000 cars AADT

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THE PREMISES FOR A MYRIAD OF BUSINESSES



OFFICE AREA	To Suit	POWER	600 / 600 Amps
AVAILABE AREA	78,240 SF	SHIPPING	8 Truck-Level Doors 1 Drive-in
CLEAR HEIGHT	42'	NET RENT	Contact Listing Agent
SPRINKLERS	ESFR	ADDITIONAL RENT [TMI]	\$3.95 PSF PA [2027 projection]
OCCUPANCY	Q4 2027		

ZONING BC-1

Industrial

- 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 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
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating, and/or assembly facility

Office

- All Office Uses

Hospitality

- Hotel
- Convention/Conference Centre
- Banquet Centre
- Caterer

Automotive

- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

Retail

- Convenience Store
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

Service Commercial

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Night Club
- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses
- Outdoor Patio

Recreation

- Recreational Establishment

BURLINGTON'S ADVANTAGE

Central to connections via Rail, Sea, Road, and Air

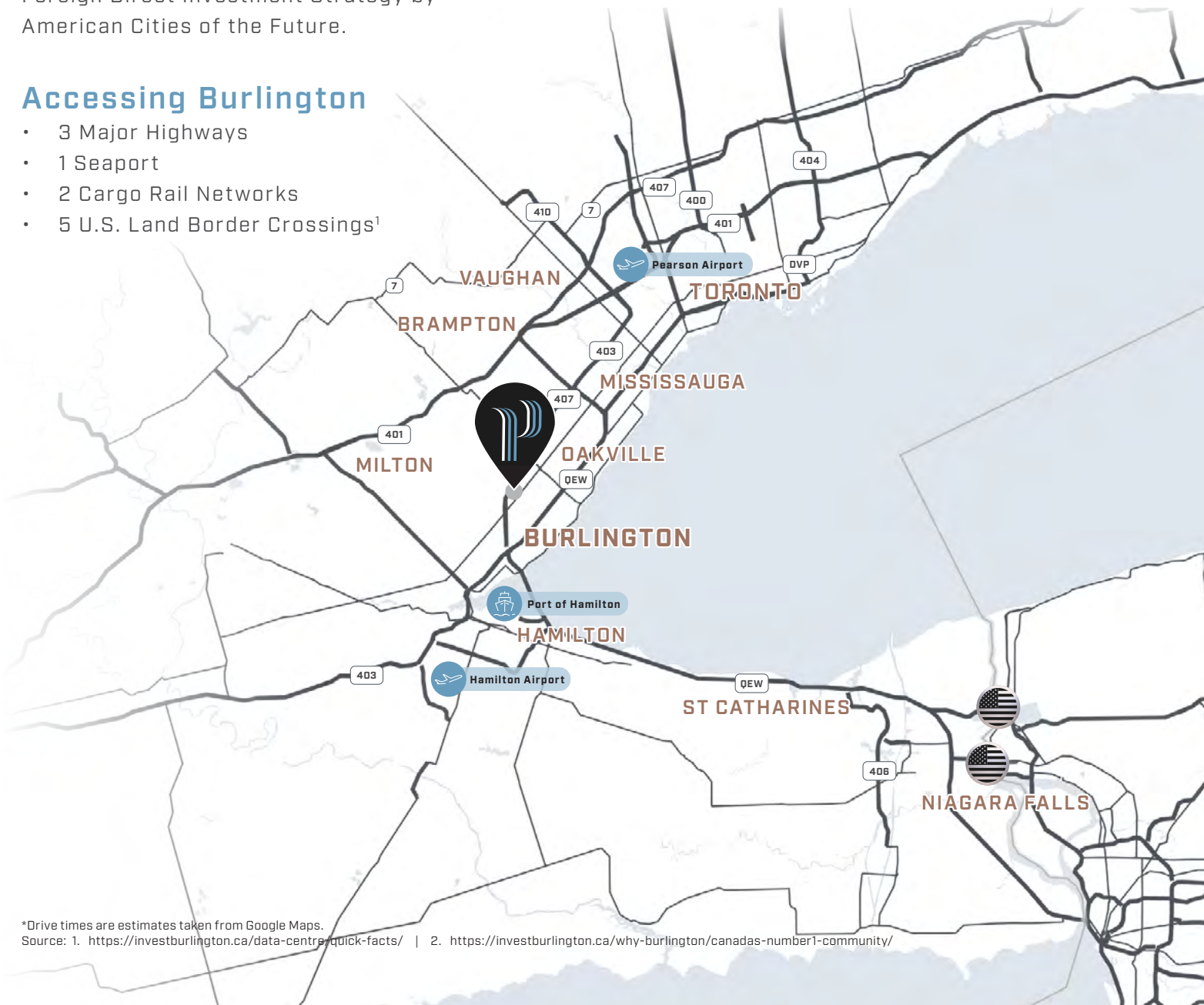
Burlington's strategic location in the Greater Toronto Area offers easy access to major markets and transportation routes, making it ideal for business expansion. The city provides business-friendly incentives, including streamlined permitting, tax breaks, and innovation grants. Burlington's Economic Development Corporation supports business growth, and the city is ranked in the top 25 for Foreign Direct Investment Strategy by American Cities of the Future.

Doing Business in Burlington

- 20 Post-Secondary Institutions within a 60 minute drive of Halton Region
- 4.3% Average Annual Growth Rate(2011 - 2016)
- 45 minute to Toronto, North America's Fourth Largest City¹
- Maclean's has rated Burlington "Canada's Best Community" and "Best Community in Canada for Families" [2019]²

Accessing Burlington

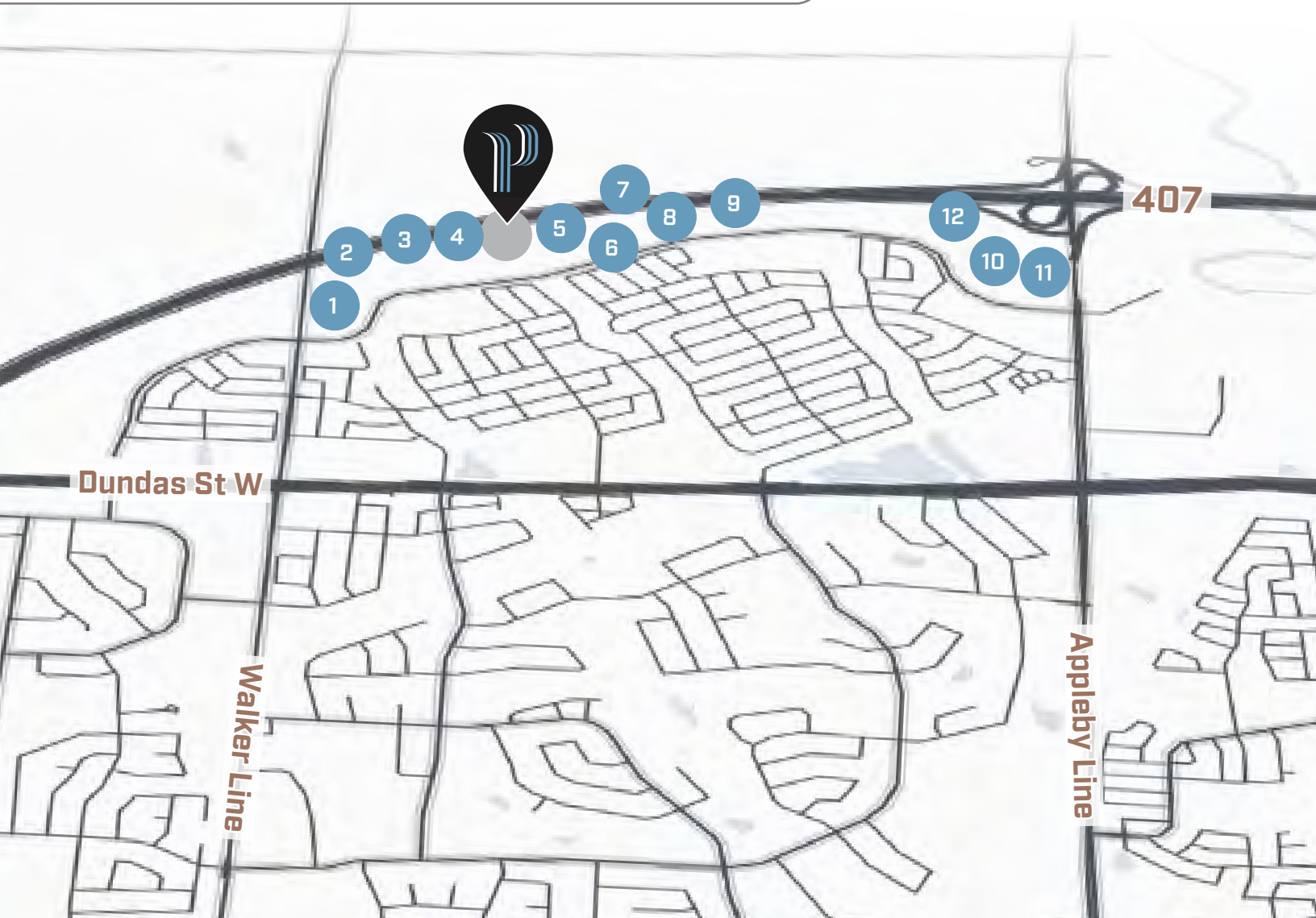
- 3 Major Highways
- 1 Seaport
- 2 Cargo Rail Networks
- 5 U.S. Land Border Crossings¹



¹Drive times are estimates taken from Google Maps.

Source: 1. <https://investburlington.ca/data-centre/quick-facts/> | 2. <https://investburlington.ca/why-burlington/canadas-number1-community/>

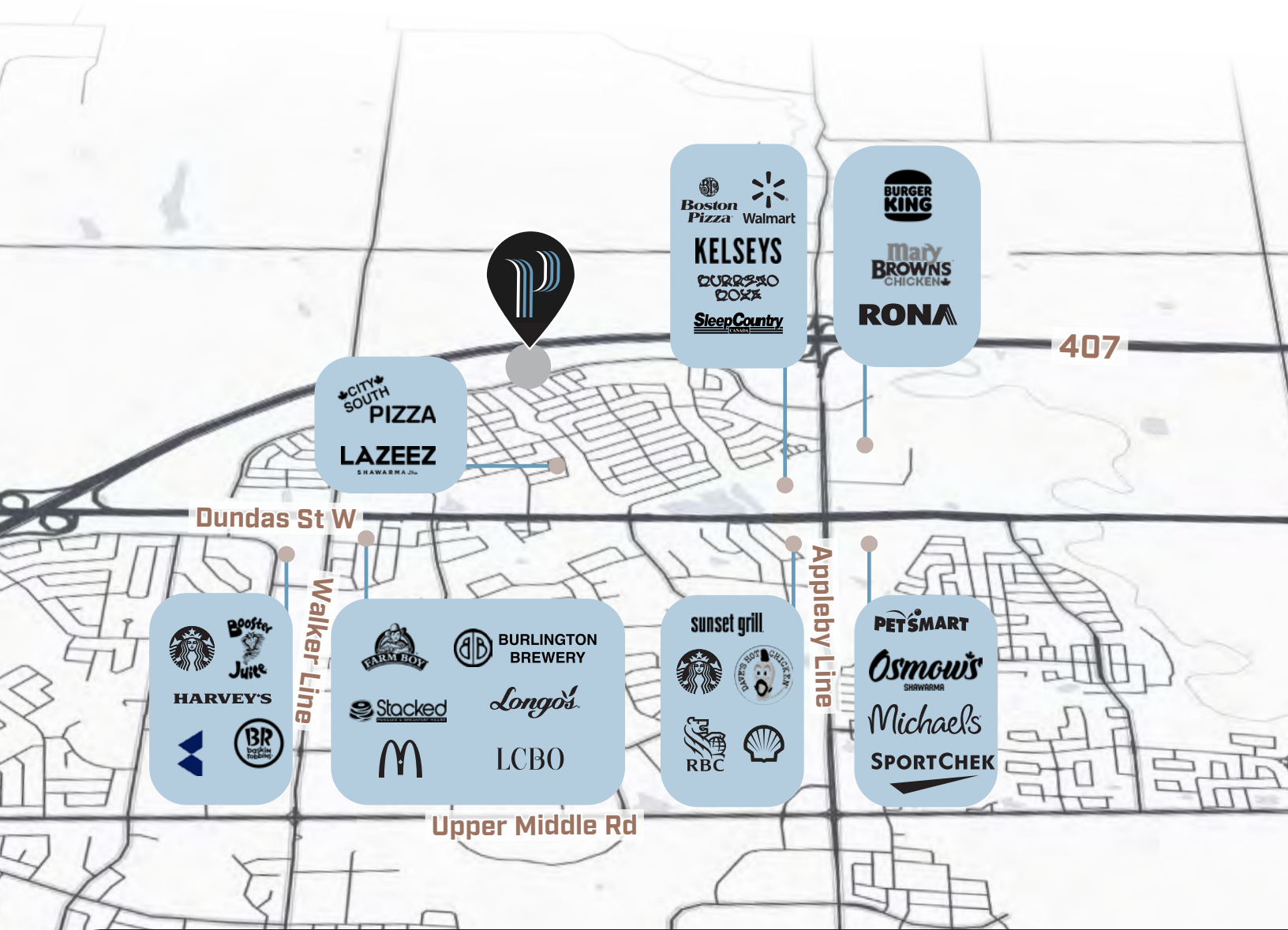
BURLINGTON: AN ESTABLISHED BUSINESS COMMUNITY



Palladium Way Corporate Neighbours

1	Halton Courthouse	5	Bos & Co	9	Medical Offices
2	Neelands Refrigeration	6	Supercar Experiences	10	New Industrial
3	Service Plus Aquatic	7	UltraStor	11	Argo Developments
4	Beedie Industrial Condo Developments	8	Commercial Condos	12	Tempel Steel

PALLADIUM NODE — STEPS TO HUNDREDS OF AMENITIES



Amenities Within a 5 minute Drive

28
RESTAURANTS



2
GAS STATIONS



5
PHARMACIES



4
BANKS



3
SHOPPING CENTRES





Vicano Developments is a well-established Canadian real estate development and construction firm known for delivering high-quality industrial, commercial, and mixed-use projects across Ontario. As a fully integrated developer, Vicano manages every stage of the process, from planning and construction to leasing and property management, ensuring quality, efficiency, and tenant satisfaction.

Renowned for its collaborative approach, Vicano works closely with municipalities, consultants, and end users to create practical, functional spaces that support business operations and community growth. With a strong track record and diverse portfolio, Vicano is a trusted and dependable partner in Ontario's commercial real estate industry.



1973
YEAR FOUNDED



1000+
PROJECTS COMPLETED



Across Ontario
AREA SERVED



PALLADIUM PROSPERITY PARK

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