



**TEAM MURRAY  
& FALDOWSKI**



**1141 King Road, Burlington**

# Single-Tenant Freestanding Industrial Building For Lease



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Accelerating success.

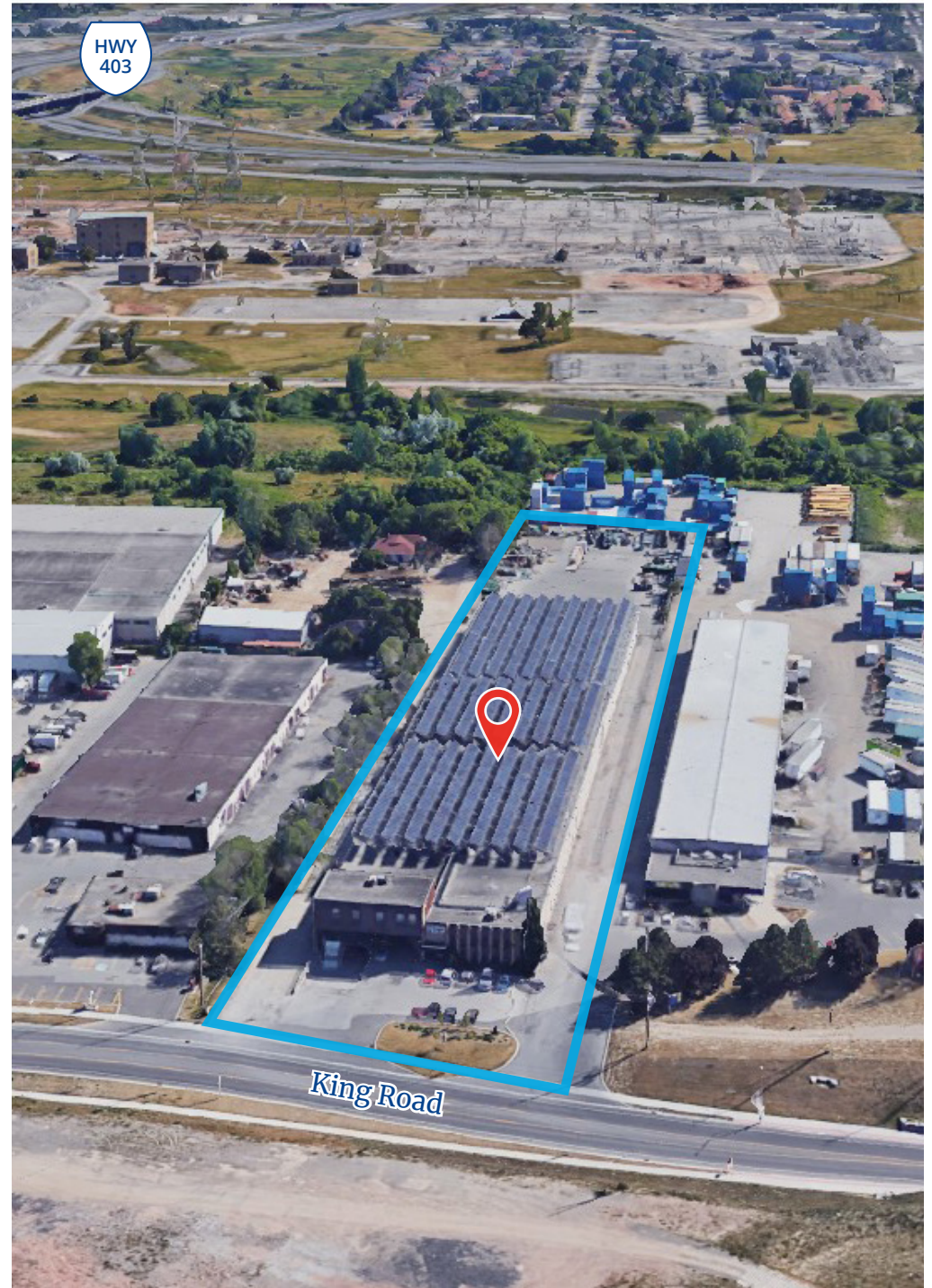
# Property Overview

## Key Highlights

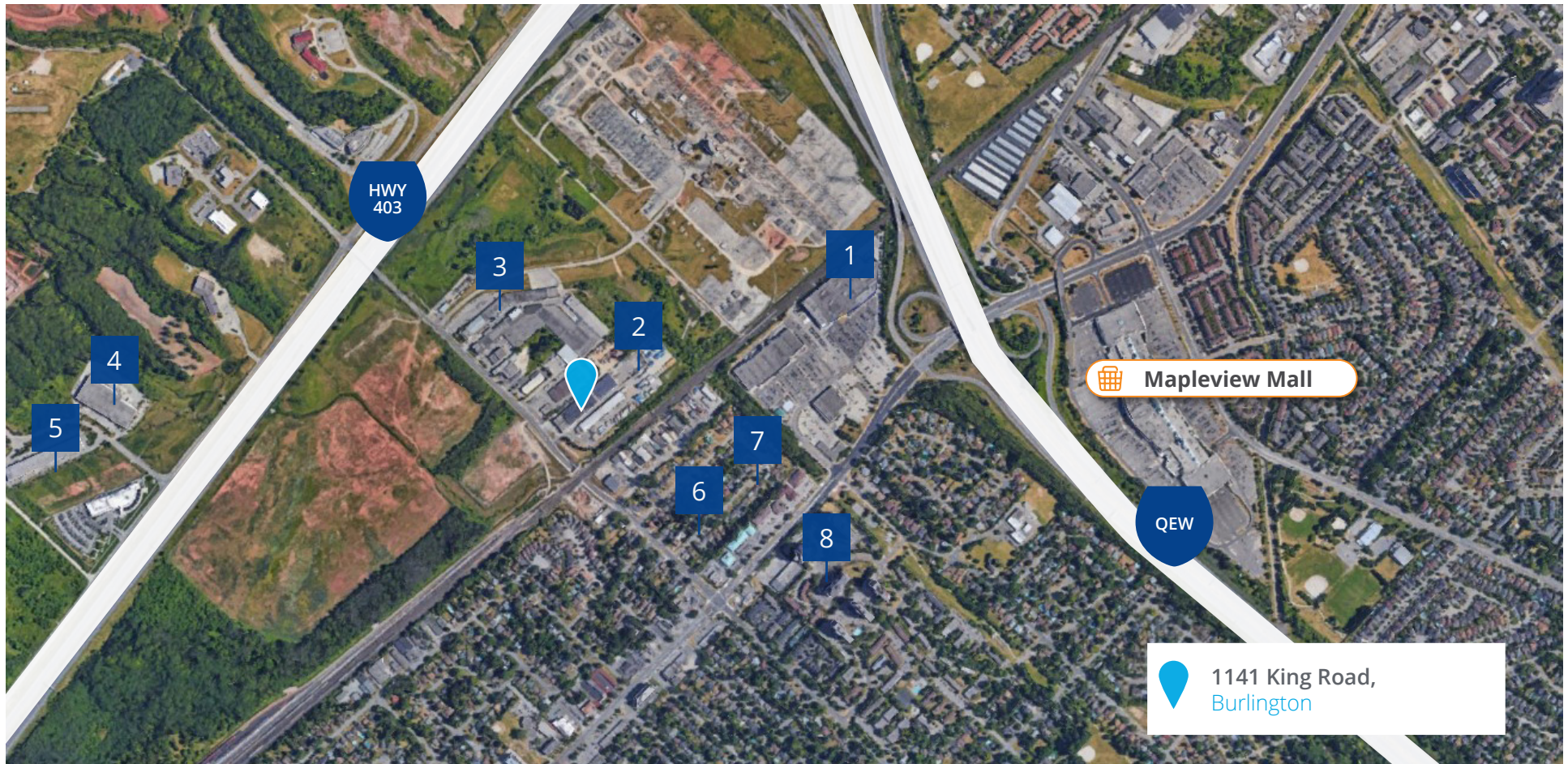
- Excellent shipping access that fully supports 53' trailers. Offers front and rear loading doors
- Favourable GE1 zoning
- Efficient location with close proximity to major Highways, Aldershot Go, Hamilton Airport and US border

<b>Address</b>	1141 King Road
<b>Location</b>	Burlington
<b>Office</b>	4,673 SF
<b>Warehouse</b>	57,181 SF
<b>Total Area</b>	61,854 SF
<b>Lot Size</b>	2.81 Acres
<b>Zoning</b>	GE1
<b>Clear Height</b>	Min Clear Height 12' - 21,618 SF Max Clear Height 16' to 18'8" - 35,563 SF
<b>Possession</b>	February 1, 2025
<b>Shipping</b>	4 Truck-level, 4 Drive-in
<b>Power</b>	600 Volts/600 Amps
<b>Racking</b>	Available
<b>Outside Storage</b>	Approximately 0.50 acre

Lease Price: **\$13.95 PSF Net**      TMI: **\$3.95 PSF**



# 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

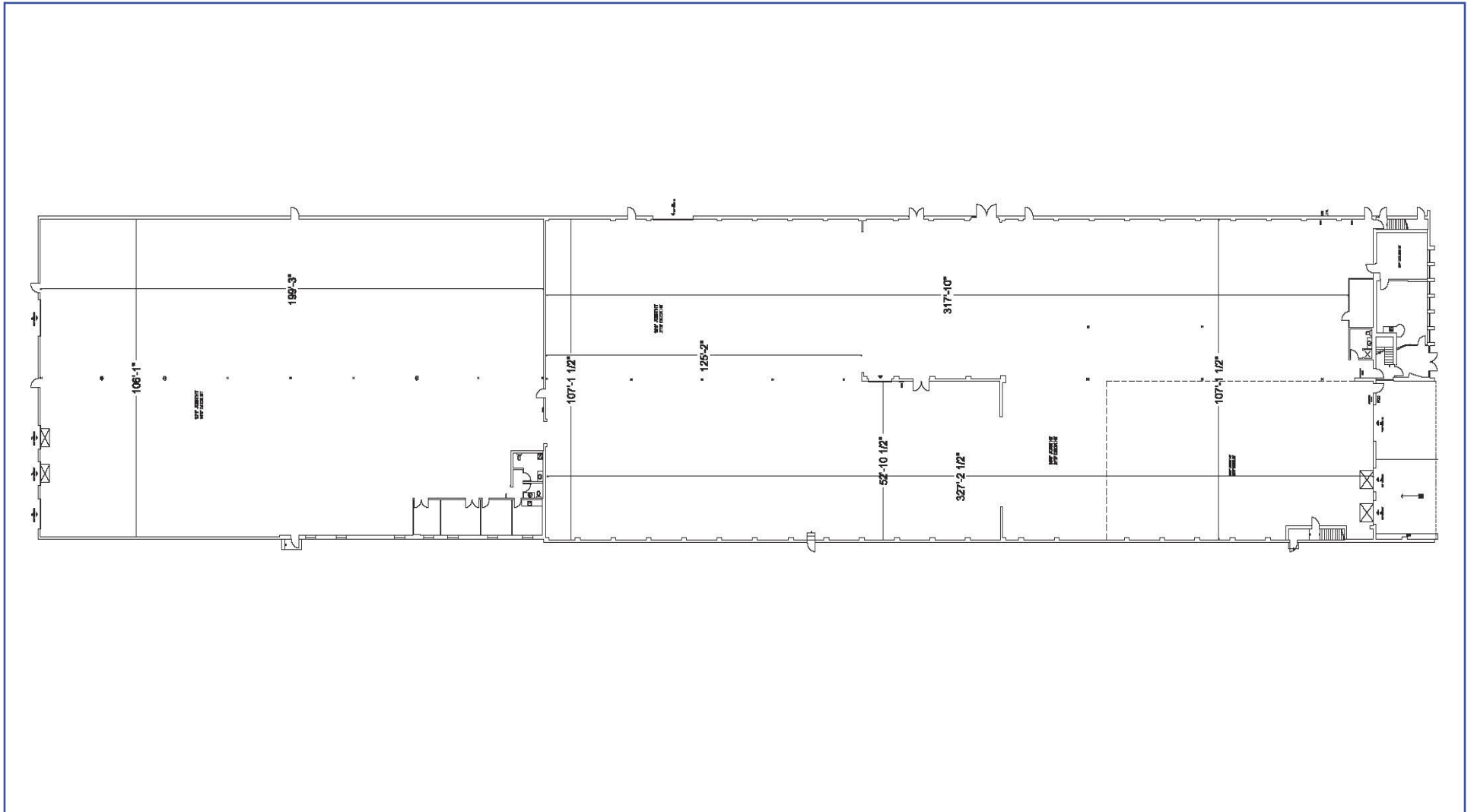
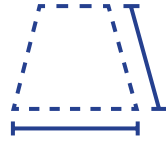
US Border  
72 km

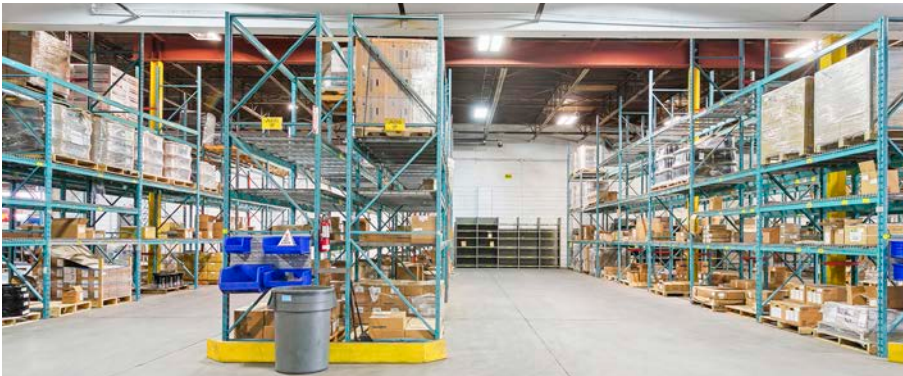
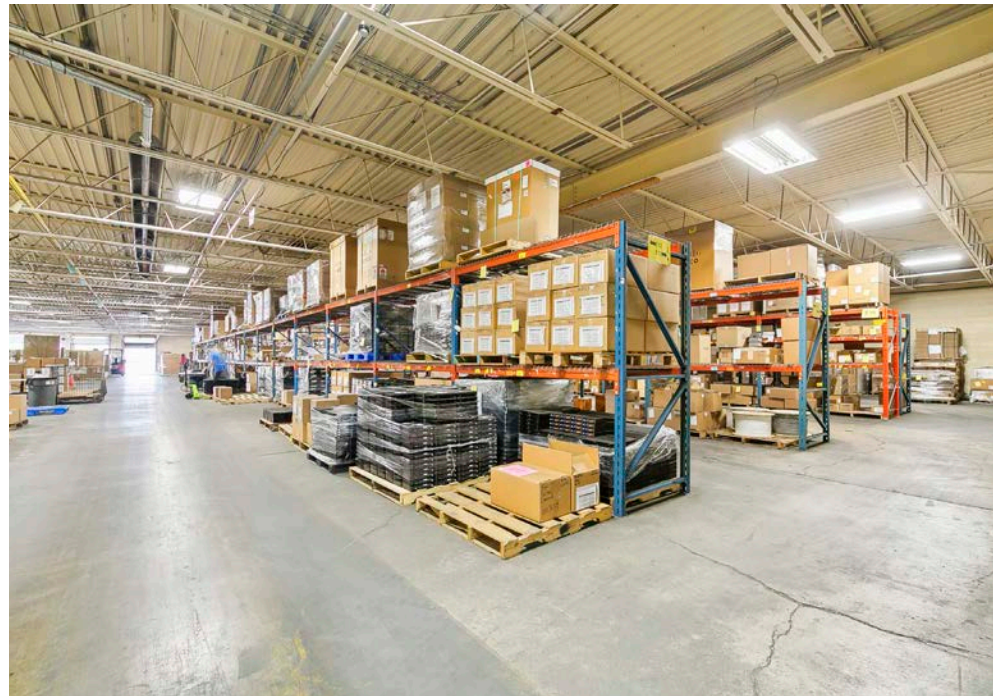
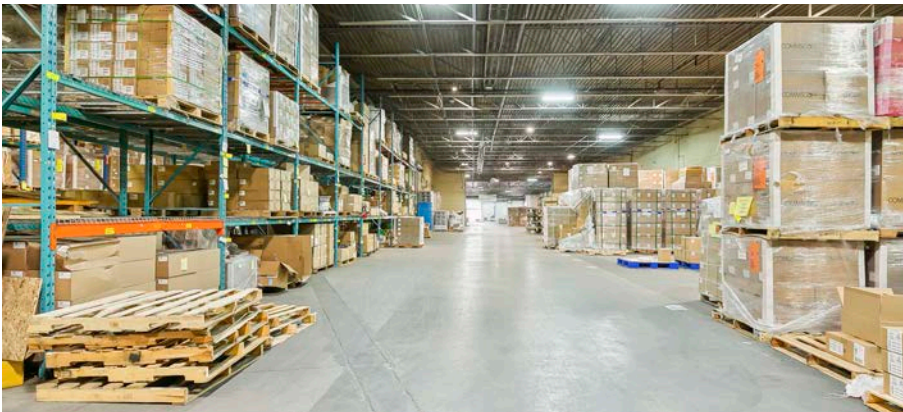
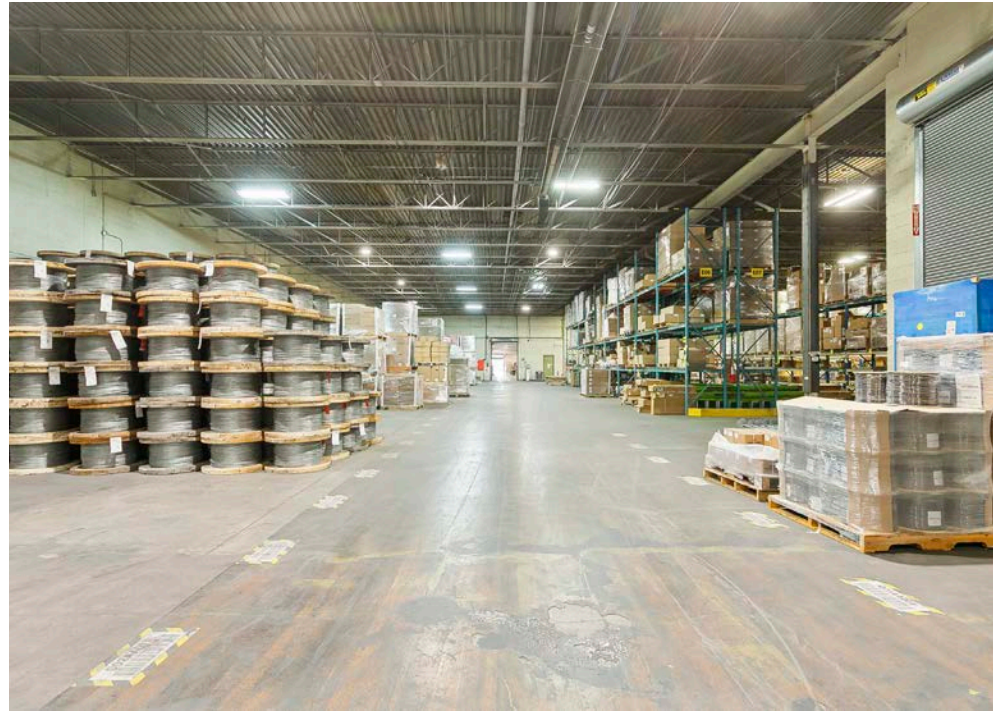
Toronto  
59 km

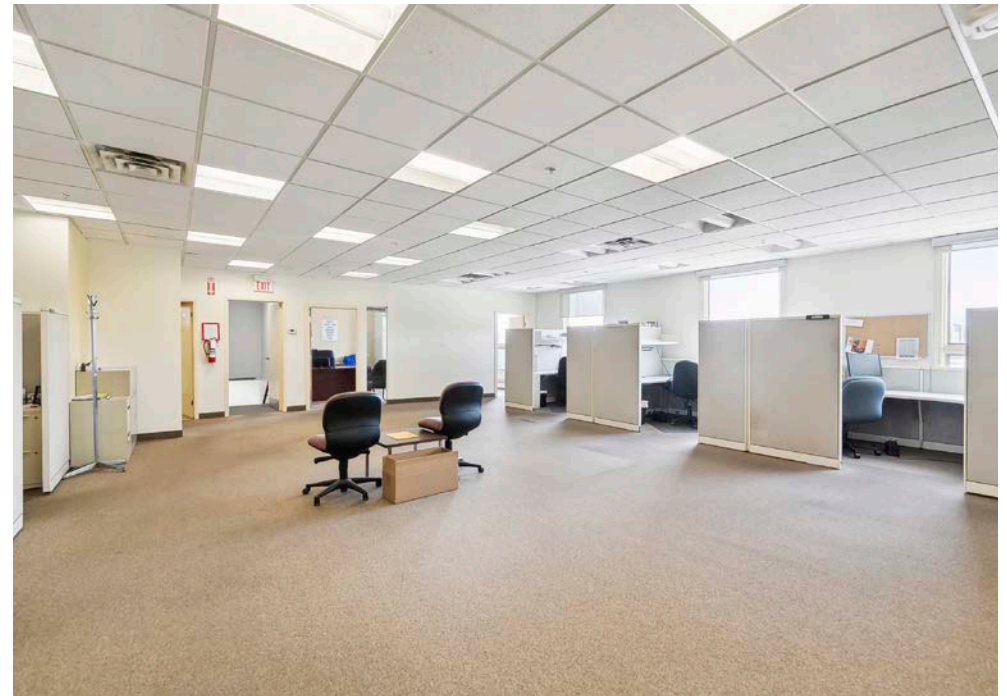
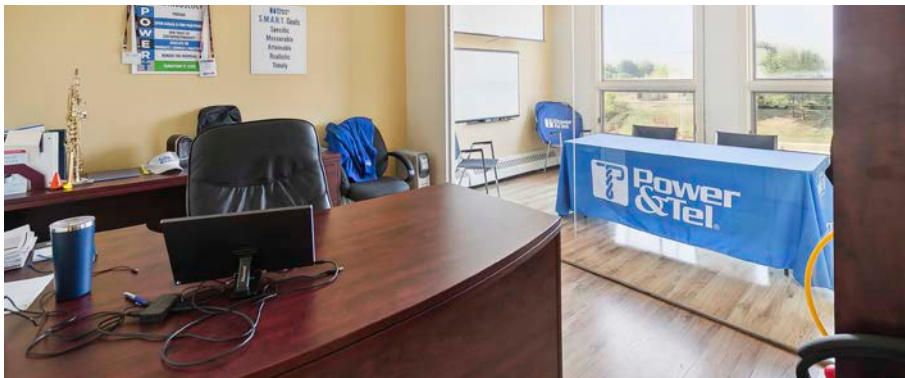
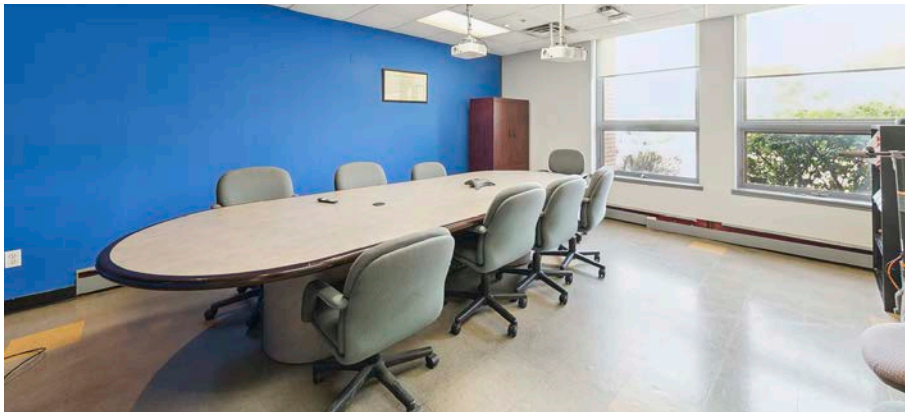


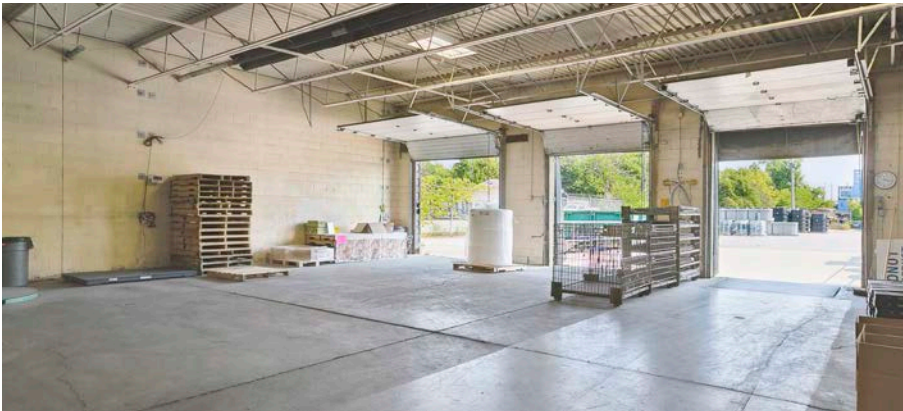
# Floor Plan

61,854 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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