

FOR LEASE ————— Freestanding Single Tenant Industrial Building

**5330**

**SOUTH  
SERVICE  
ROAD**

BURLINGTON | ON

**46,125 SQ. FT. BUILDING ON 3.29 ACRES  
WITH EXCELLENT HIGHWAY EXPOSURE**



For more information, please contact:

**LINDSAY SPARKS\***

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**CBRE**

\*Sales Representative

WELCOME TO

# 5330 SOUTH SERVICE ROAD

Burlington, ON

Excellent opportunity to lease a professionally managed and well-maintained freestanding single-tenant industrial facility with prominent exposure along the QEW, offering great signage opportunities. The property currently has 2 truck level doors\* and 2 drive-in doors with potential to convert one drive-in door into two truck level doors. The building's warehouse has 23' clear height and office space with 10'6" clear height, which could be reduced to 10% of the total building to commemorated lower clear height storage.

Located on the Burlington/Oakville border with superior highway access and proximity to amenities, such as the RioCan Centre at Burloak Drive, the property provides excellent highway exposure. Employees will enjoy ample on-site parking as well as easy access to public transit, with multiple Burlington Transit routes close by and the Appleby GO Station located minutes away.



All outlines are approximate.



**Close proximity to highways and amenities**



**Located adjacent to Highway QEW/403, with signage opportunity**



**Easy access to public transit with multiple routes nearby**



**23' Clear Height in Warehouse**



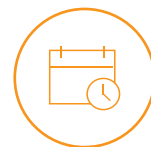
**2 Truck Level\* & 2 Drive-In doors, with potential to convert 1 Drive-In door into 2 Truck Level doors**



**Opportunity to convert some office into lower clear height storage area**



**Well-maintained & professionally managed building**



**Available immediately**

\*1 Truck Level Door is internal

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# PROPERTY PROFILE

<b>BUILDING SIZE</b>	46,125 Sq. Ft.
<b>LOT SIZE</b>	3.29 Acres
<b>INDUSTRIAL AREA</b>	36,148 Sq. Ft.
<b>OFFICE AREA</b>	9,977 Sq. Ft.
<b>CLEAR HEIGHT</b>	23' in warehouse
<b>SHIPPING</b>	2 Truck Level Doors (1 door is internal) 2 Drive-In Doors
<b>BAY SIZE</b>	30' x 50'
<b>POWER</b>	600 Amps / 600 Volts
<b>ZONING</b>	BC1 - Business Corridor Employment
<b>POSSESSION</b>	Immediate
<b>T.M.I.</b>	\$5.44 Per Sq. Ft. (2025 est.)
<b>ASKING LEASE RATE</b>	\$15.50 Per Sq. Ft. Net
<b>LEGAL DESCRIPTION</b>	PT LT 2 , CON 3 SOUTH OF DUNDAS STREET , PTS 31 & 37 20R1930; EXCEPT PT 4 20R3728 ; S/T 451592 BURLINGTON/NELSON TWP

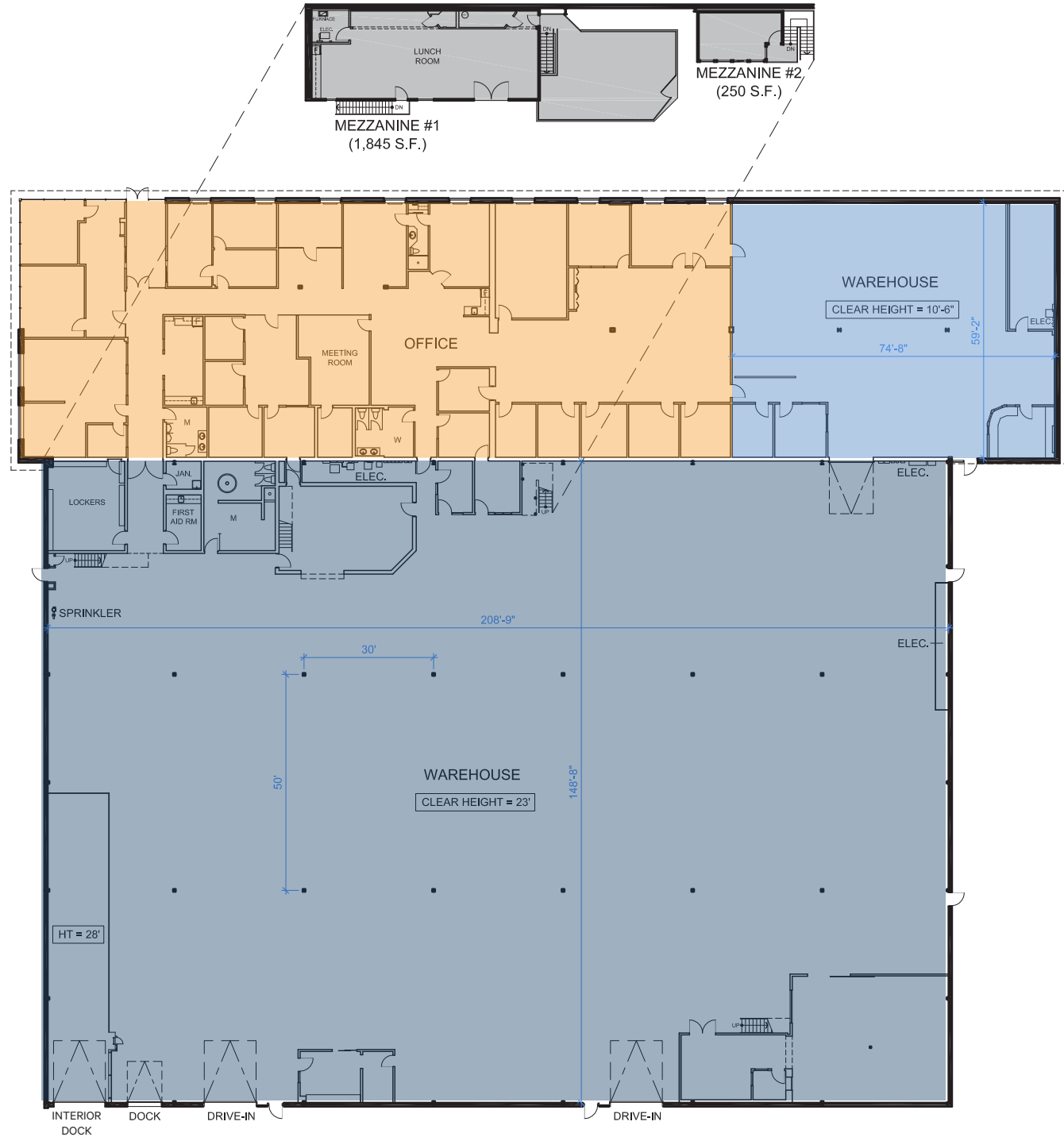
## Features

- Superior visibility from QEW/Highway 403, allowing for excellent signage opportunities
- Potential to reduce office to 10% with conversion to lower clear height storage area
- One truck level door is internal allowing for secure offloading inside building
- Potential to convert one drive-in door into two truck level doors
- Bonus 1,845 sq. ft. of mezzanine area not included in square footage
- Close proximity to many amenities and transit routes and several Highway 403 interchanges within a 5 minute drive



# FLOOR PLANS

## Current Layout



**LEGEND:** ■ Office Area ■ Warehouse Area (10' 6" Clear Height) ■ Warehouse Area (23' Clear Height)

All outlines are approximate.

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## Potential Layout



**CONVERT TO TRADITIONAL TRUCK LEVEL DOOR**

**REMOVE DRIVE-IN DOOR & ADD 2 TRUCK LEVEL DOORS**

■ Indicates areas that have potential to be converted (for discussion only)

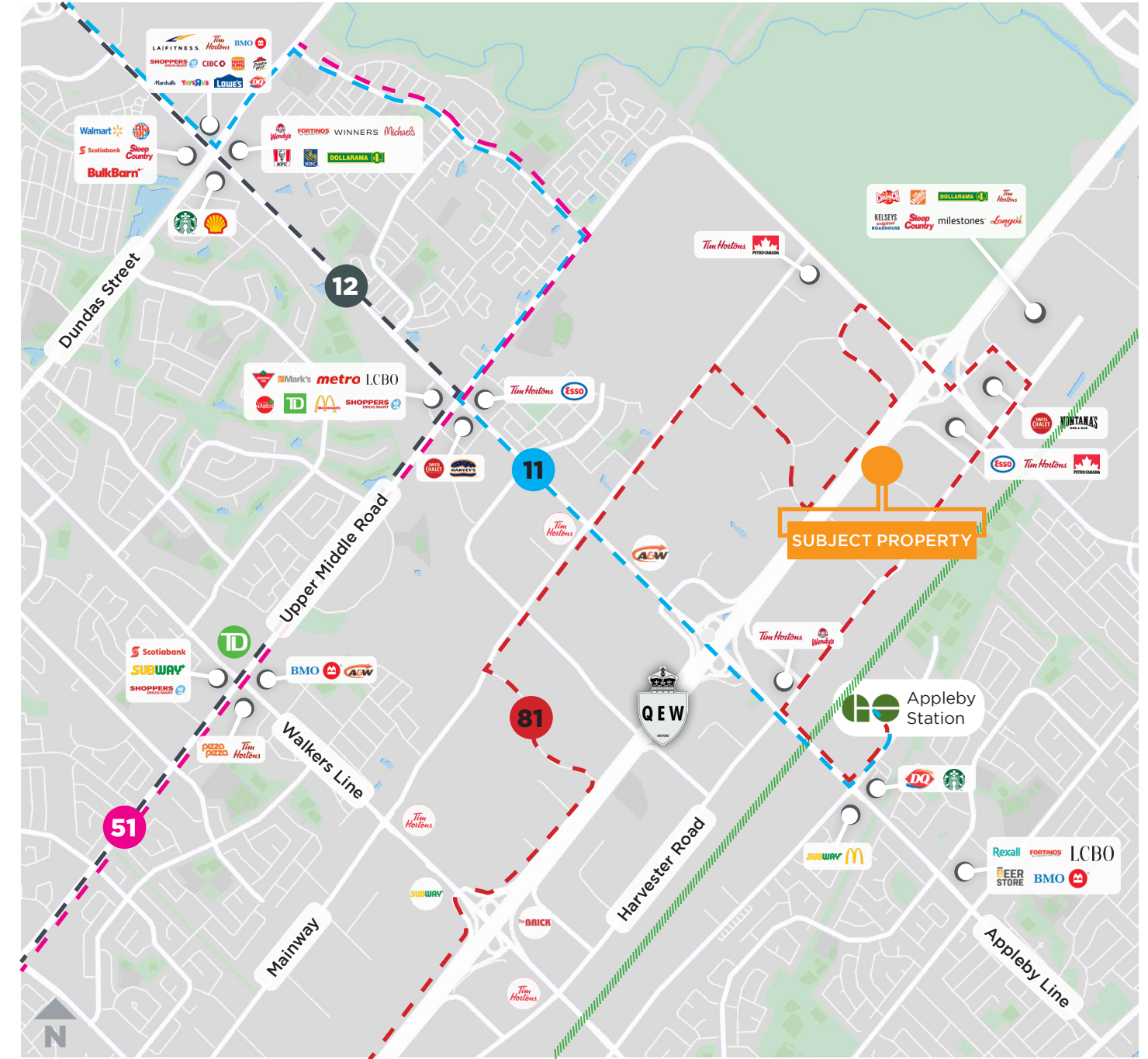
All outlines are approximate and added doors not to scale.

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# PHOTO GALLERY



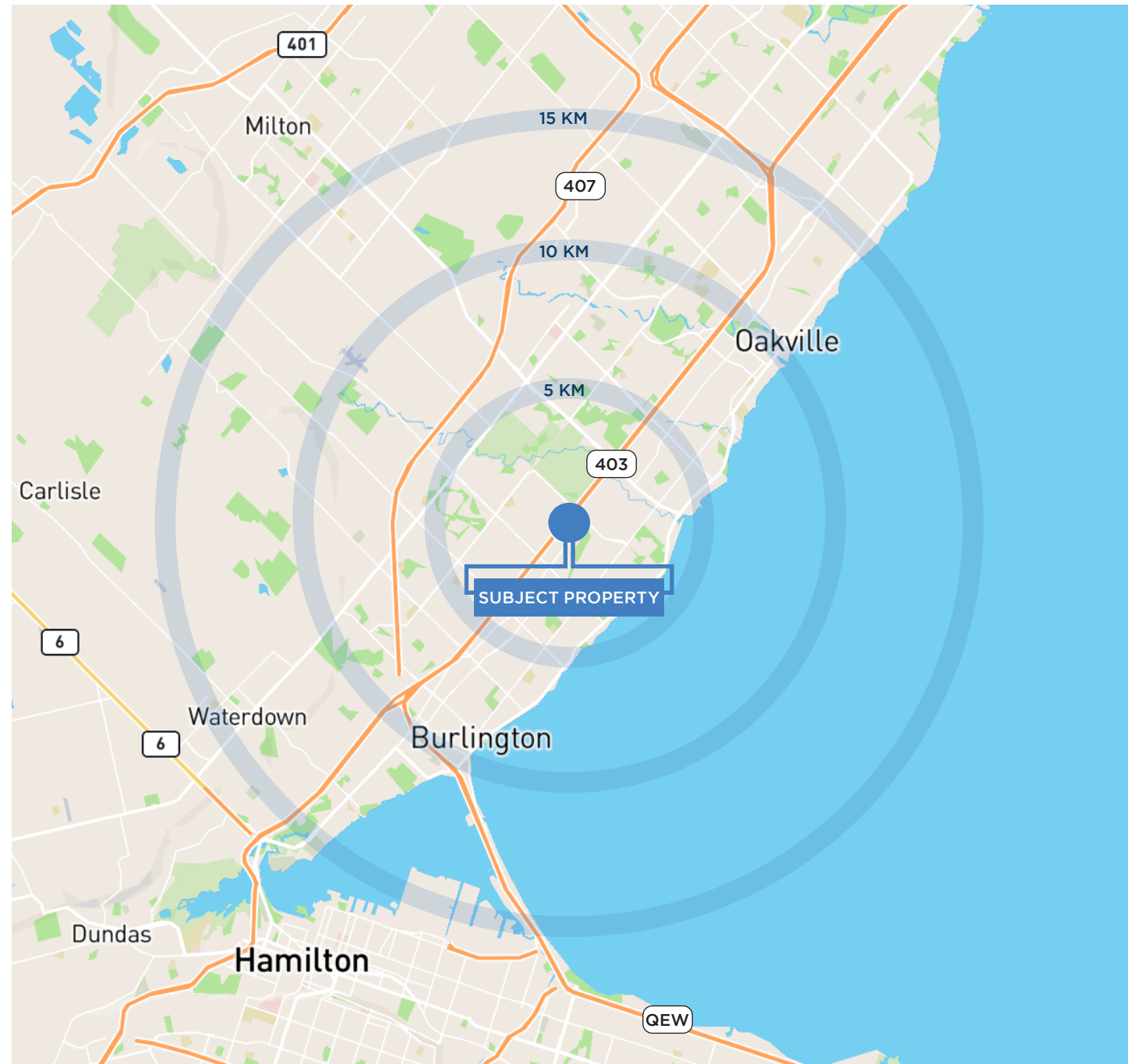
# AMENITIES & TRANSIT



## Burlington Transit Legend

- **11** — Route 11 - Sutton Alton
- **12** — Route 12 - Upper Middle
- **81** — Route 81 - North Service
- **51** — Route 51 - Burlington Northeast

# LOCATION



**5 KM**  
 POPULATION  
 133,335  
 LABOUR FORCE  
 71,755

**10 KM**  
 POPULATION  
 335,247  
 LABOUR FORCE  
 180,527

**15 KM**  
 POPULATION  
 528,351  
 LABOUR FORCE  
 284,426

# DRIVE TIMES

 <b>4 MIN   1.8 KM</b> Highway 403 Interchange @ Burloak	 <b>5 MIN   2.9 KM</b> Highway 403 Interchange @ Appleby	 <b>9 MIN   9.7 KM</b> Highway 403/407 Interchange	 <b>19 MIN   29.8 KM</b> Highway 401 @ Highway 403
 <b>28 MIN   38.3 KM</b> Hamilton International Airport	 <b>33 MIN   42.6 KM</b> Pearson International Airport	 <b>35 MIN   48.9 KM</b> CN Brampton Intermodal	 <b>42 MIN   47.4 KM</b> Downtown Toronto

All drive times are approximate (source: Google Maps).



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# 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 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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



CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

## For more information, please contact:

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