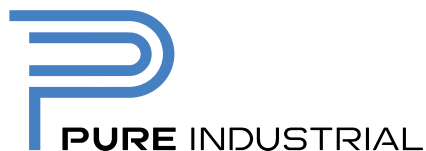


Warehouse Space For Lease


# 3450 HARVESTER ROAD


## Burlington, ON

Multiple configurations up to 160,154 sf



# PROPERTY HIGHLIGHTS

 **ASKING RATE**  
Speak to LA

 **TMI (2026)**  
\$5.71 psf\*  
\*Including management fees,  
excluding utilities.

 **POSSESSION DATE**  
Immediate







 **CLEAR HEIGHT**  
28'

 **ZONING**  
GE1

## Warehouse Space For Lease

# 3450 HARVESTER ROAD

## Burlington, ON

-  Premier head office location that offers well built out office space
-  Strong corporate presence with a large ground floor lobby with an abundance of natural light
-  Excess land for potential expansion or storage
-  Abundance of parking
-  Located near the intersection of QEW and Walkers Line
-  Proximity to a wide selection of amenities, Appleby and Burlington GO train station

 **WAREHOUSE VIRTUAL TOUR**

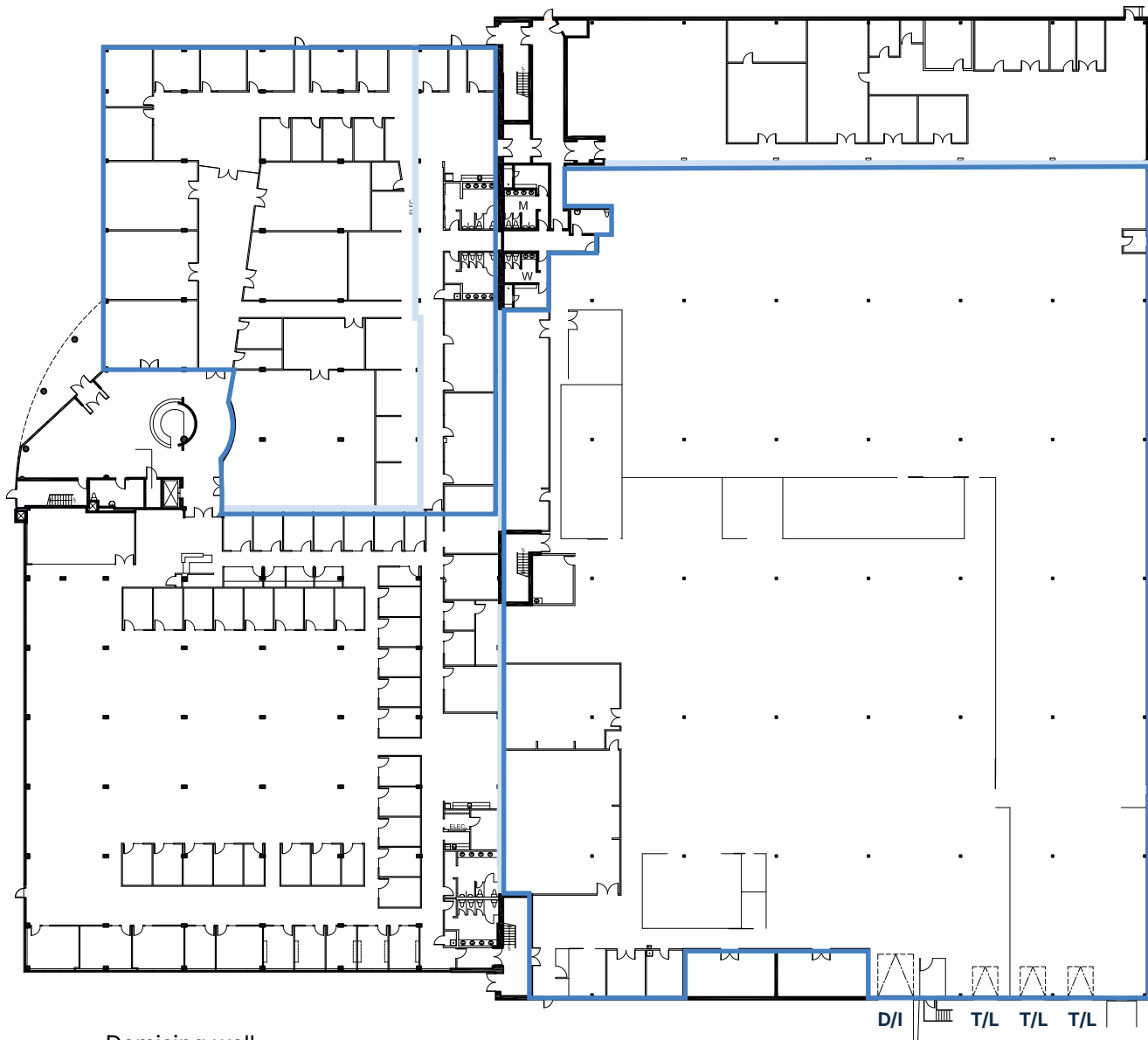
 **OFFICE VIRTUAL TOUR**



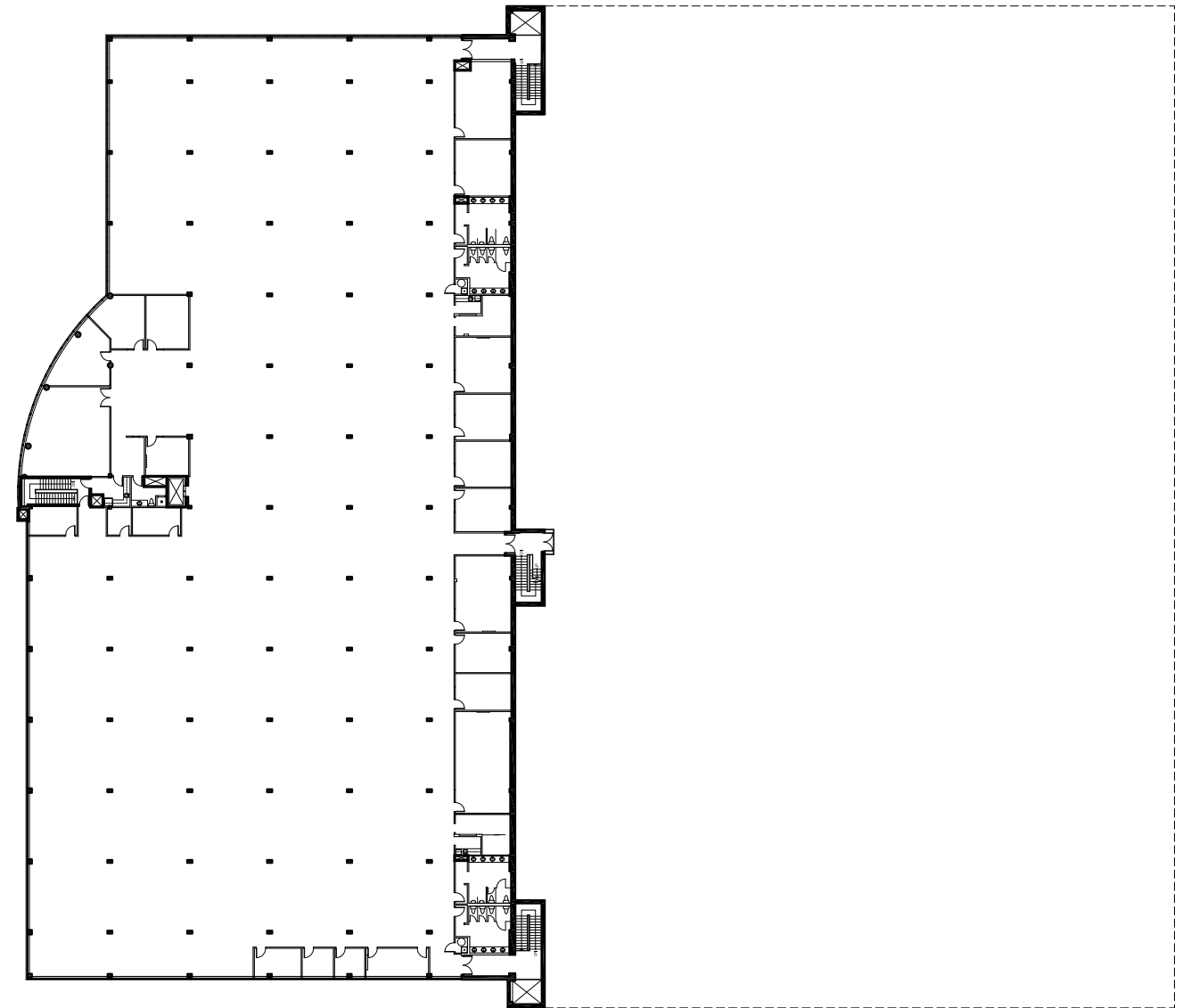
# FLOOR PLANS

	TOTAL AREA	OFFICE	INDUSTRIAL	SHIPPING
Option 1 (full building)	160,154 sf	91,026 sf	69,128 sf	3 T/L, 2 D/I
Option 2	78,212 sf	18,738 sf	59,484 sf	3 T/L, 1 D/I

## GROUND FLOOR



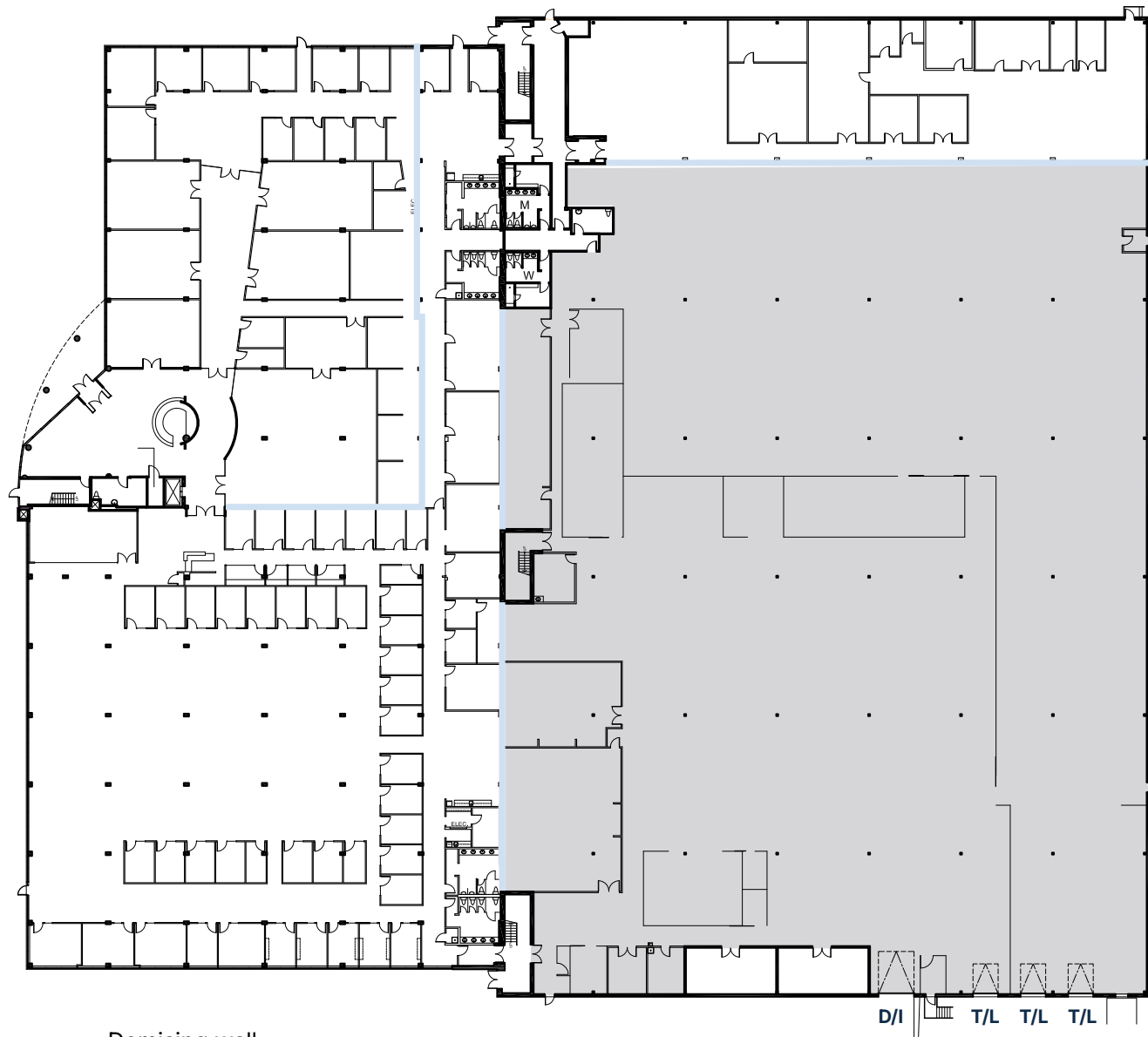
## SECOND FLOOR



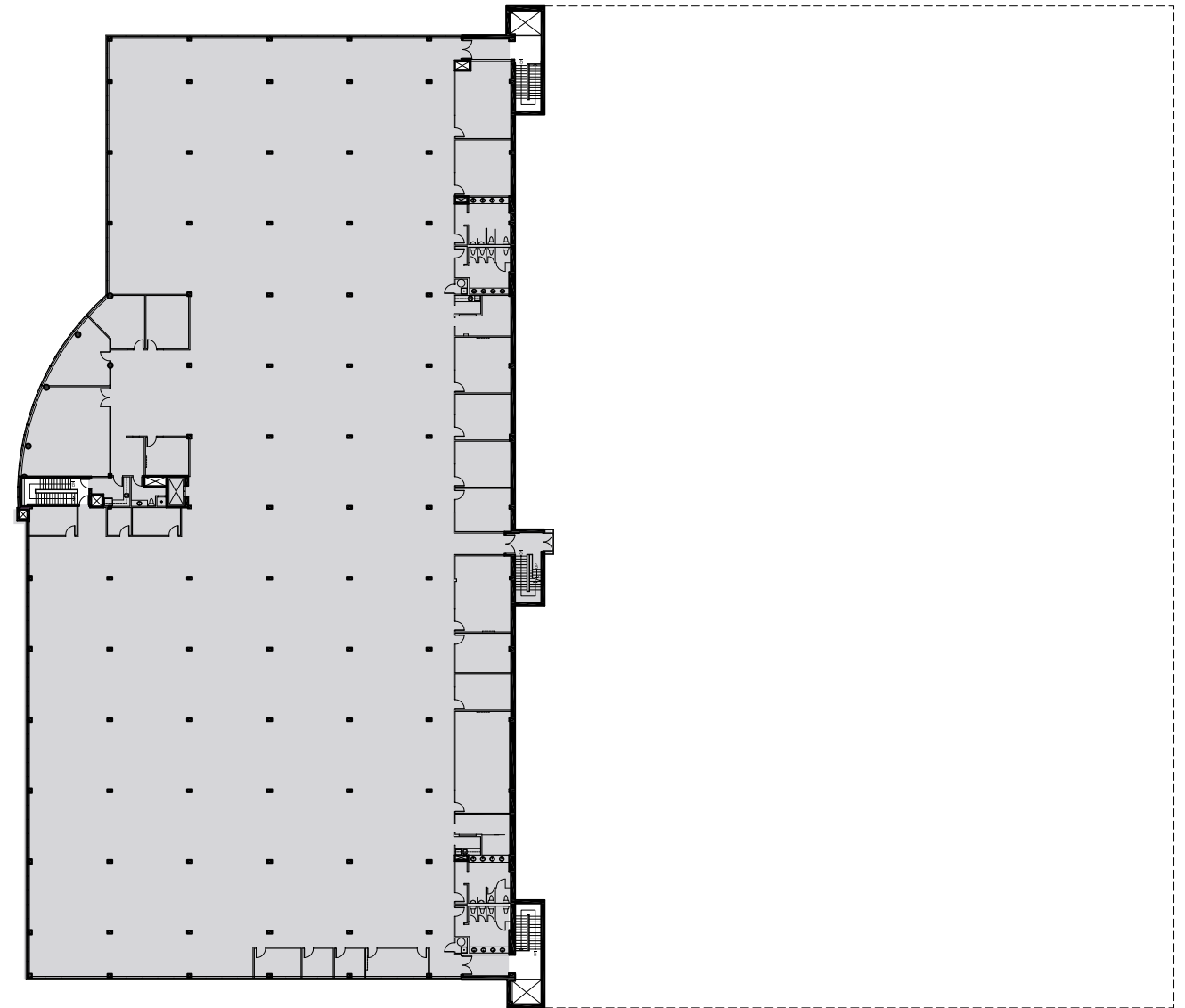
# FLOOR PLANS

	TOTAL AREA	OFFICE	INDUSTRIAL	SHIPPING
Option 3 (divisible to 23,130 sf)	106,540 sf	47,056 sf	59,484 sf	3 T/L, 1 D/I

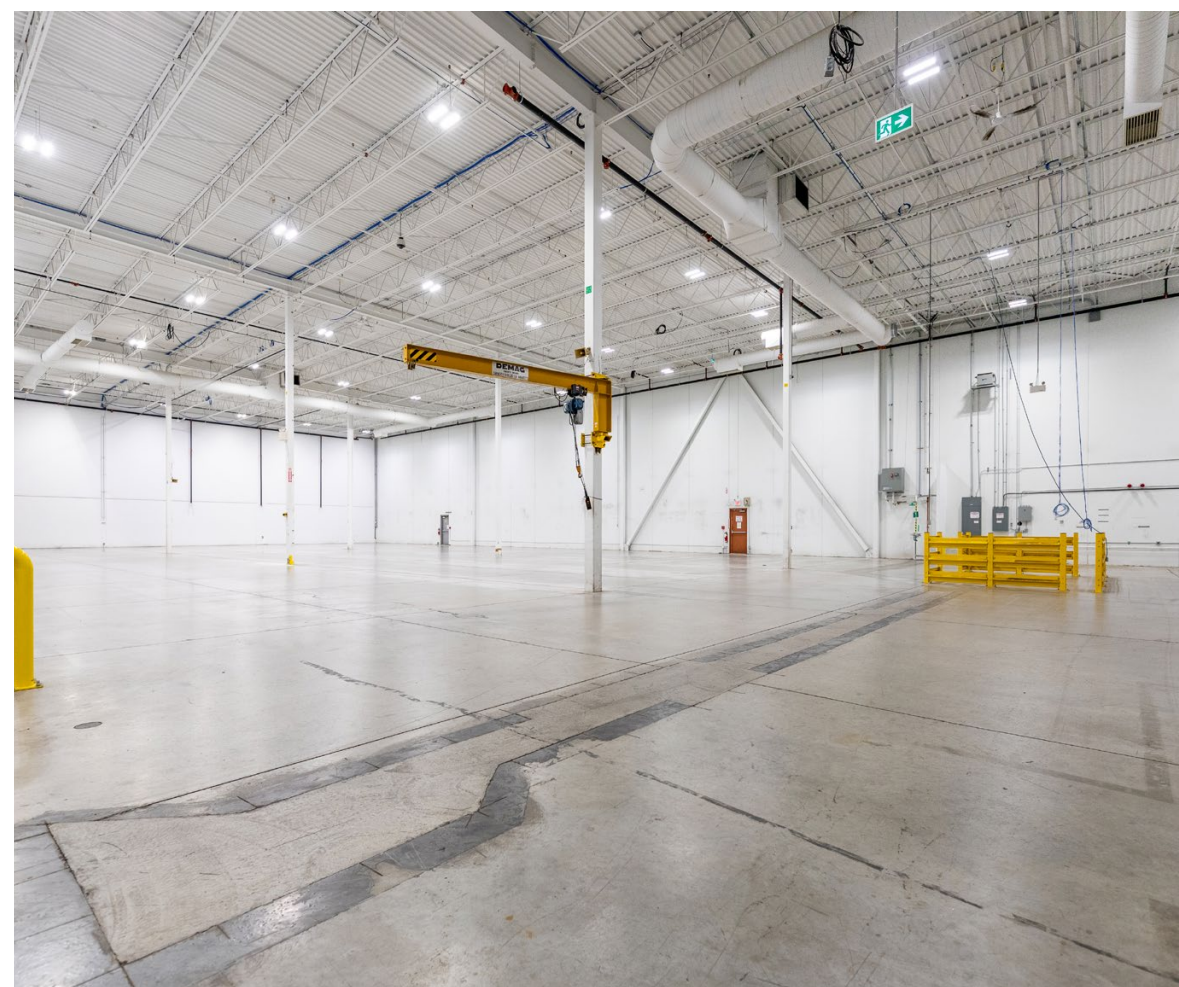
## GROUND FLOOR



## SECOND FLOOR



# WAREHOUSE PHOTOS



# OFFICE PHOTOS



# AMENITIES + TRANSIT



**3450  
Harvester  
Road**

--- TRAIN

**BURLINGTON TRANSIT**

- 25 Walkers
- 50 Burlington South
- 51 Burlington Northeast
- 80 Harvester

- 1 SmartCentres Burlington North  
Appleby Crossing**  
Walmart      Winners/Homesense  
Burrito Boyz      Goodlife  
Boston Pizza      RBC  
Petro      Starbucks  
Fortinos      Chick-fil-A
- 2 Tim Hortons      LCBO  
Popeyes      Metro  
Starbucks      TD  
Movati      McDonald's**
- 3 Petro      Pizza Pizza  
Freshco      Little Caesars  
Shoppers      A&W  
Drug Mart      BMO  
Tim Hortons      St. Louis Bar & Grill**
- 4 Fortinos      Shoppers Drug Mart  
Petro      Starbucks  
CIBC      McDonald's  
LCBO      Rexall**
- 5 The Brick      Petro  
Chrysler      Tim Hortons  
Honda      Jake's Grill  
Ford      Admiral Inn**

- 6 Burlington Centre**  
Starbucks      TD  
Canadian Tire      KFC  
Winners      Burger King  
Pizza Pizza      Kelseys  
Indigo      Subway
- 7 Pioneer      CIBC  
Kia      Chrysler  
Swiss Chalet      Scaddabush  
Harvey's      Red Lobster**
- 8 Costco      Best Buy  
Sobeys      Dollarama  
Shell      Marshalls  
LA Fitness      Tim Hortons  
Indigo      Best Buy**
- 9 Ikea      Subway  
Fortinos      McDonald's  
JYSK      Pizza Pizza**
- 10 Mapleview Shopping Centre**  
A&W      Gap  
Apple      H&M  
Decathlon      Sporting Life  
Earls      Mr. Sub  
Footlocker      Turtle Jack's

## DRIVE TIMES

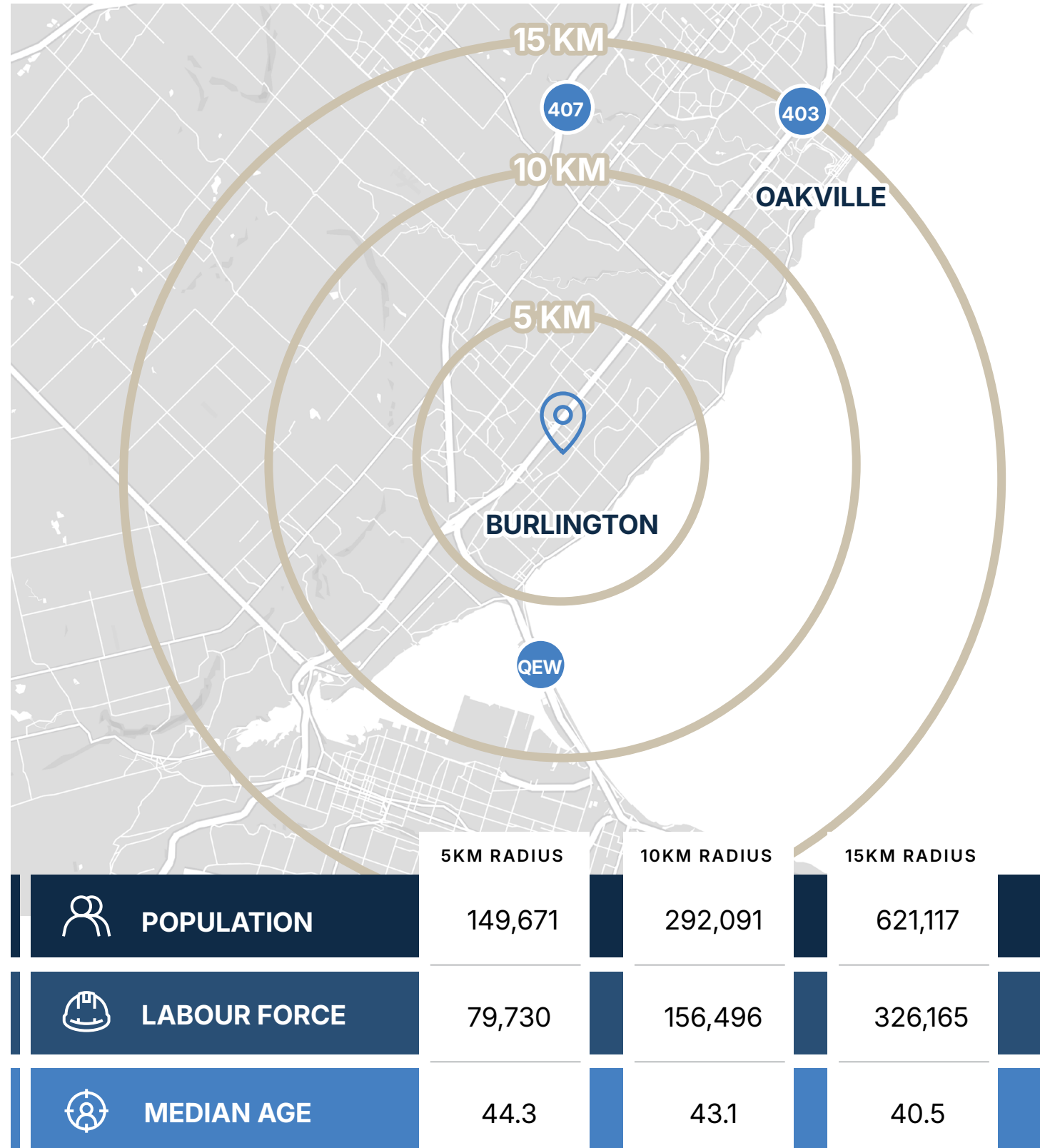
<b>3 MINS   2.8 KM</b> Highway 403	<b>4 MINS   1.8 KM</b> Appleby Go Station	<b>39 MINS   50 KM</b> Downtown Toronto
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## AMENITIES WITHIN 5 KM

<b>227</b>	<b>626</b>	<b>15</b>	<b>31</b>	<b>28</b>
Restaurants	Retail	Hotels	Banks	Gas Stations

3450 HARVESTER ROAD, BURLINGTON

# LABOUR FORCE & DEMOGRAPHICS



"Here in Burlington, you'll find a City Hall that's rolling out the red carpet for new and growing businesses by providing strategic insights, assessing your business plan, and introducing you to industry leaders and potential investment partners. The City of Burlington foster's a diverse economy with a focus on knowledge-based, technology intensive industries."

**199,484**  
Total Population

**63%**  
Participation Rate

**Robust Workforce -**  
As part of Halton region, businesses has access to a labour pool of **4.5 million** people within commuting distance.

**TechPlace** - the city's innovation centre, provides services and mentorship to new and developing technology companies.

**Designated partner of the GSS initiative** - which helps innovative businesses fill gaps in its workforce from abroad by attracting and expediting the entry of highly skilled and qualified talent in select occupations so that companies can grow and scale here.

**76%**  
Education, Post Secondary

**\$166,370**  
Average Household Income

**91%**  
Employment Rate

**44**  
Average Age

Source: Burlington ECONOMIC DEVELOPMENT

# OUR TEAM

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Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

[avisonyoung.ca](http://avisonyoung.ca)

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Platinum member