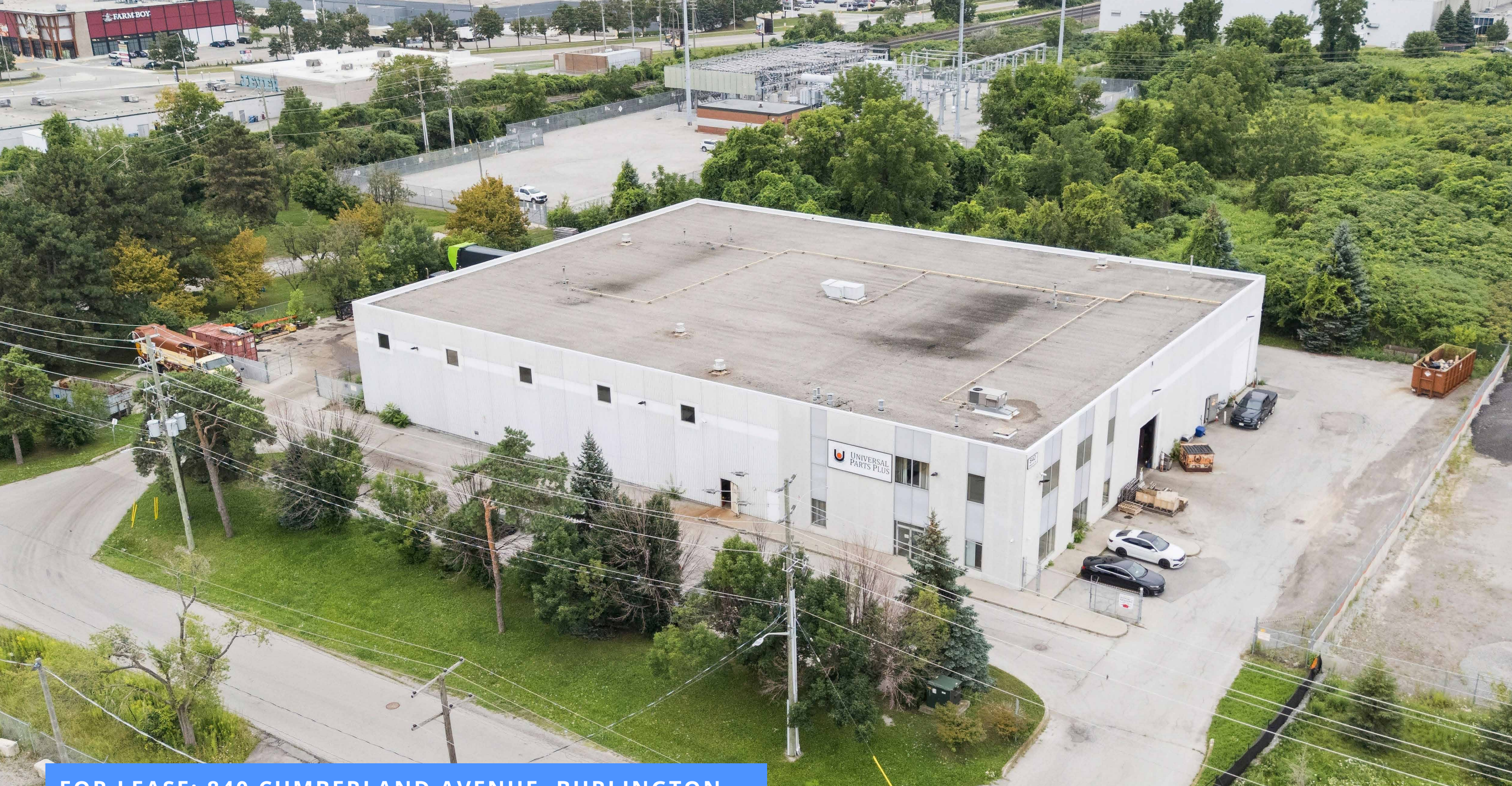




FOR LEASE: 840 CUMBERLAND AVENUE, BURLINGTON

Freestanding Industrial Facility | 26,124 SF Available
5-minute drive to QEW via Walkers Line and Guelph Line

Colin **Alves***, SIOR
Vice Chairman
+1 416 564 2500
colin.alves@colliers.com

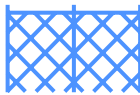
Bryan **Faldowski***
Executive Vice President
+1 905 330 3800
bryan.faldowski@colliers.com

Property Details

Address	840 Cumberland Ave, Burlington, ON
Total Unit Area	26,124 SF
Office Area	3,272 SF
Industrial Area	22,852 SF
Lot Size	1.00 AC
Clear Height	24'
Shipping Doors	5 Drive-In
Bay Size	35' (D) x 46' (W)
Power	600 Amps
Sprinklers	Yes
Zoning	GE1-334
Asking Rent	\$15.95 psf net
TMI	To Be Assessed
Occupancy	February 1, 2027



Precast industrial building with two site entrances



Fully fenced around perimeter of property



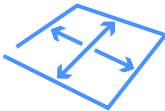
T5 lighting throughout warehouse



Excellent Burlington location with access to QEW via Walkers Line and Guelph Line



Security system installed with cameras and monitors



Large yard with outside storage permitted

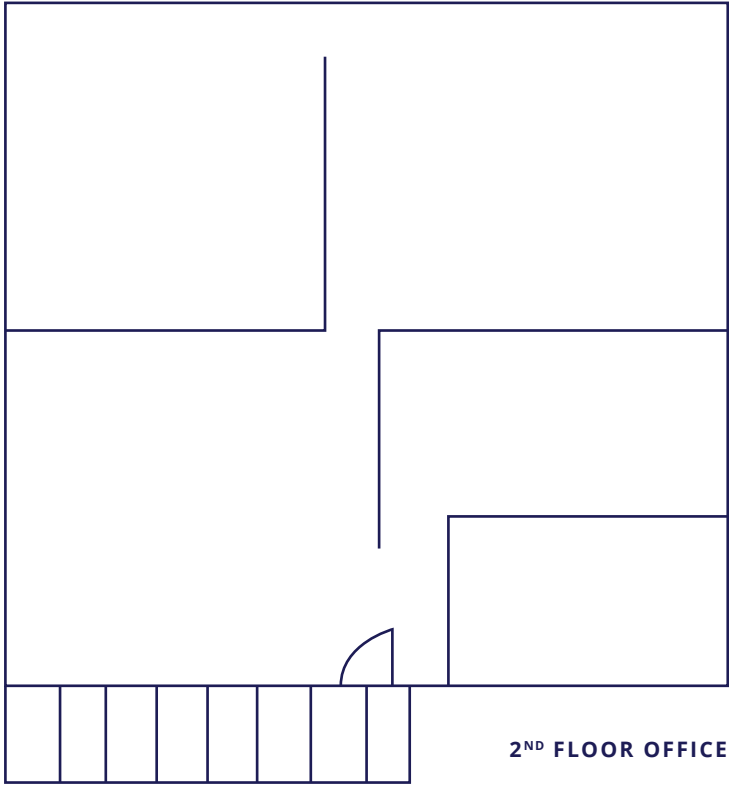
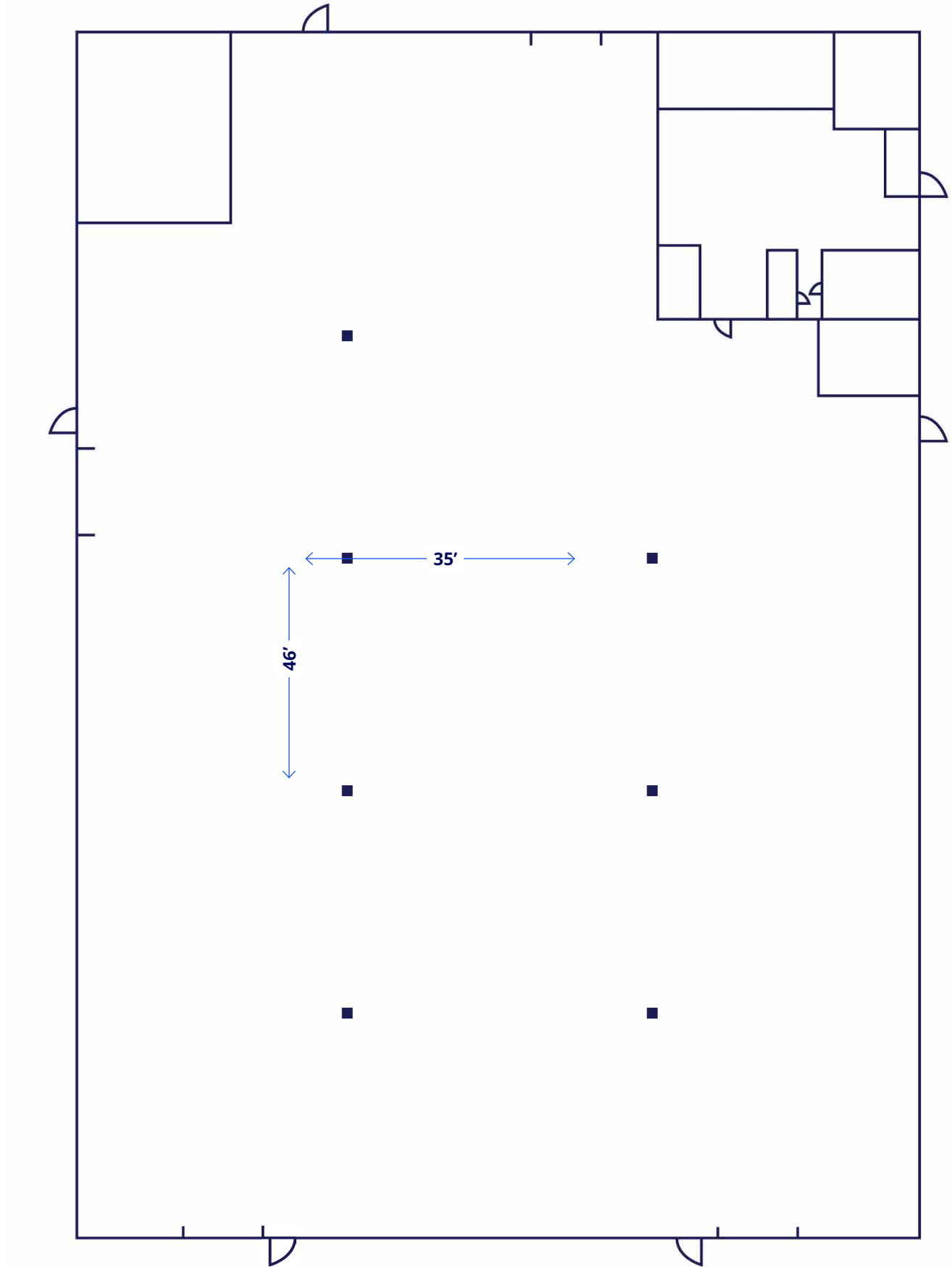


Office space has four private offices and meeting room

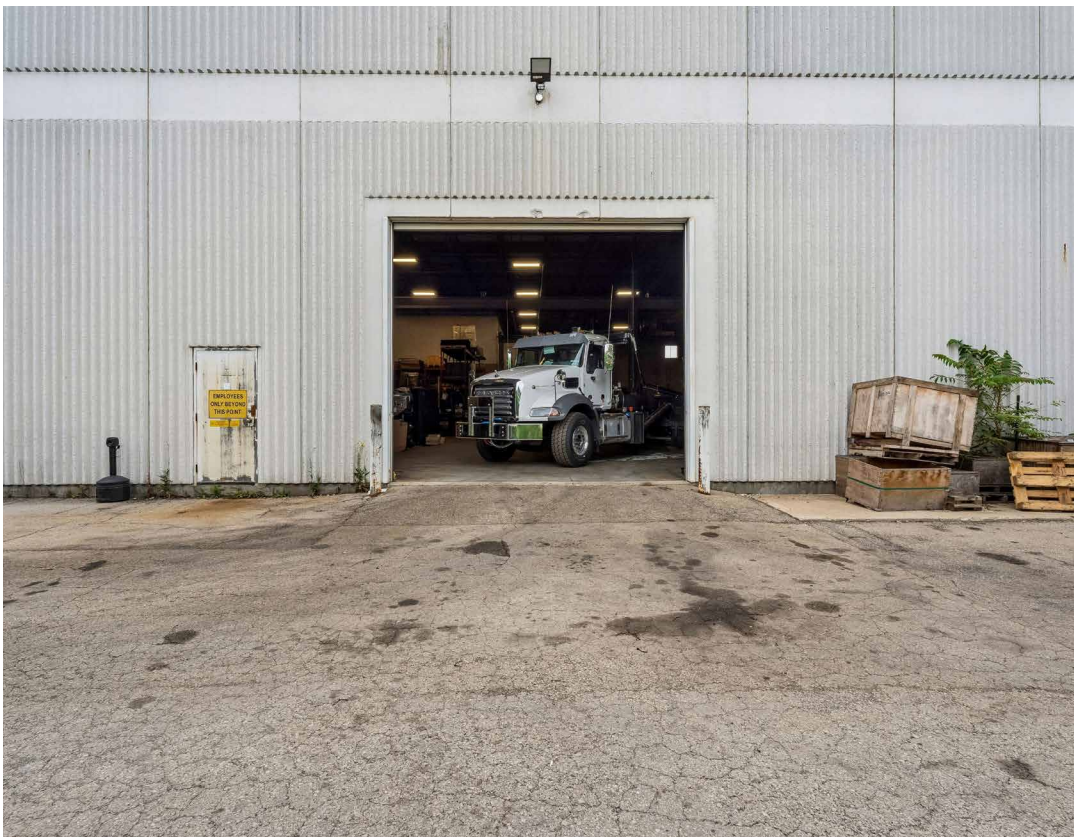


GE1-334 Zoning permits a variety of industrial uses

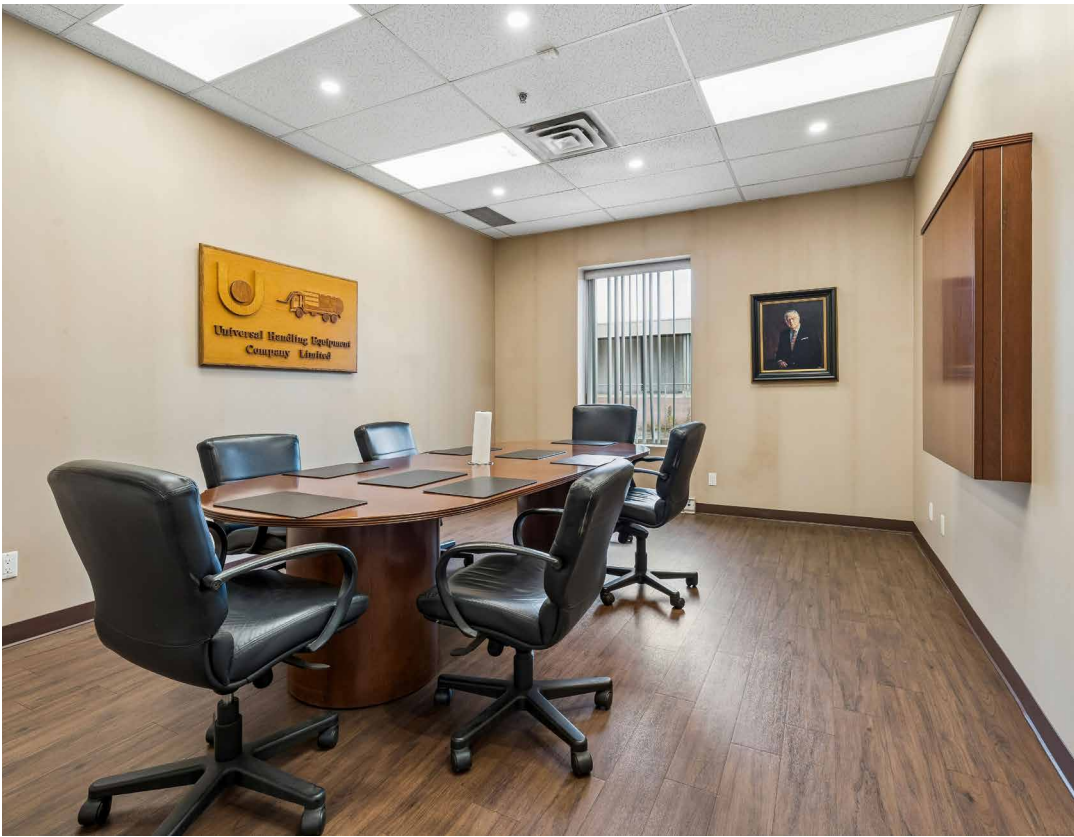
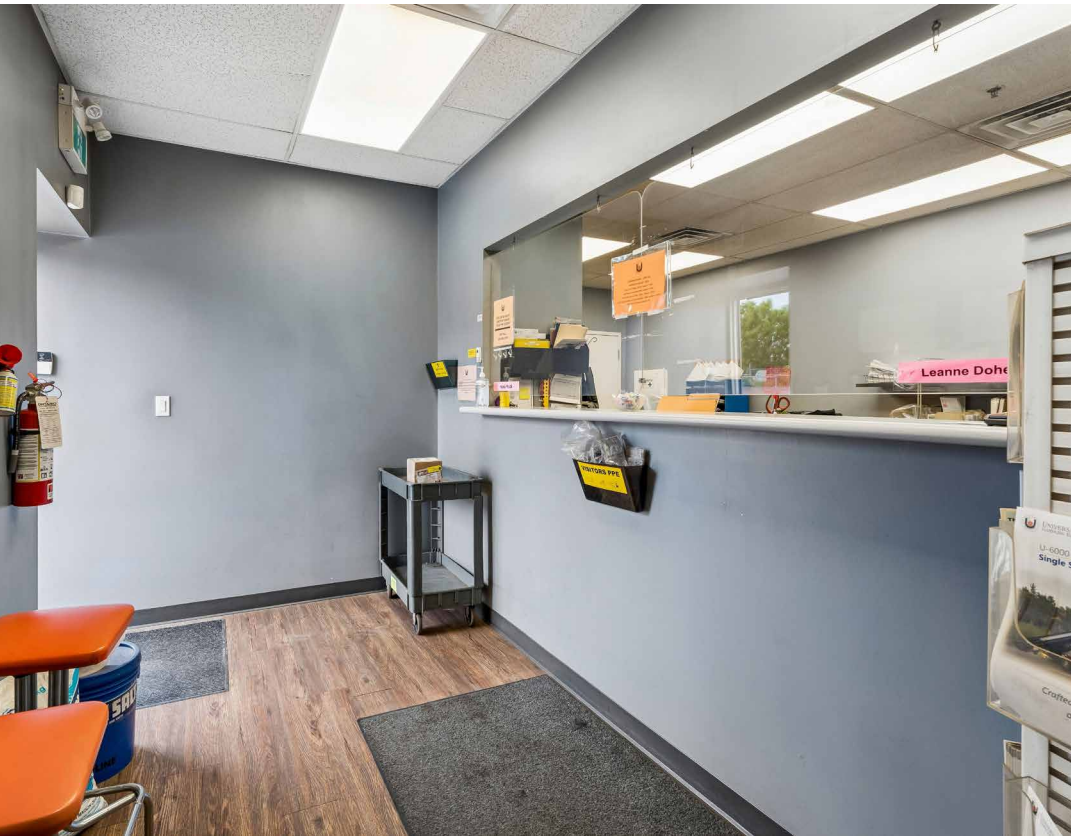
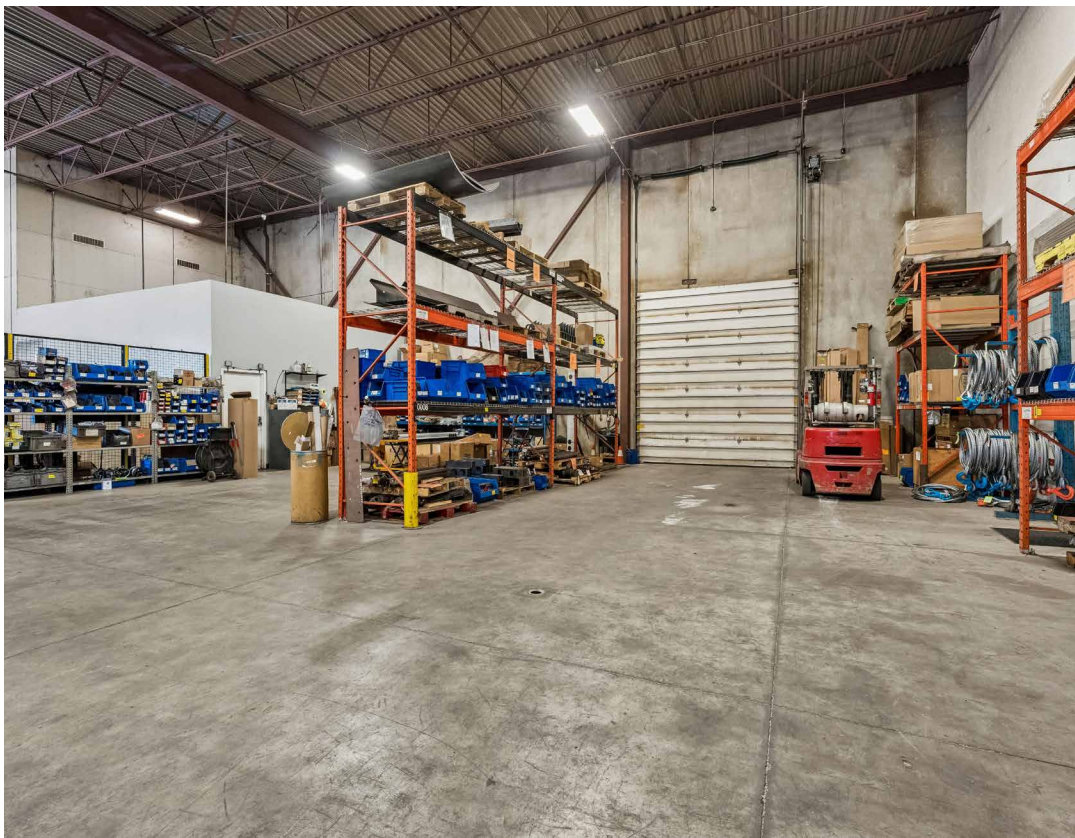
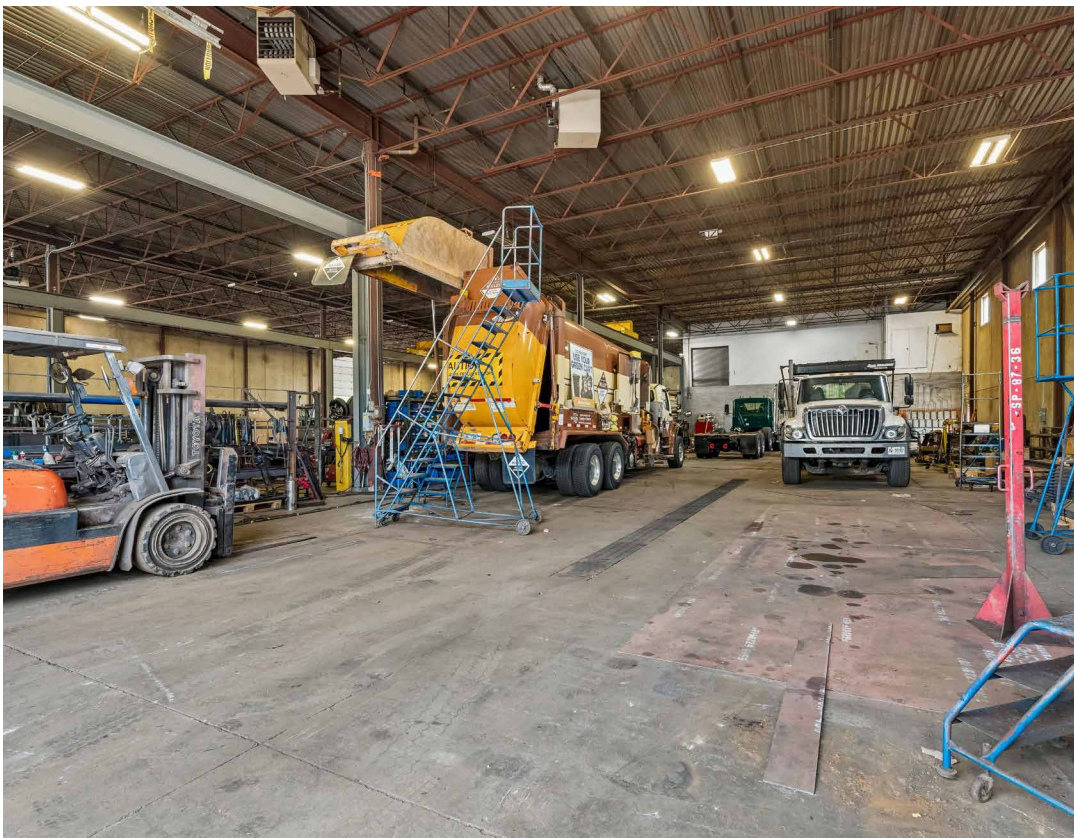
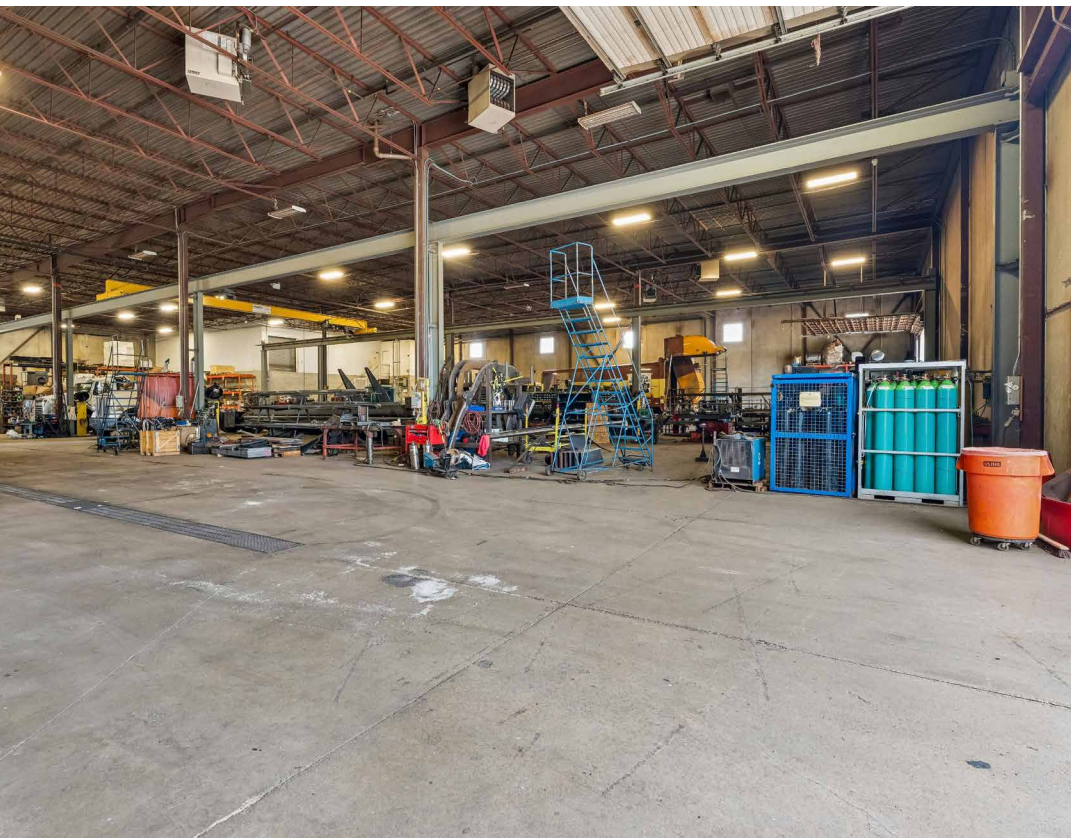
Floor Plan



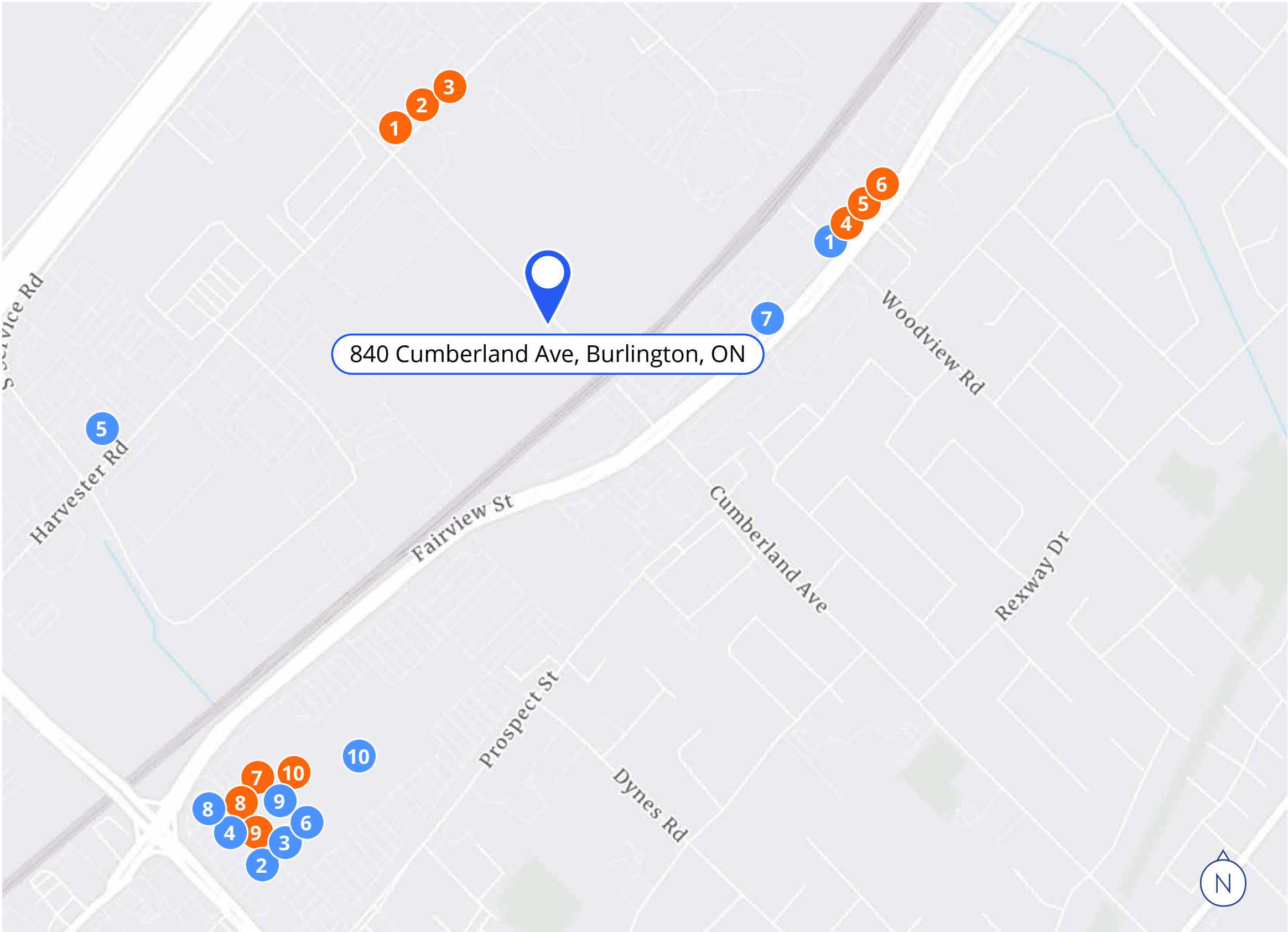
Property Photos



Property Photos



Amenities Map



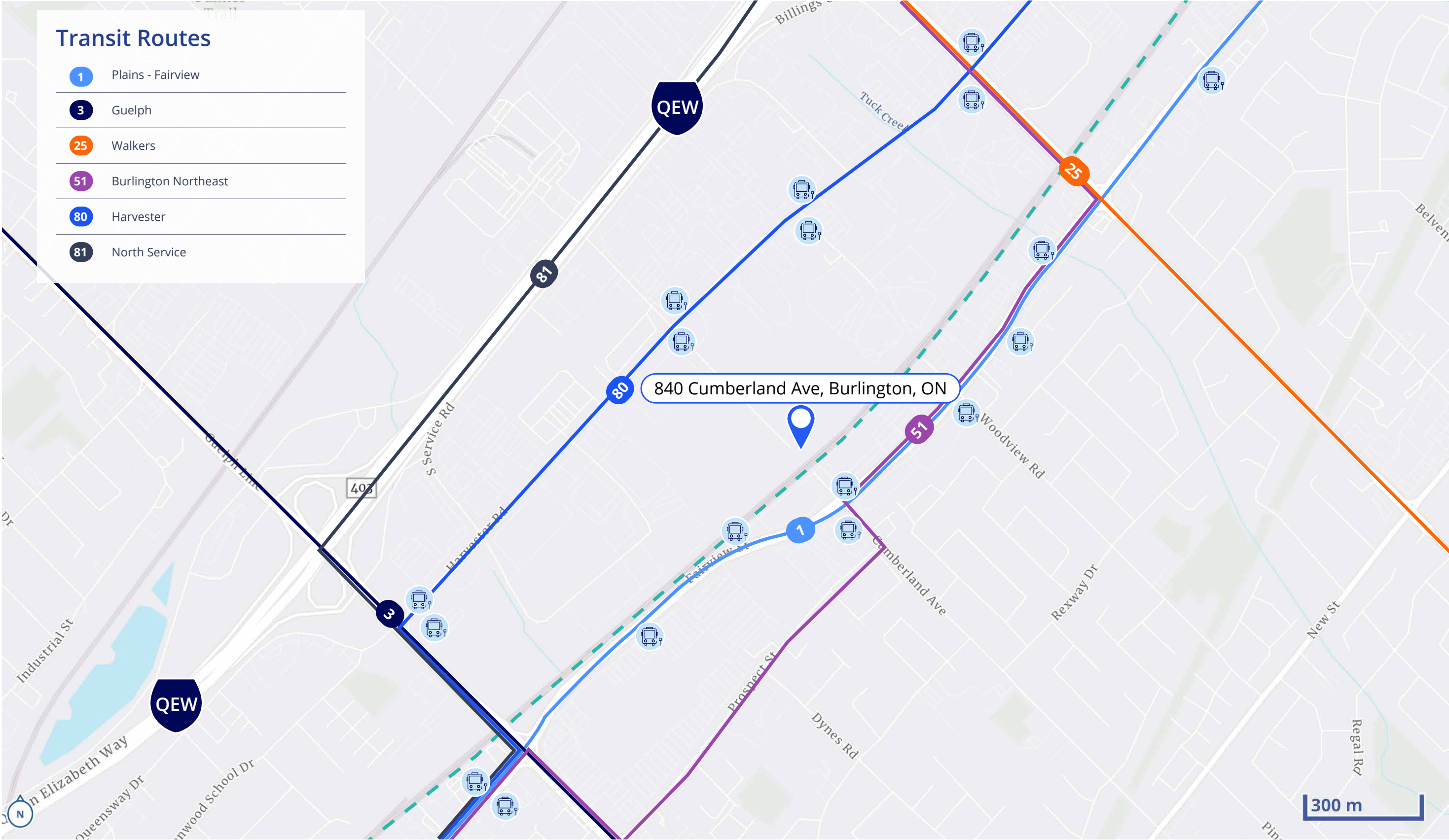
RESTAURANTS

- 1 Burger King
- 2 Pita Pit
- 3 Halifax Donair
- 4 California Sandwiches
- 5 Little Caesars
- 6 Mr. Sub
- 7 Koya Japan
- 8 Mr. Sub
- 9 KFC
- 10 Famous Wok

RETAIL STORES & BANKS

- 1 Food Basics
- 2 Denninger's Foods
- 3 Sport Check
- 4 Shoppers Drug Mart
- 5 CIBC
- 6 BMO
- 7 LCBO
- 8 Indigo
- 9 Winners
- 10 Burlington Centre

Transit Map

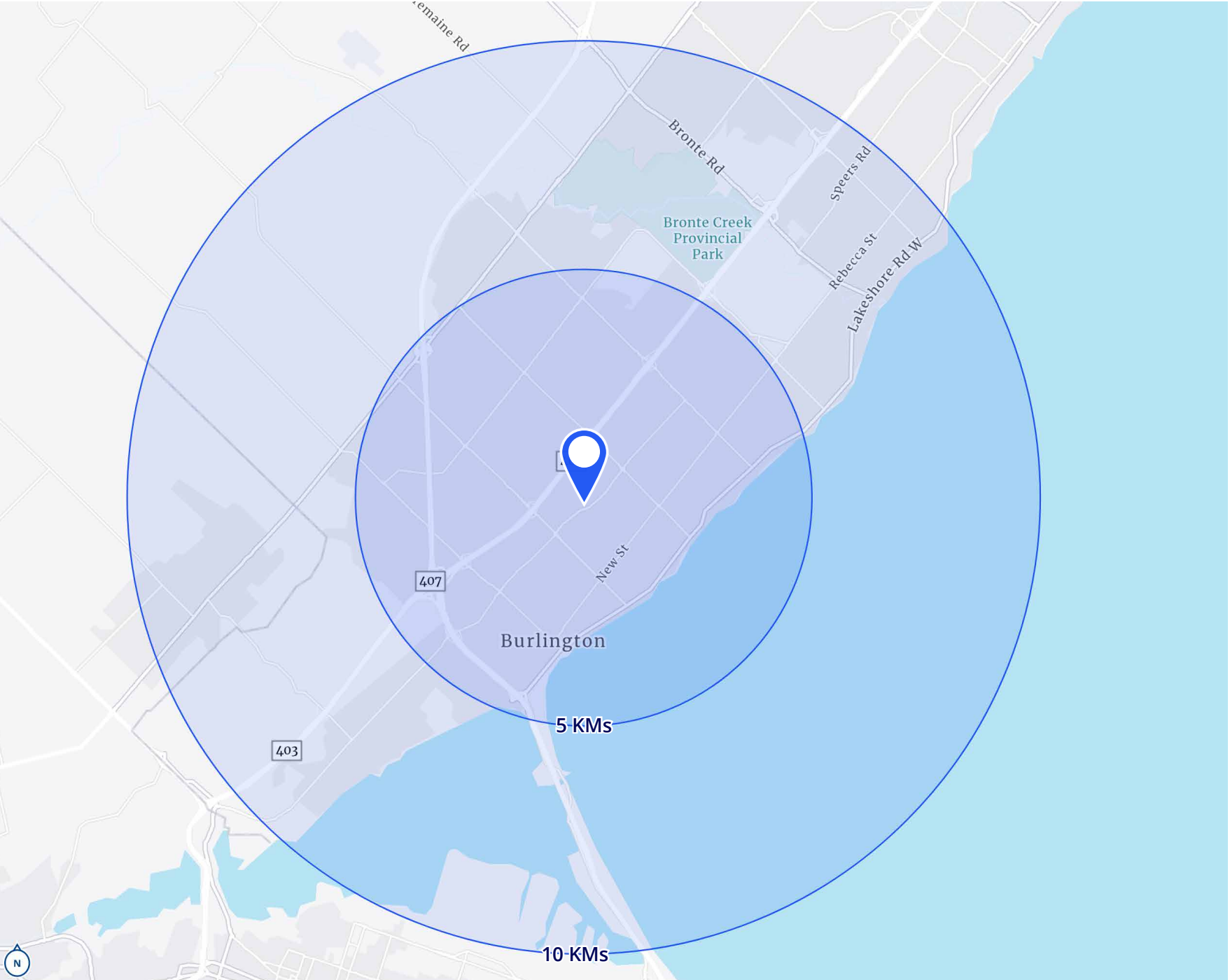


Location Overview



DRIVE TIMES	
Queen Elizabeth Way via Guelph Line & Walkers Line	5 Mins
QEW / 407 / 403 Hamilton via Guelph Line	6 Mins
Burlington GO Station	7 Mins
Appleby GO Station	8 Mins
QEW / 403 Toronto via Walkers Line	14 Mins
Hwy 401	22 Mins
Hwy 410	26 Mins
427 / Gardiner Expressway	26 Mins

Demographics



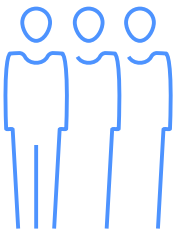
Population Overview

Within 5 KM | 141,993
Within 10 KM | 281,963



Labour Participation Rate

Within 5 KM | 65.7%
Within 10 KM | 67.4%



Median Age

Within 5 KM | 45.4
Within 10 KM | 43.7

STRATEGICALLY LOCATED 40 MINS TO DOWNTOWN TORONTO

Why Burlington?



4.5 MILLION PEOPLE
Within commuting distance



\$10.6 BILLION
Burlington's annual GDP



6.7%
Labour force participation rate

CONTACT US

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