

INDUSTRIAL | FOR LEASE

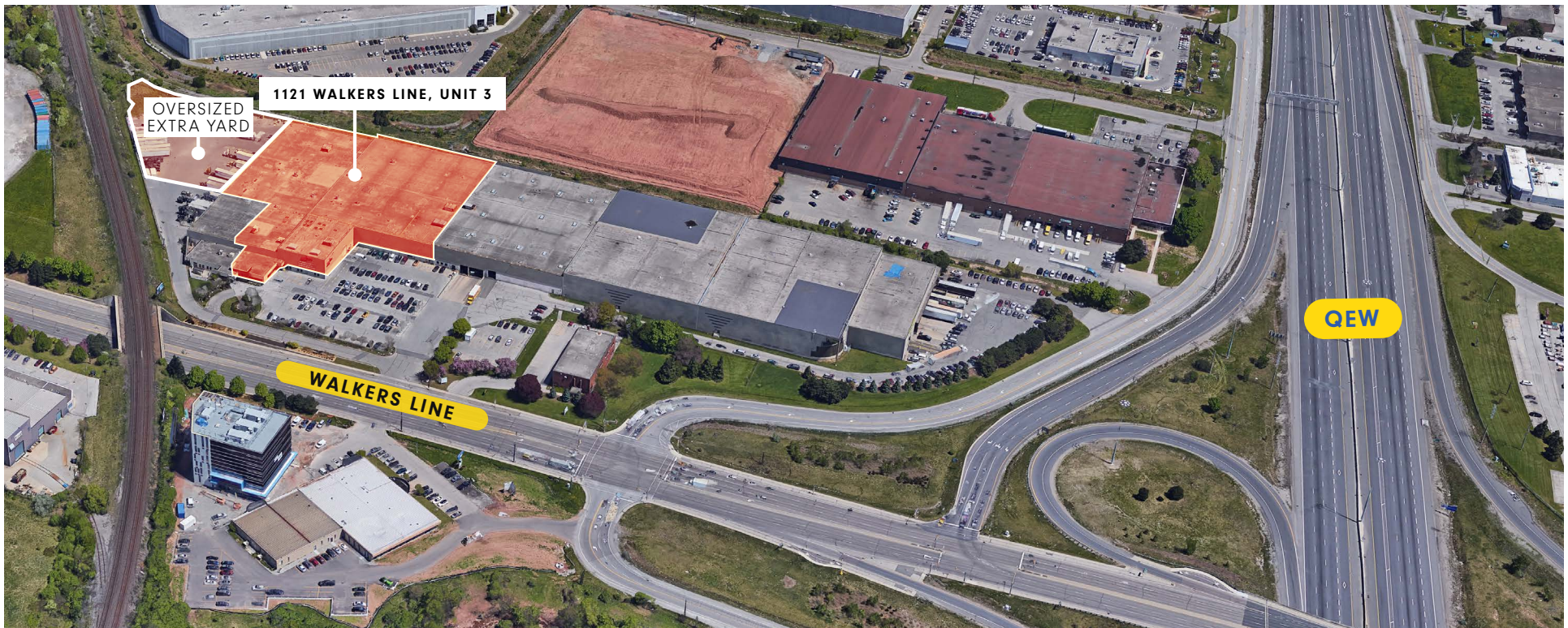


1121 WALKERS LINE, UNIT 3

BURLINGTON, ON

86,682 SQ. FT. WITH YARD FOR PARKING / STORAGE

ASKING RATE: \$15.95 NET PER SQ. FT.



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\$15.95 net per sq. ft.
Asking Rate

86,682 sq. ft.
Total Size

27'2"
Clear Height
(with some lower cross beams in places)

600A
Power

Immediate
Available

Property Overview

- Located in Central Burlington at the Walkers Line and QEW interchange (NE quadrant) with immediate highway access
- Prime Walker's Line signage opportunity
- Large showroom/retail area in place

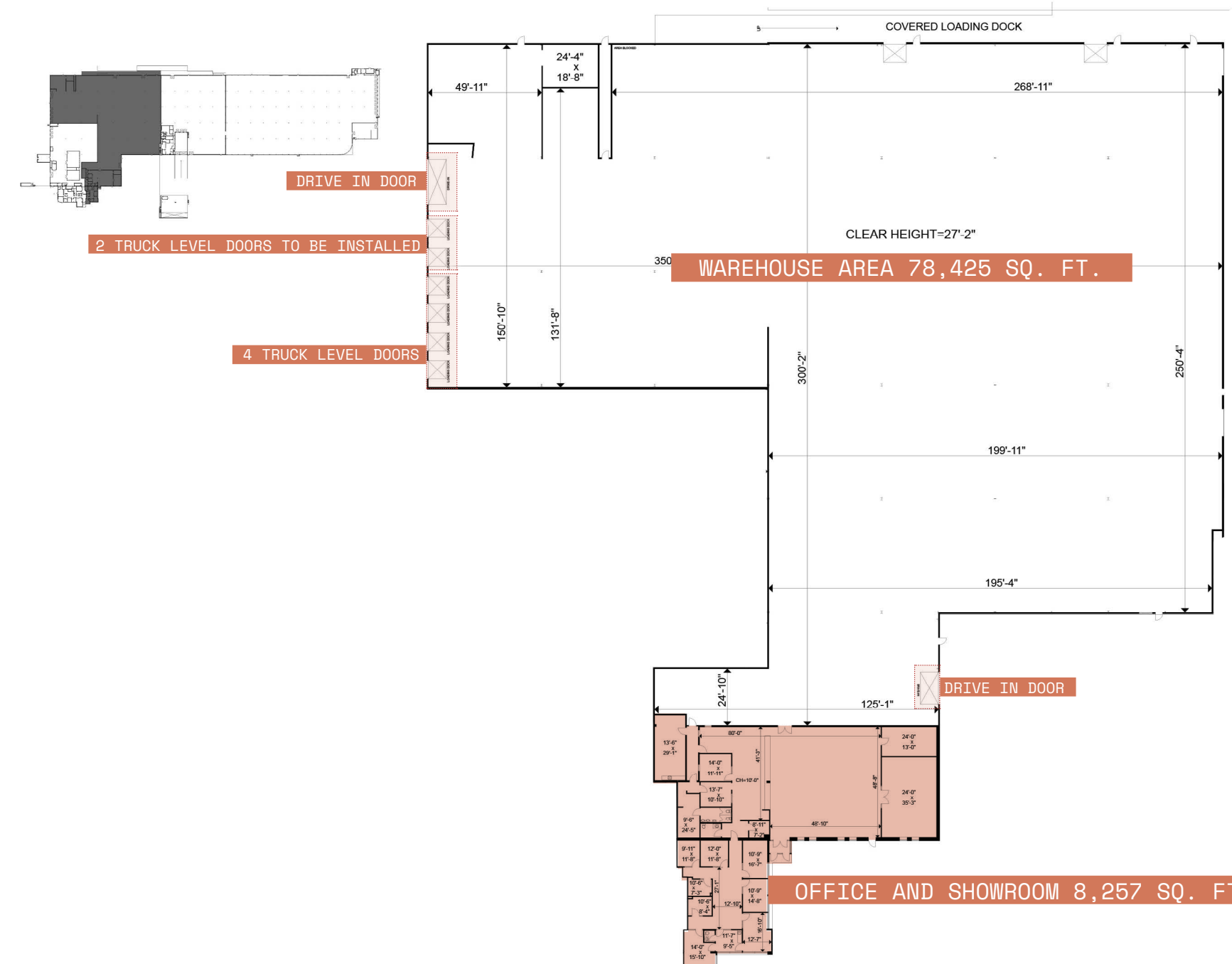
\$3.51
TMI (2024 est.)

8,257 sq. ft.
Office and Showroom Area

6 Truck level Shipping
2 Drive in

*4 doors existing;
2 to be installed

±0.75 acres.
Yard Area



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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.

1 MIN • 500M.
QEW

13 MIN • 7.5 KM
HIGHWAY 407

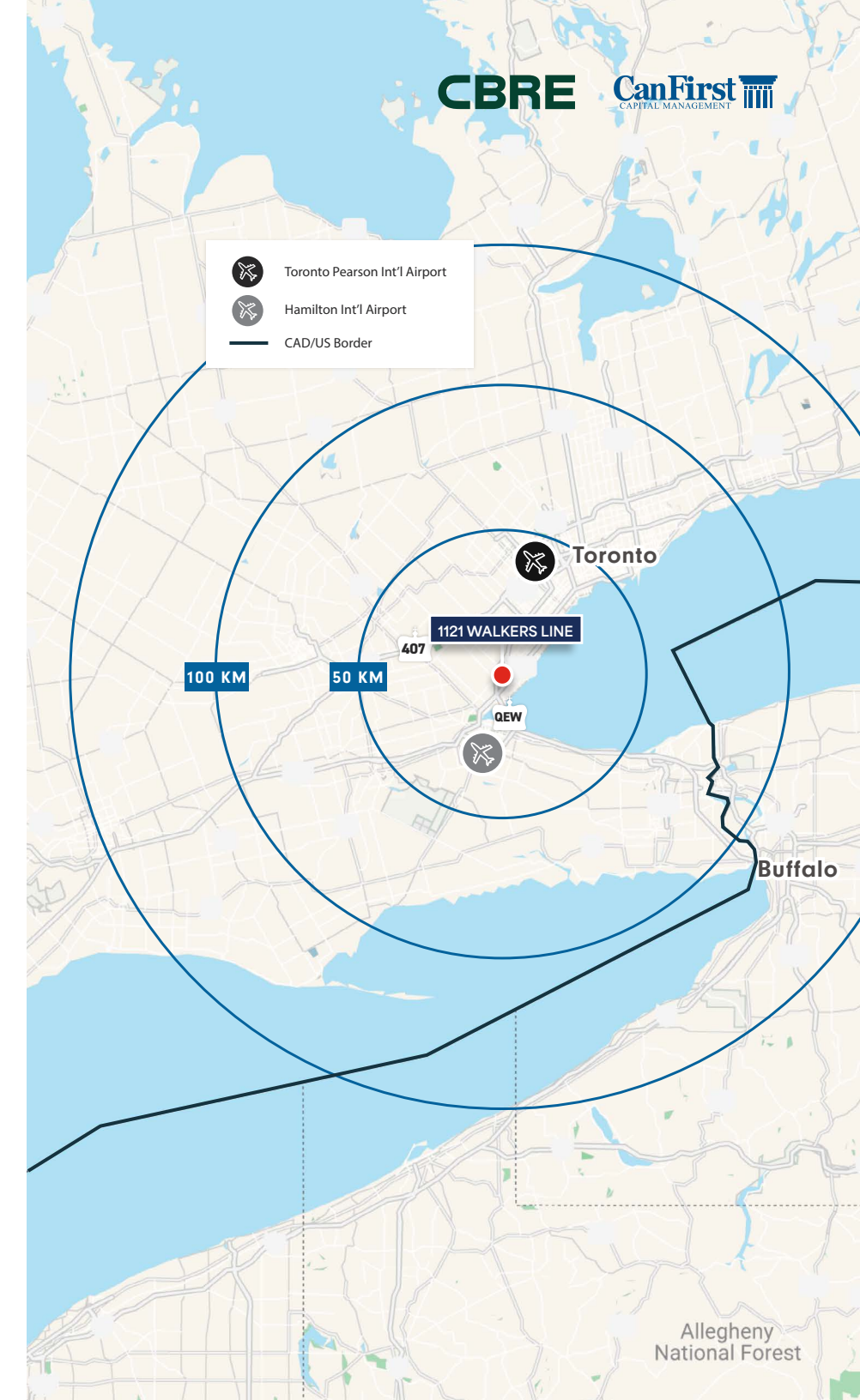
38 MIN • 45 KM
TORONTO PEARSON
INT'L AIRPORT

1 HR 17 MIN • 106 KM
US BORDER (BUFFALO)

56 MIN • 52 KM
DOWNTOWN TORONTO

25 MIN • 34 KM
HAMILTON
INT'L AIRPORT

3 HR 12 MIN • 324 KM
US BORDER (DETROIT)



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