

# 4240 HARVESTER ROAD

BURLINGTON ON

**INDUSTRIAL UNITS FOR LEASE**

**MULTIPLE SIZE VARIATIONS AVAILABLE FROM 39,581 SQ. FT. - 80,134 SQ. FT.**

**Justin H. Bates\***  
Senior Vice President  
+1 905 315 3698  
justin.bates@cbre.com

**David Merker\***  
Associate Vice President  
+1 905 315 3676  
david.merker@cbre.com

\*Sales Representative

**NEWLY REDUCED RATES!**



- 6 MONTHS NET FREE RENT FOR A 5 YEAR DEAL
- 3 MONTHS NET FREE RENT FOR A 3 YEAR DEAL

# PROPERTY SPECIFICATIONS

## LEASE OPTIONS

- Unit 1: **39,581 Sq. Ft.**
- Unit 2: **40,553 Sq. Ft.**
- Unit 1-2: **80,134 Sq. Ft.**

## OFFICE AREA

- Unit 1: **2,771 Sq. Ft. (7.7% per 2021 floor plan)**
- Unit 2: **1,622 Sq. Ft. (4.9% per 2021 floor plan)**
- Unit 1-2: **4,393 Sq. Ft. (6.3%)**

## SHIPPING

- Unit 1: **5 Truck-Level Doors & 1 Drive-in Door**
- Unit 2: **7 Truck-Level Doors & 1 Drive-in Door**
- Unit 1-2: **12 Truck-Level Doors & 2 Drive-in Doors**

## COLUMN SPACING

- **36' wide x 40' deep**

## CLEAR HEIGHT

- **28'-6" per 2021 floor plan**

## POSSESSION

- **Immediate (for all availabilities)**

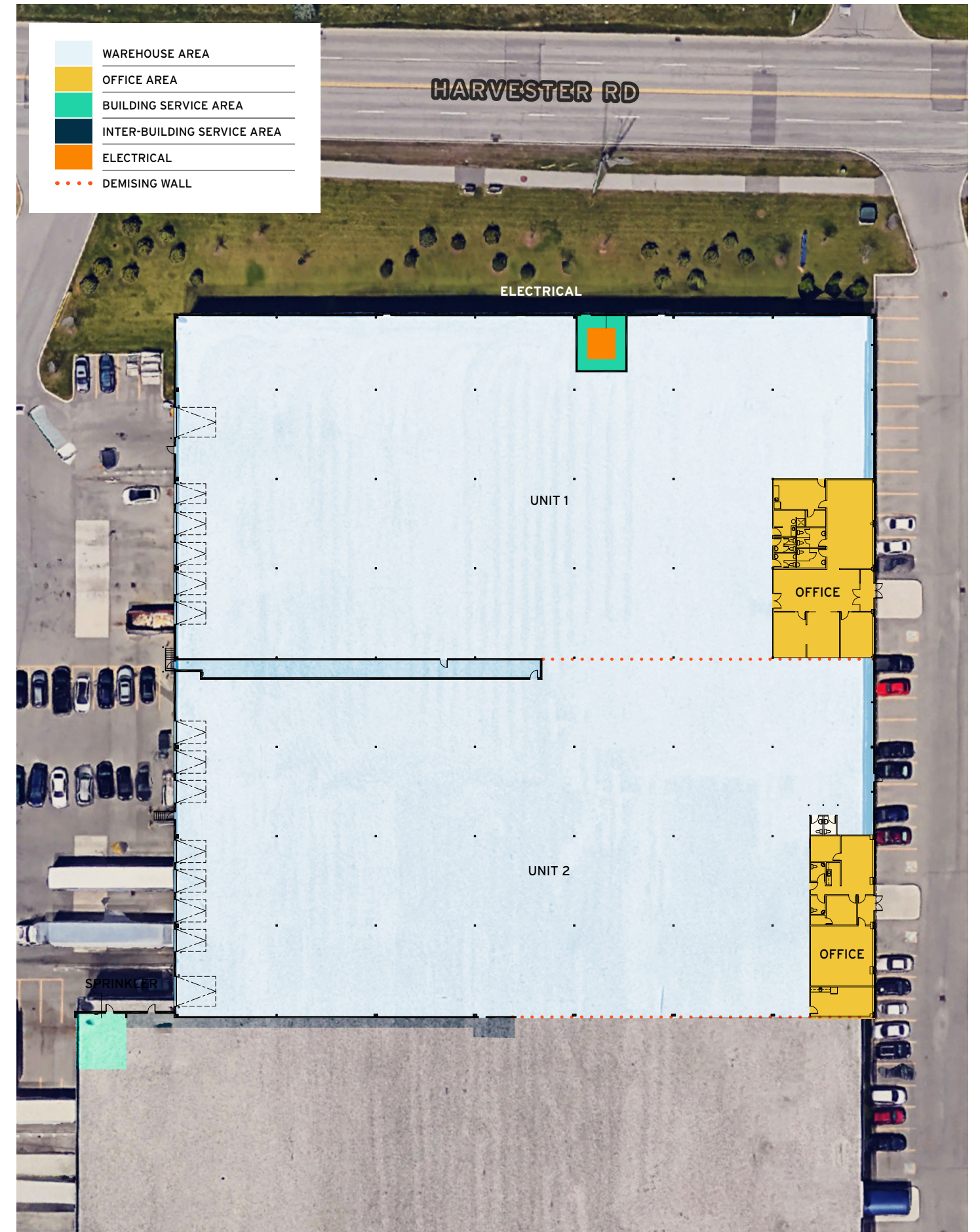
## ZONING

## ADDITIONAL RENT

- **\$2.60 Per Sq. Ft.\***

## REDUCED ASKING RATE

- Unit 1: **\$16.50 Net Per Sq. Ft.**
- Unit 2: **\$16.50 Net Per Sq. Ft.**
- Unit 1-2: **\$16.00 Net Per Sq. Ft.**



\* The additional rent above does not include the management fee.

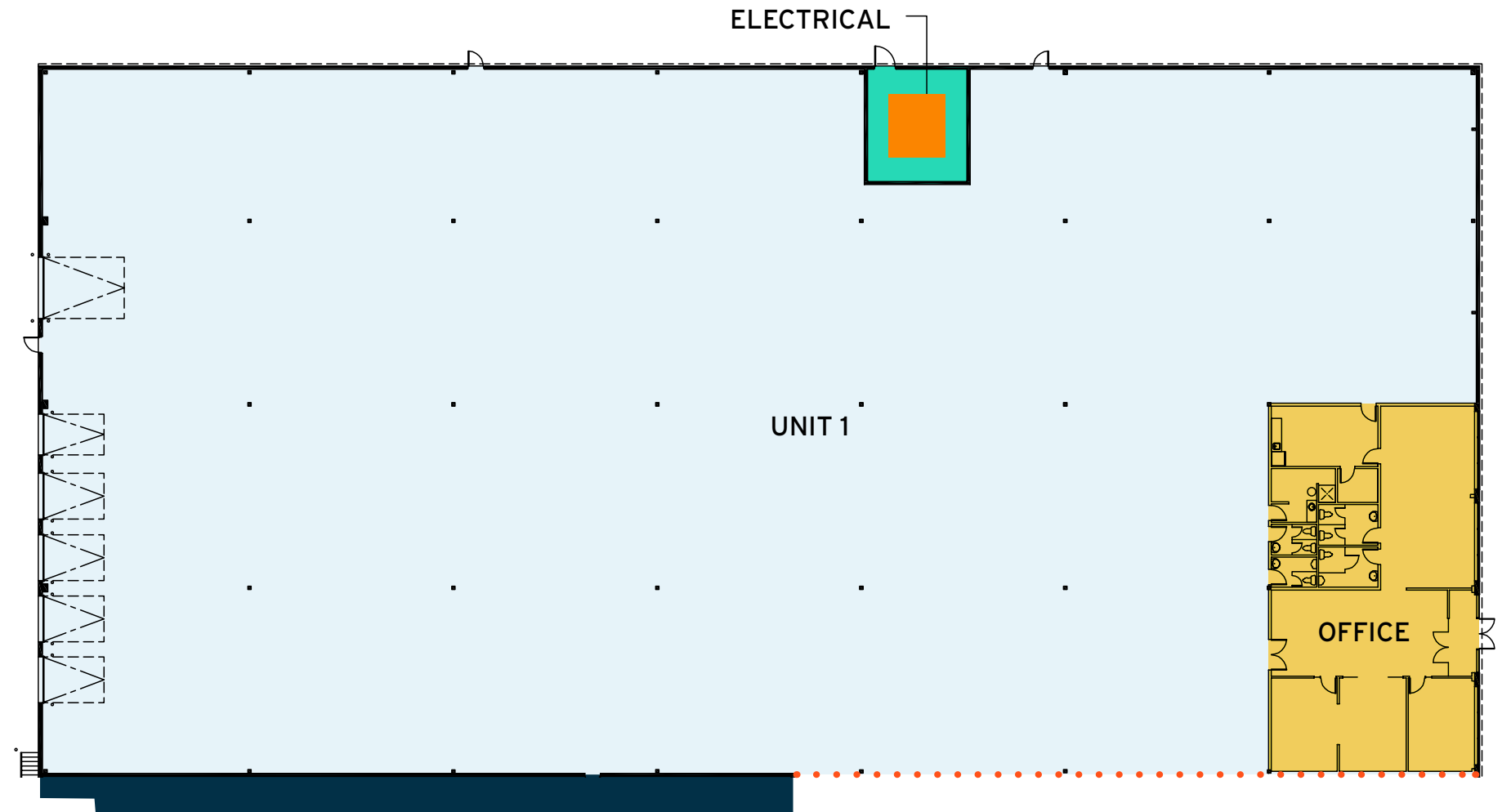
# PROPERTY PHOTOS



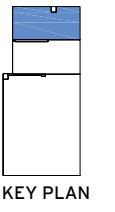
# UNIT 1



<b>TOTAL AREA</b>	<b>39,581 SQ. FT.</b>
<b>OFFICE AREA</b>	<b>3,048 SQ. FT.</b> (7.7% PER 2021 FLOOR PLAN)
<b>SHIPPING</b>	<b>5 TRUCK-LEVEL DOORS &amp; 1 DRIVE-IN DOOR</b>
<b>COLUMN SPACING</b>	<b>36' WIDE X 40' DEEP</b>
<b>CLEAR HEIGHT</b>	<b>28'-6"</b> PER 2021 FLOOR PLAN
<b>ZONING</b>	

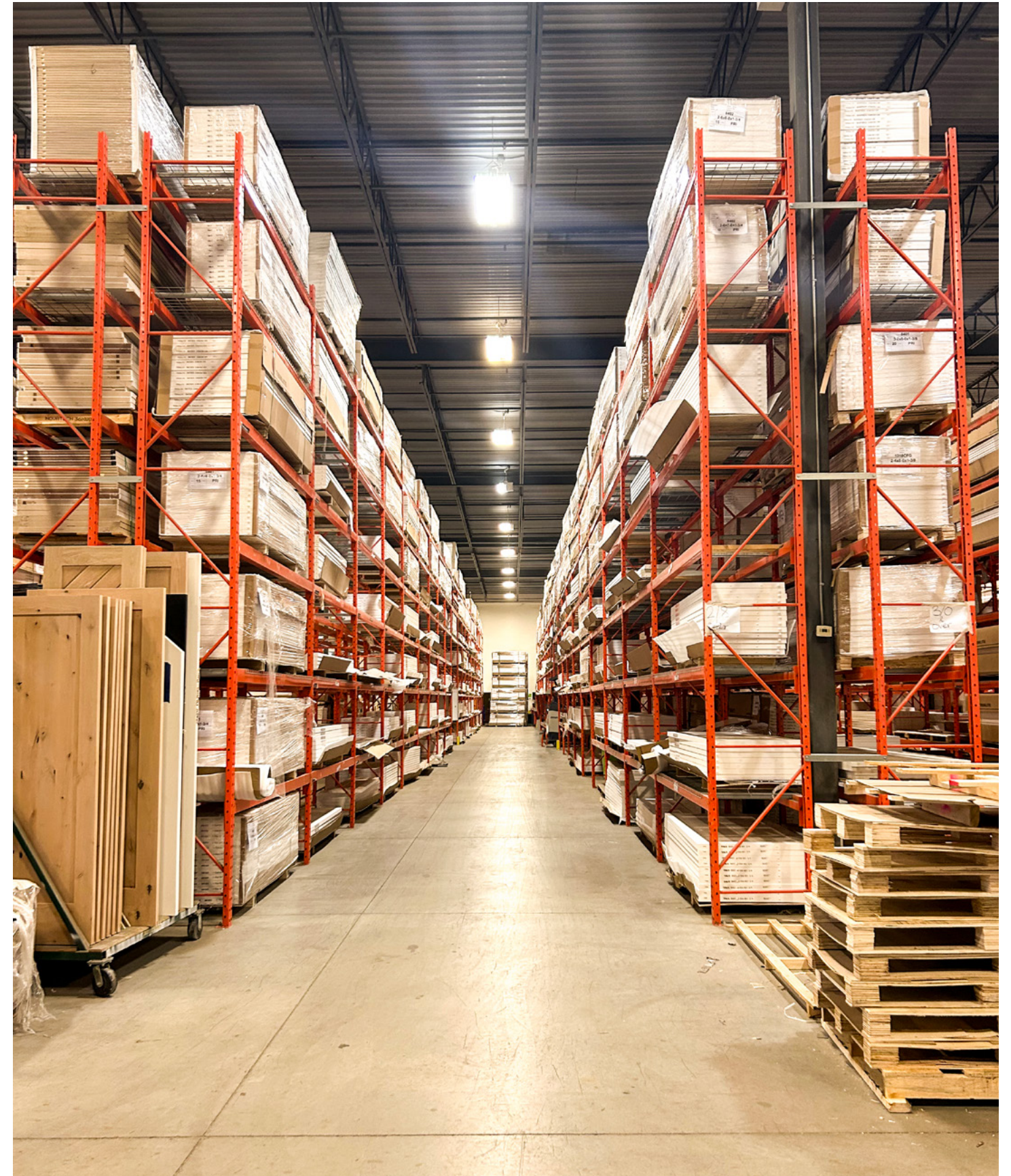


- WAREHOUSE AREA
- OFFICE AREA
- BUILDING SERVICE AREA
- INTER-BUILDING SERVICE AREA
- ELECTRICAL
- DEMISING WALL



KEY PLAN

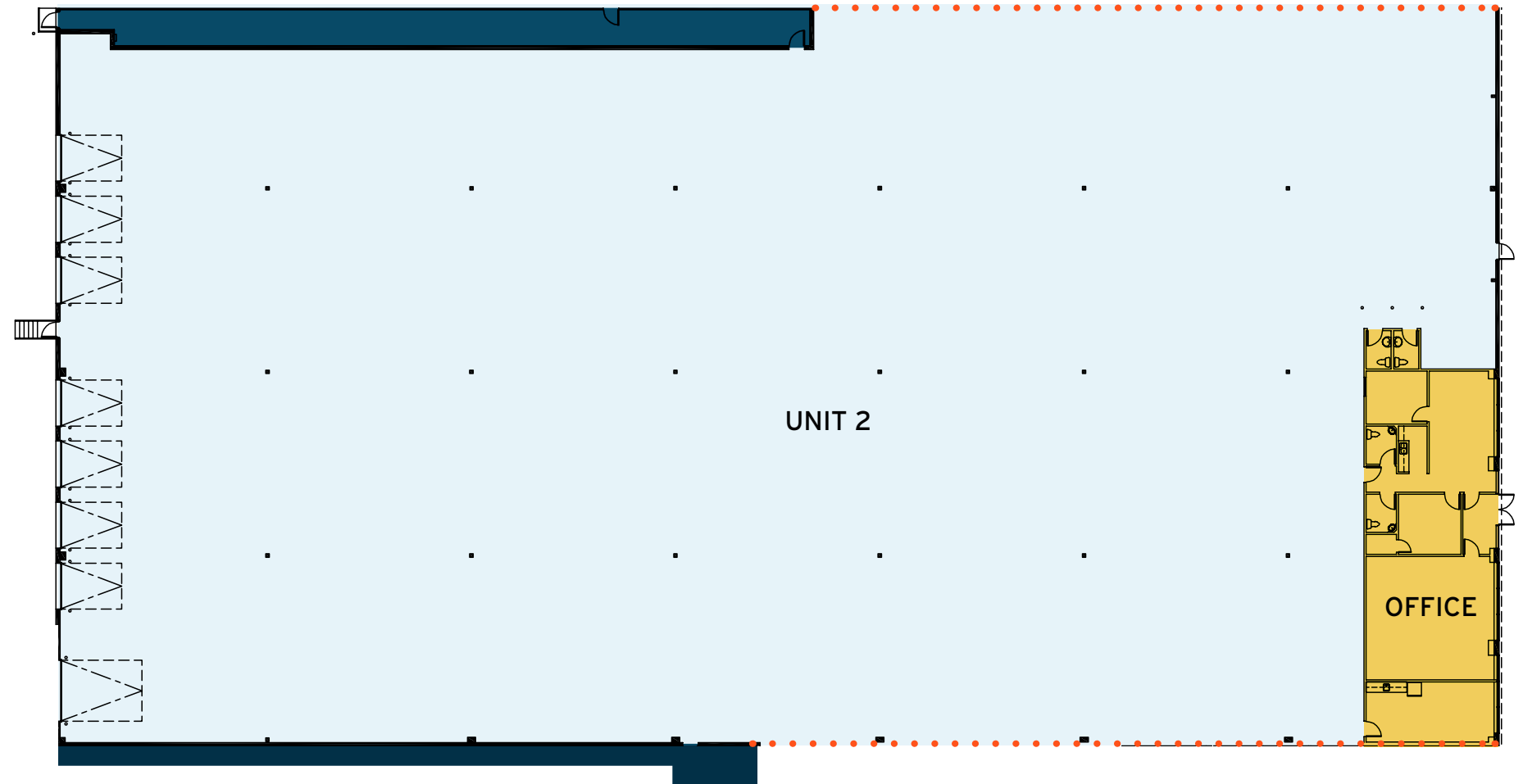
# UNIT 1



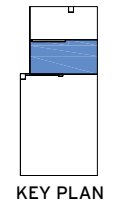
# UNIT 2



<b>TOTAL AREA</b>	<b>40,553 SQ. FT.</b>
<b>OFFICE AREA</b>	<b>1,987 SQ. FT.</b> (4.9% PER 2021 FLOOR PLAN)
<b>SHIPPING</b>	<b>7 TRUCK-LEVEL DOORS &amp; 1 DRIVE-IN DOOR</b>
<b>COLUMN SPACING</b>	<b>36' WIDE X 40' DEEP</b>
<b>CLEAR HEIGHT</b>	<b>28'-6"</b> PER 2021 FLOOR PLAN
<b>ZONING</b>	



- WAREHOUSE AREA
- OFFICE AREA
- BUILDING SERVICE AREA
- INTER-BUILDING SERVICE AREA
- ELECTRICAL
- DEMISING WALL



KEY PLAN

# UNIT 2



# ZONING- GE1 (GENERAL EMPLOYMENT)

## PERMITTED USES

### Industrial

- 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
- Other Industrial Operations - General manufacturing, processing, fabricating, and/or assembly facility

### Office

- All Office Uses

### Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

### Automotive

- 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

### Retail

- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

### Service Commercial

- 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

### Recreation

- Recreational Establishment

### Other

- Body-Rub Parlour per Part 1, Subsection 2.32

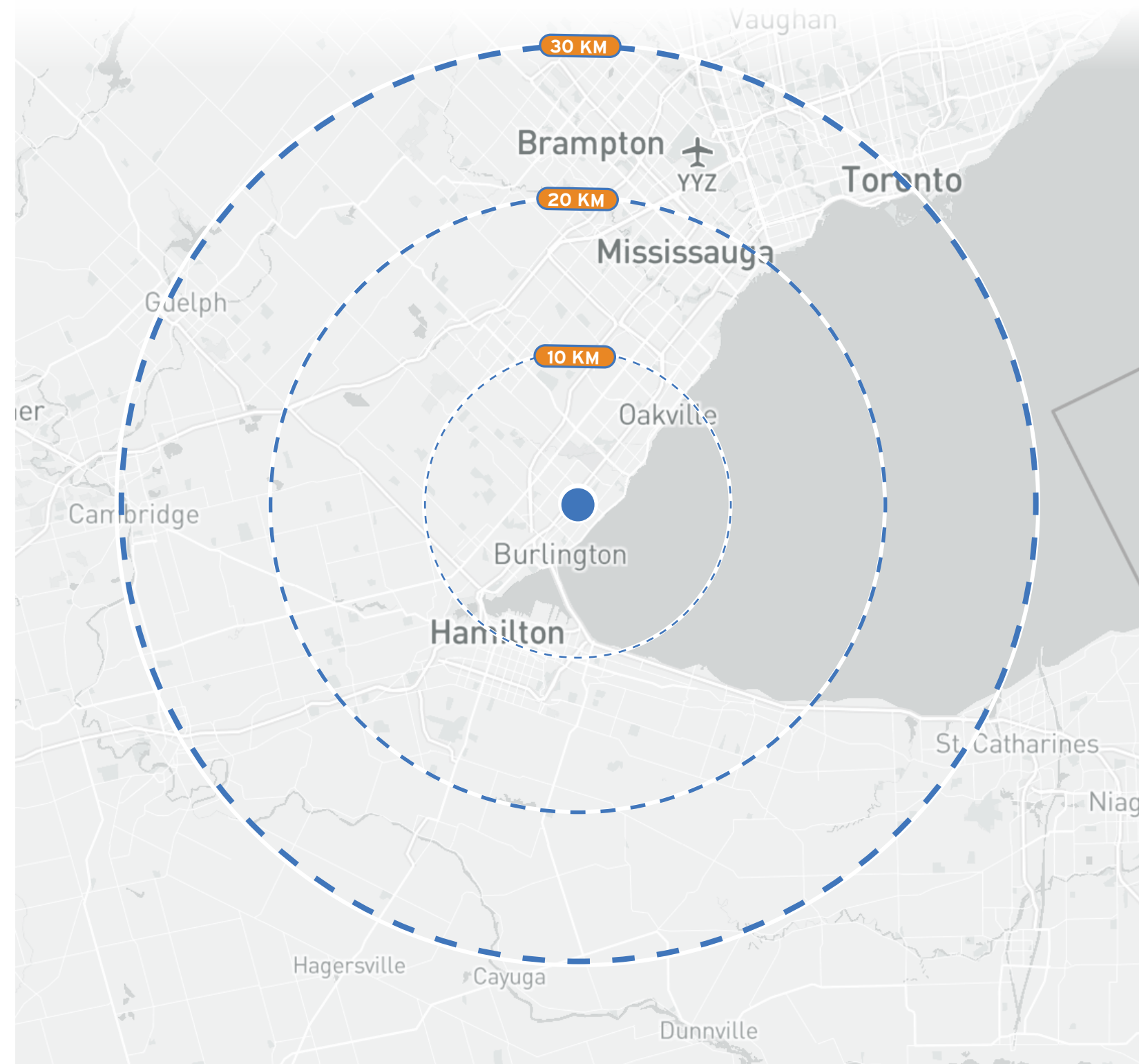
## PROHIBITED USES

- Motor vehicle wrecking yard
- Bone boiling, blood boiling, blood drying, rendering, tankhouse products
- Abattoir
- Fish products processing, oil extraction from fish and animal matter
- Manufacturing and storage of animal and fish matter fertilizers
- Sugar refinery
- Vegetable oil mills
- Hide processing

- Pulp and paper mills
- Asbestos products manufacturing
- Petroleum refining
- Explosives manufacturing
- Primary metals industries
- Medical waste storage and disposal
- Animal research
- Research and development related to any prohibited use
- Video game/pinball machine arcade
- Energy from waste facility

# DEMOGRAPHICS

<b>10 KM</b>	POPULATION	297,236	<b>20 KM</b>	POPULATION	1,071,779	<b>30 KM</b>	POPULATION	1,897,710
<b>10 KM</b>	LABOUR FORCE	63.4%	<b>20 KM</b>	LABOUR FORCE	61.1%	<b>30 KM</b>	LABOUR FORCE	61.1%





# AMENITIES MAP

## BURLINGTON TRANSIT

- **TRANSIT ROUTE 1 - PLAINS-FAIRVIEW**
- **TRANSIT ROUTE 25 - WALKERS**
- **TRANSIT ROUTE 4 - CENTRAL**
- **TRANSIT ROUTE 50 - BURLINGTON SOUTH**
- **TRANSIT ROUTE 51 - BURLINGTON NORTHEAST**
- **TRANSIT ROUTE 80 - HARVESTER**
- **TRANSIT ROUTE 81 - NORTH**

## GO TRANSIT

1. APPLEBY GO
2. BURLINGTON GO

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. FORTINOS<br/>GIANT TIGER<br/>LCBO<br/>THE BEER STORE<br/>DOLLARAMA<br/>SUBWAY</li> <li>2. TD BANK<br/>PIZZA HUT<br/>MCDONALD'S<br/>FOOD BASICS</li> <li>3. RBC BANK</li> <li>4. TIM HORTONS</li> <li>5. HOME DEPOT<br/>MONTANA'S<br/>PLANET FITNESS</li> <li>6. LEONS</li> <li>7. THE KEG STEAKHOUSE<br/>JACK ASTOR'S</li> <li>8. HUDSON'S BAY<br/>PETSMART<br/>INDIGO<br/>KELSEY'S ORIGINAL ROAD-<br/>HOUSE<br/>SPORT CHEK<br/>EAST SIDE MARIO'S<br/>STARBUCKS<br/>A&amp;W<br/>KFC<br/>TIM HORTONS<br/>DOLLARAMA<br/>BMO BANK</li> <li>9. CANADIAN TIRE<br/>BASKIN - ROBBINS</li> <li>10. SLEEP COUNTRY CANADA<br/>PET VALU</li> <li>11. FOOD BASICS<br/>BURGER KING</li> <li>12. RBC BANK<br/>SCOTIABANK</li> <li>13. TIM HORTONS<br/>SUBWAY</li> <li>14. STARBUCKS</li> </ol> | <ol style="list-style-type: none"> <li>15. TIM HORTONS</li> <li>16. THE BRICK</li> <li>17. SUBWAY</li> <li>18. TIM HORTONS</li> <li>19. TIM HORTONS<br/>PIZZA PIZZA</li> <li>20. BMO BANK<br/>A&amp;W</li> <li>21. SUBWAY<br/>SHOPPERS DRUG MART<br/>SCOTIABANK</li> <li>22. TD BANK</li> <li>23. CANADIAN TIRE<br/>MARK'S<br/>METRO<br/>LCBO<br/>EAST SIDE MARIO'S<br/>TD BANK<br/>MCDONALD'S<br/>SHOPPERS DRUG MART</li> <li>24. TIM HORTONS</li> <li>25. SWISS CHALET<br/>HARVEY'S</li> <li>26. TIM HORTONS</li> <li>27. A&amp;W</li> <li>28. TIM HORTONS<br/>WENDY'S</li> <li>29. MCDONALD'S<br/>SUBWAY</li> <li>30. STARBUCKS<br/>DAIRY QUEEN<br/>PETRO-CANADA</li> <li>31. FORTINOS<br/>LCBO<br/>THE BEER STORE<br/>REXALL<br/>PIZZA HUT<br/>SHOPPERS DRUG MART<br/>TD BANK</li> </ol> |
|--|--|



TRANSIT

MAJOR RETAILERS

# 4240 HARVESTER ROAD

BURLINGTON ON

**INDUSTRIAL UNITS FOR LEASE**

**MULTIPLE SIZE VARIATIONS AVAILABLE FROM 39,581 SQ. FT. - 80,134 SQ. FT.**

## Contact Us

**Justin H. Bates\***

Senior Vice President

+1 905 315 3698

justin.bates@cbre.com

**David Merker\***

Associate Vice President

+1 905 315 3676

david.merker@cbre.com

\*Sales Representative

**CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

