



**TEAM MURRAY
& FALDOWSKI**



1141 King Road, Unit 1, Burlington, ON

Industrial Space For Lease



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Accelerating success.

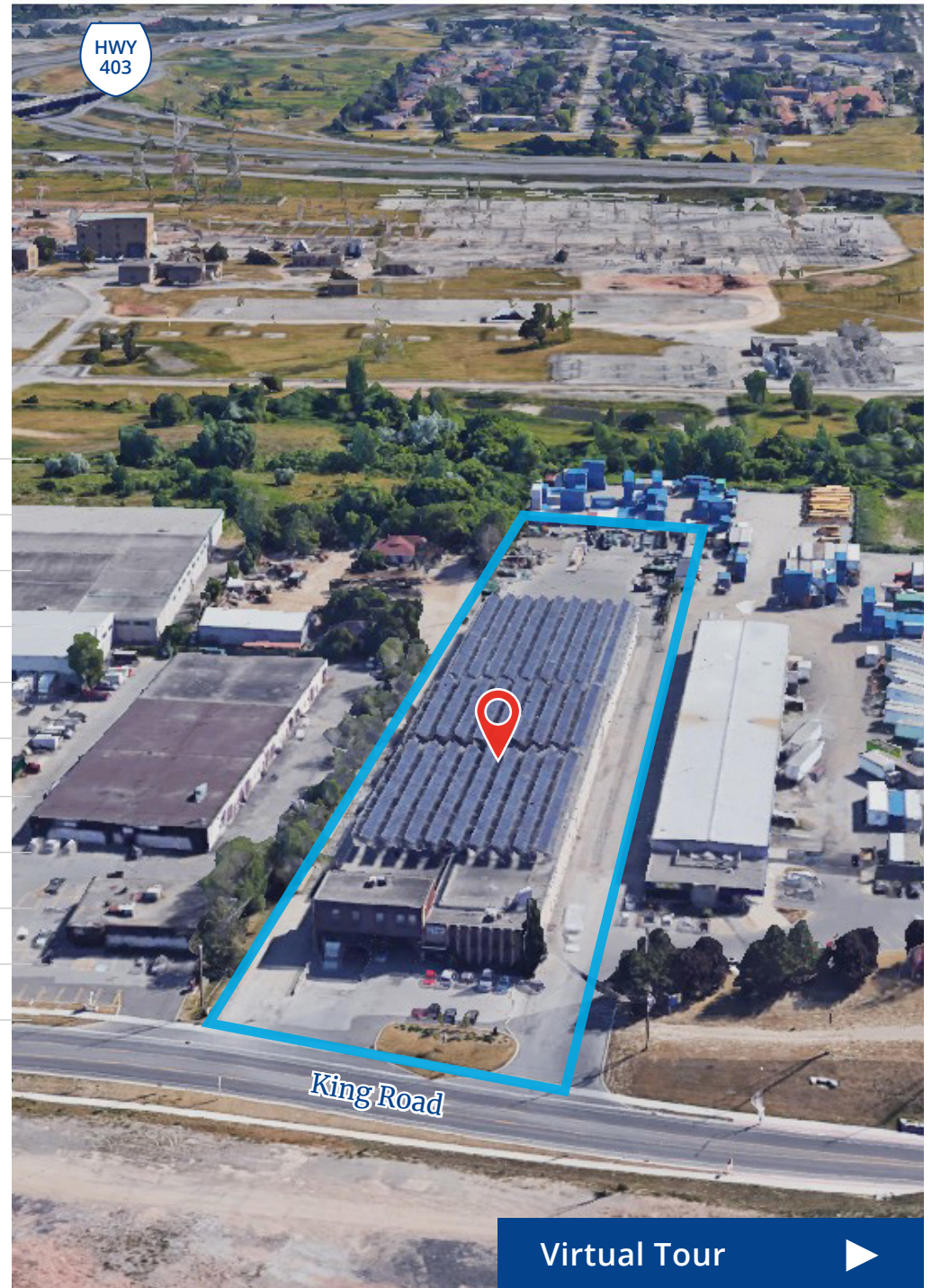
Property Overview

Key Highlights

- Excellent shipping access that fully supports 53' trailers. Offers front and rear loading doors
- Favourable GE1 zoning
- Efficient location with close proximity to major Highways, Aldershot Go, Hamilton Airport and US border

Total Area	40,236 SF
Office	4,673 SF
Warehouse	35,563 SF
Lot Size	2.81 Acres
Zoning	GE1
Possession	Immediate
Shipping	2 Truck-level, 2 Drive-in
Power	600 Volts/600 Amps
Clear Height	16'-18'8"
Racking	Available

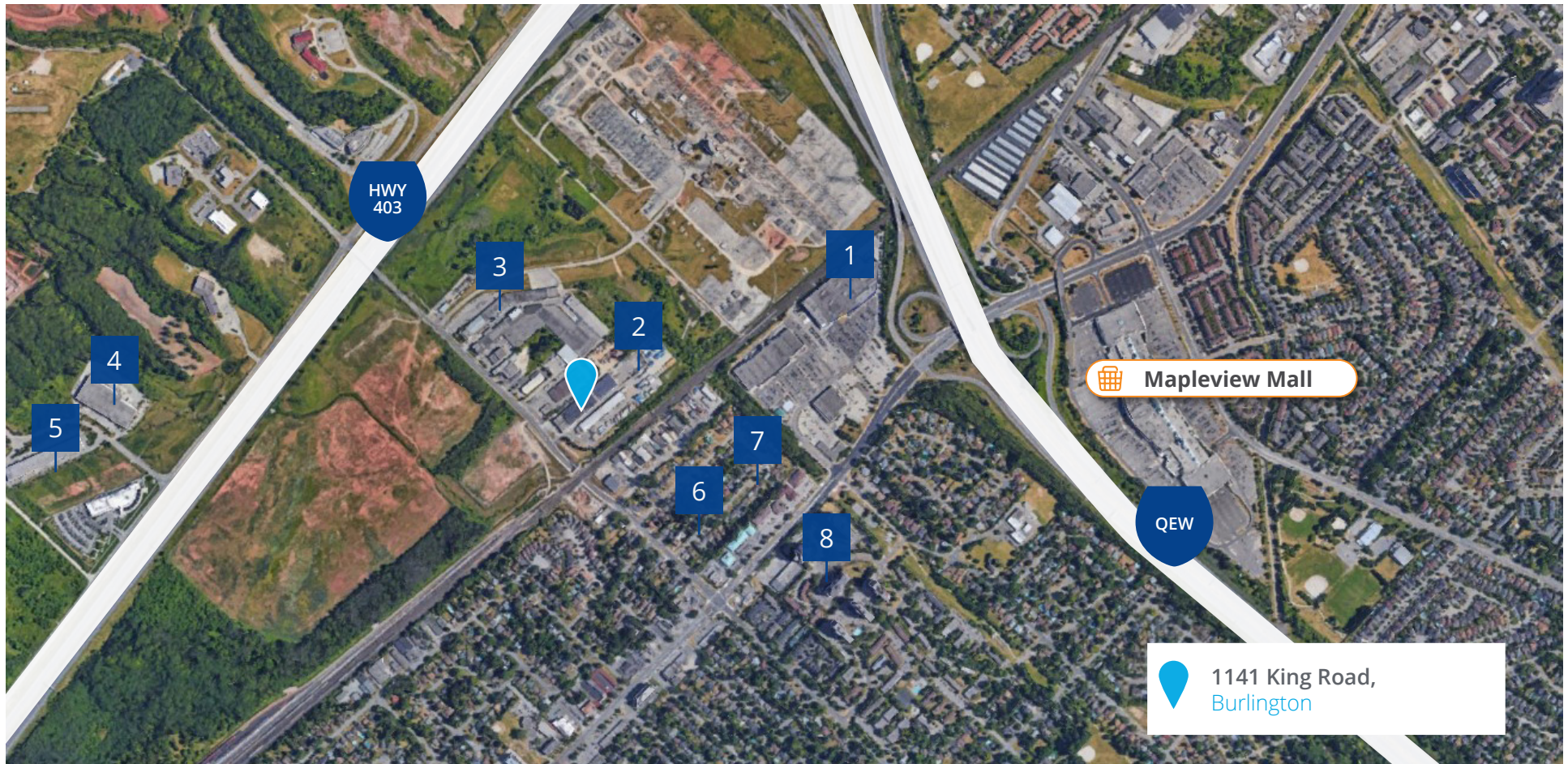
Lease Price: TMI (2026):
\$11.95 PSF Net **\$3.95 PSF**



Virtual Tour



Corporate Neighbours



1	IKEA
2	Fortinos
3	Pollard Windows and Doors
4	Reiser (Canada)

5	Mercedes Benz
6	McDonald's
7	Lava Pizza and Wings
8	Lord Nelson Steakhouse

Location Overview



Hamilton
12 km

Mississauga
37 km

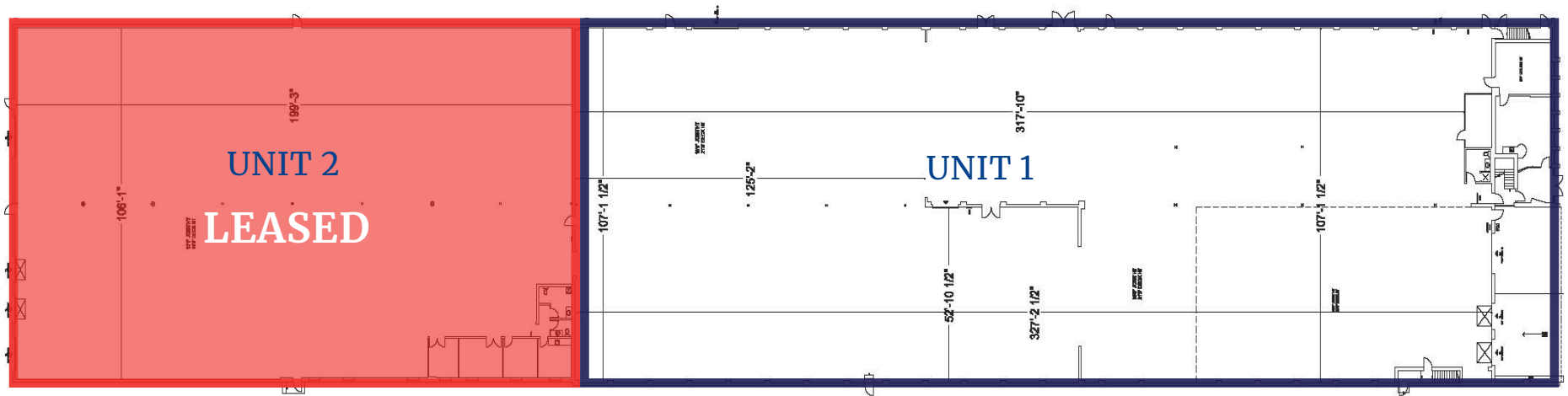
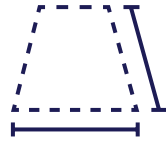
US Border
72 km

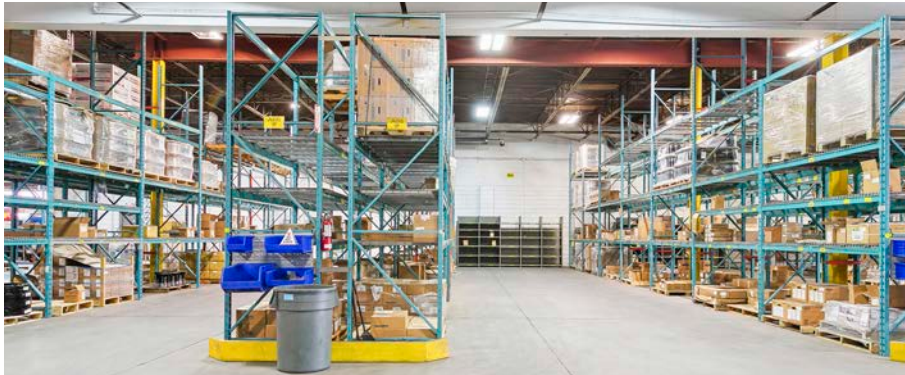
Toronto
59 km

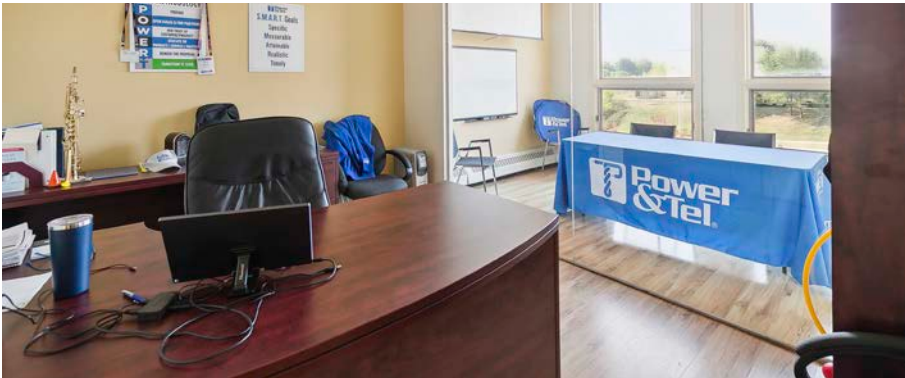


Floor Plan

40,236 SQ. FT









GE-1 Zoning

Permitted Uses

- 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
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- 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
- Public Transportation
- 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
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating, and/or assembly facility
- All office Uses
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Car Wash per part 1,2,9
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Service Station per Part 1,2,10
- Motor Vehicle Repair Garage
- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment
- 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
- Recreational Establishment

[Learn More](#)





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