

FREESTANDING INDUSTRIAL FOR LEASE

# 5330 South Service Road

Burlington, ON



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## FREESTANDING INDUSTRIAL FOR LEASE

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### BUILDING DESCRIPTION



Freestanding, single-tenant industrial building situated on a 3.29 acre lot (32% site coverage) which provides the potential for building expansion



East Burlington location, with excellent exposure and access to the Q.E.W. Highway



Three minute drive to RioCan Centre Burloak offers convenient access to various retail amenities



Professionally owned and managed



Burlington Transit bus stop easily accessible on Harvester Road; and 15-minute walk to Appleby GO Station

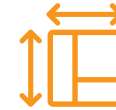


Possession: Immediate - Vacant building



Zoned: BC1, Business Corridor Employment

### PROPERTY DETAILS



**TOTAL  
AREA**

46,125 sf



**CLEAR  
HEIGHT**

23' 0"



**INDUSTRIAL  
AREA**

36,148 sf (78%)



**OFFICE AREA**

9,977 sf (22%)



**SHIPPING**

1 Truck level  
2 Drive-in  
1 Interior loading bay



**POWER**

600 Amps  
600 Volts



**ASKING  
PRICE**

\$16.25 psf net



**T.M.I.**

\$3.29 psf  
(2024 est.)  
plus Management fee  
of 4% of basic rent

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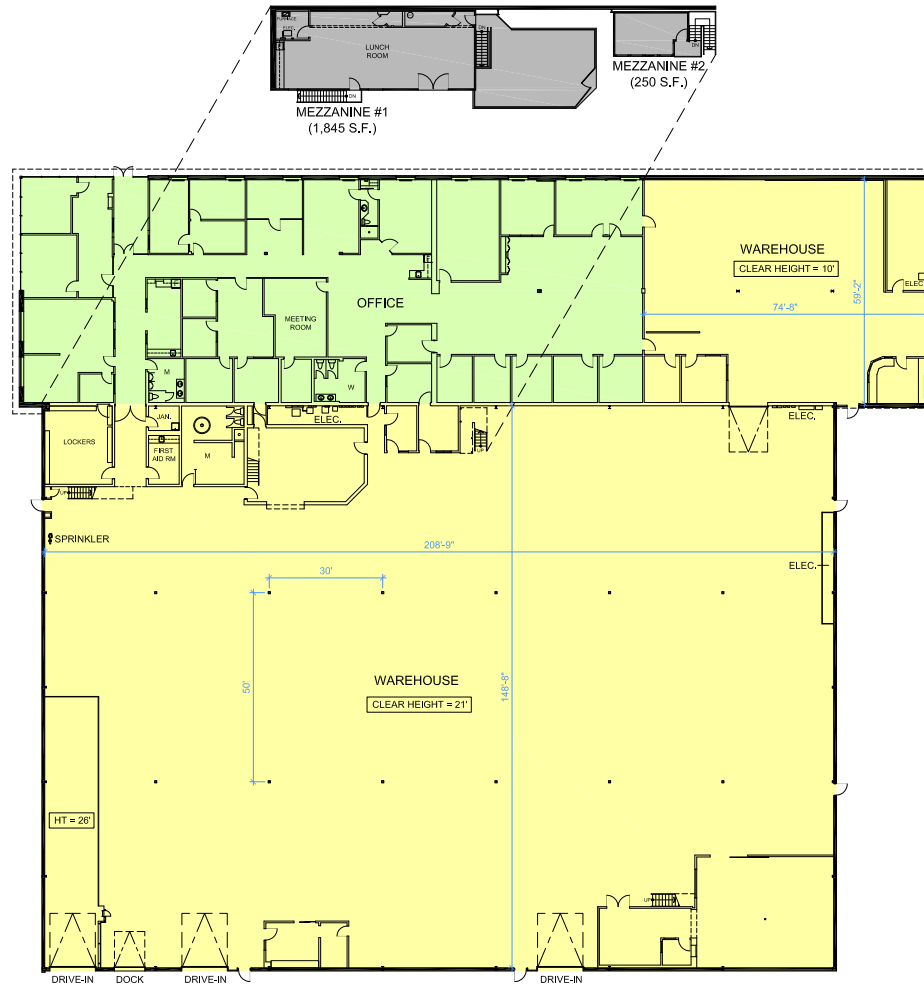
Burlington, ON

Floorplan

46,125 sf

Industrial Area  
**36,148 sf**  
(78%)

Office Area  
**9,977 sf**  
(22%)







**1.4 KM**

distance to QEW/  
Burloak Drive interchange



**3 min**

drive to retail  
amenities located at  
RioCan Centre Burloak



**15 min**

walk to  
Appleby GO Station



**15 min**

drive to 407/Appleby  
Line interchange





# 5330

FREESTANDING INDUSTRIAL FOR SALE

**SOUTH SERVICE ROAD**

Burlington, ON





# 5330 South Service Road

Burlington, ON

## Our Team

Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 41 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

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## Get more information

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