



4211 Mainway Unit 1 & 2

Burlington, ON

Various Size Options Available For Lease

High-Power Industrial Units Available with Direct Exposure onto Mainway



Availabilities Overview

4211 Mainway | Burlington, ON

Available Premises

Unit 1 & 2 | 53,527 sf

Office area 9,946 sf (19%)
Warehouse area 43,581 sf
Shipping 2 TL, 4 DI
Clear Height 24'8"

Building + Pricing Details

24' 8"
Clear Height

GE1-182
Zoning

3200 Amps
Power

Sep 1, 2026
Possession

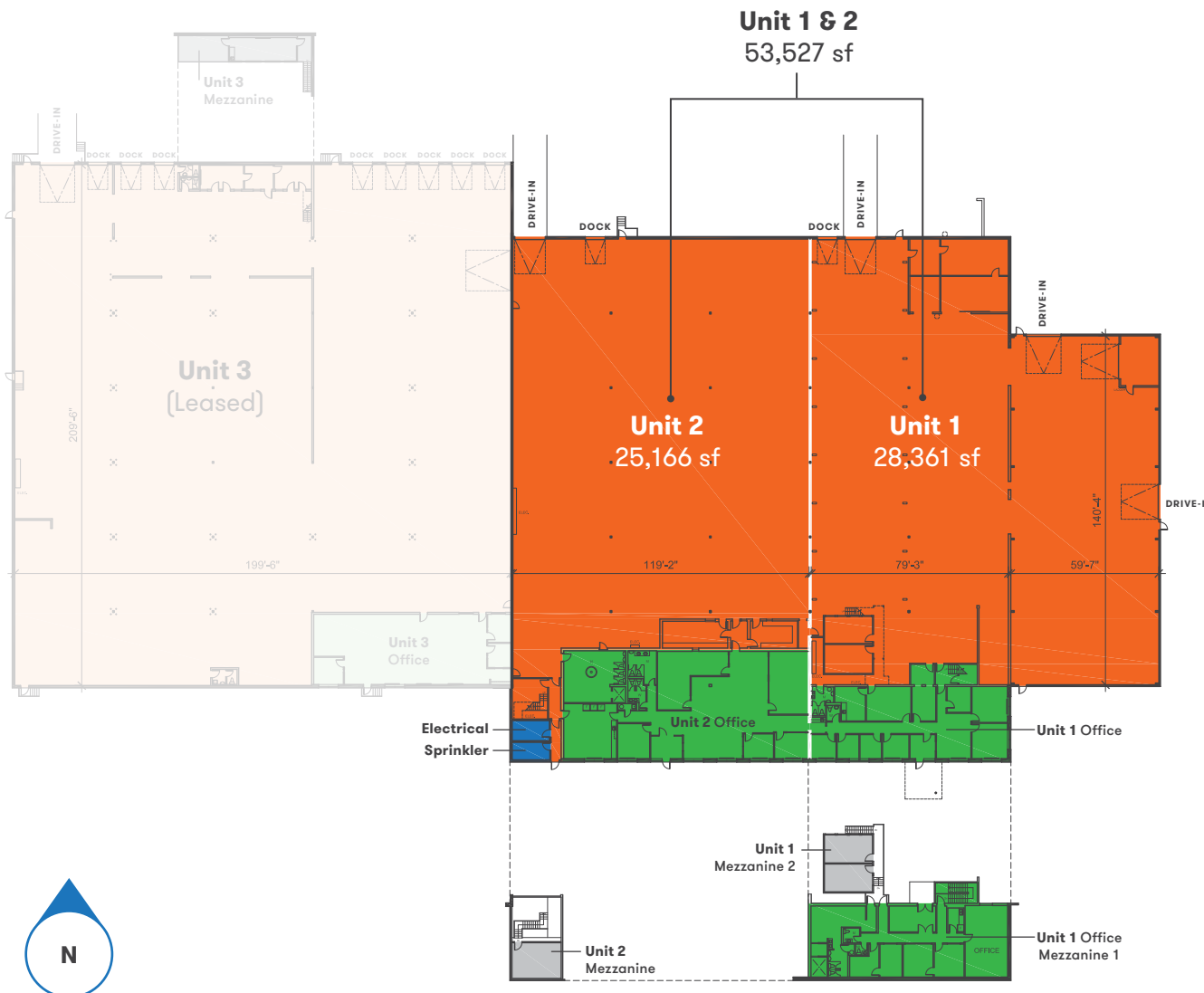
\$16.95 psf
Asking Net Rent

\$6.27 psf
Additional Rent



Floorplan

4211 Mainway | Burlington, ON



Demising Options

Unit 1 | 28,361 sf

Office area	5,434 sf (19%)
Warehouse	22,927 sf
Shipping	1 TL, 3 DI
Clear Height	24'8"

Unit 2 | 25,166 sf

Office area	4,512 sf (18%)
Warehouse	20,654 sf
Shipping	1 TL, 1 DI
Clear Height	24'8"

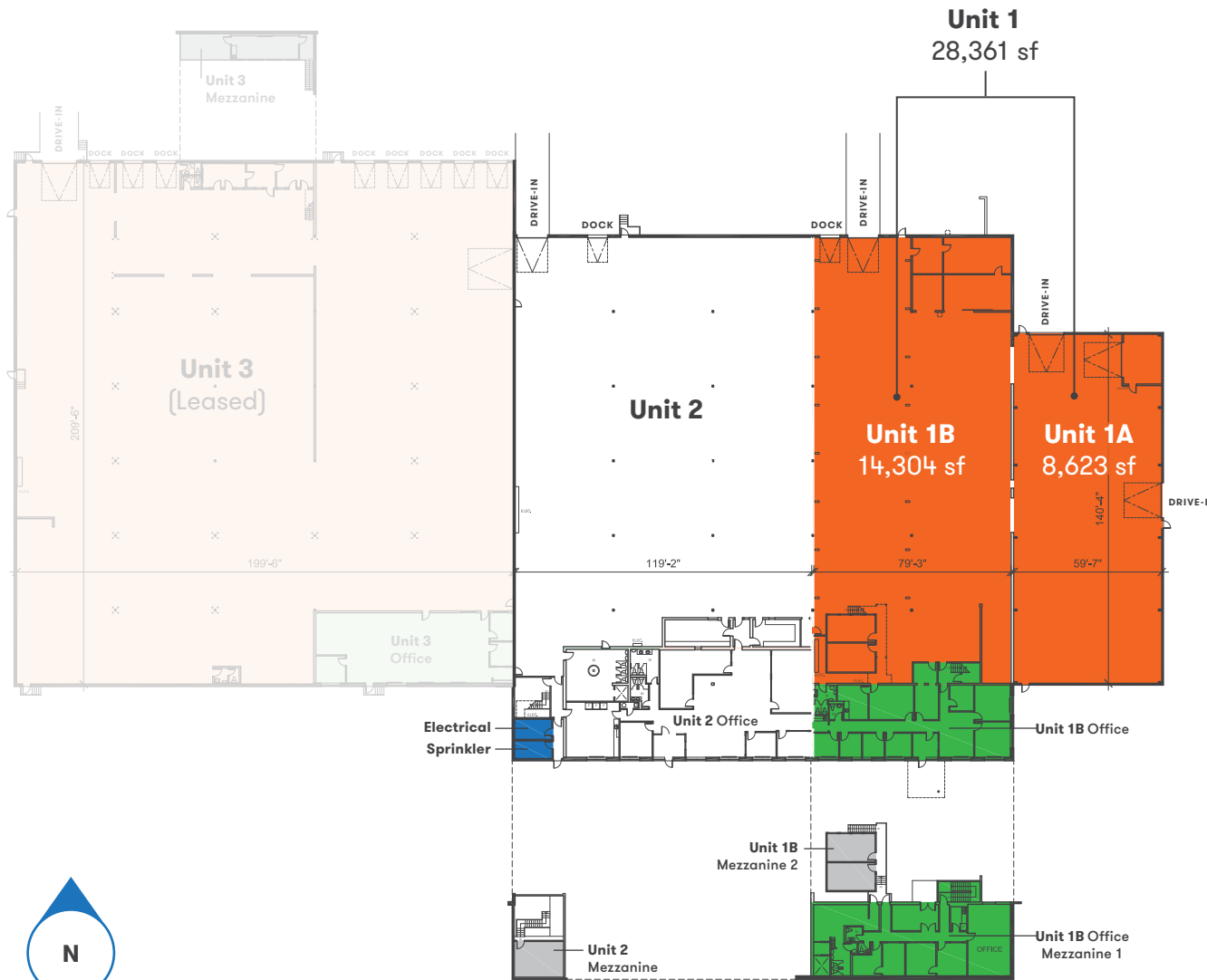
- Warehouse
- Office
- Building Services
- Tenant Mezzanines
(excluded from rentable area)



Unit 1 Demising Options

4211 Mainway | Burlington, ON

Unit 1A
8,623 sf



Demising Options

Unit 1A | 8,623 sf

Office area	0%
Warehouse	8,623 sf
Shipping	2 DI
Clear Height	24'8"
Asking Net Rent	\$17.95 psf

Unit 1B | 19,738 sf

Office area	5,434 (28%)
Warehouse	14,304 sf
Shipping	1TL, 1 DI
Clear Height	24'8"
Asking Net Rent	\$17.95 psf

- Warehouse
- Office
- Building Services
- Tenant Mezzanines
(excluded from rentable area)



Property Highlights



Move-in ready space with clean office and warehouse areas



Built-out office space over 2 floors



Two (2) 10-tonne cranes available for sale



Features an oversized drive-in door (14' L x 12'5" W)



Located within an established Burlington business node



Abundant parking



High-power capacity: 1,600 Amps per unit (3,200 Amps total)



Roof recently replaced



Access to diverse labour pools in Halton, Milton & Hamilton regions



Walking distance to bus stop connecting Burlington & Appleby GO Stations



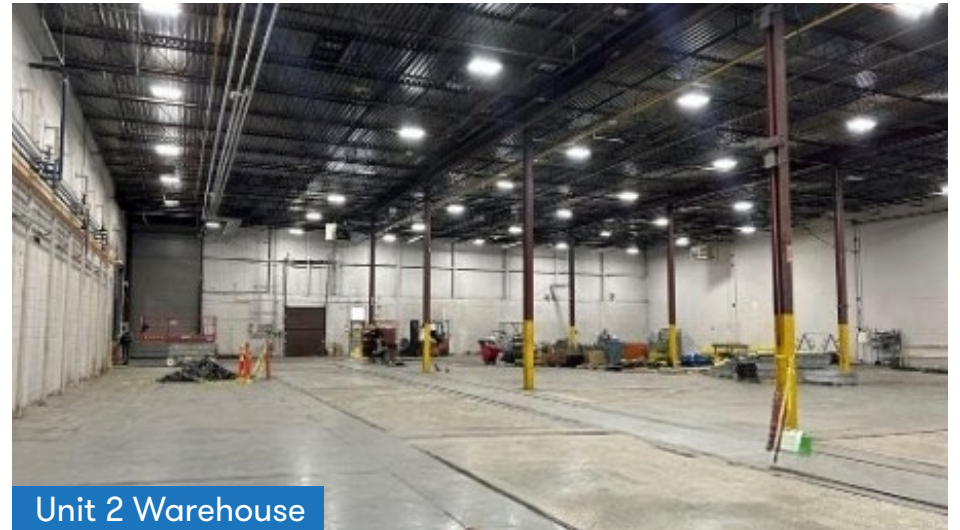
Quick access to major Highways QEW, 403 & 407



Professionally owned and managed



Interior Photos



Zoning

Burlington Zoning – GE1-182

Industrial

- Transportation, Communication, and Utilities*
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- **Food Processing and Manufacturing**
- Metal Rolling, Casting, and Extruding
- Petrochemical Laboratories
- Bulk Propane Storage Depot
- 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
- **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 and High-Technology Uses**
- Pharmaceuticals & Medicines
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)*
- Crematory*
- **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
- Motor Vehicle Sales, Leasing, Rental & Service
- Motor Vehicle Service Station
- Motor Vehicle Repair Garage

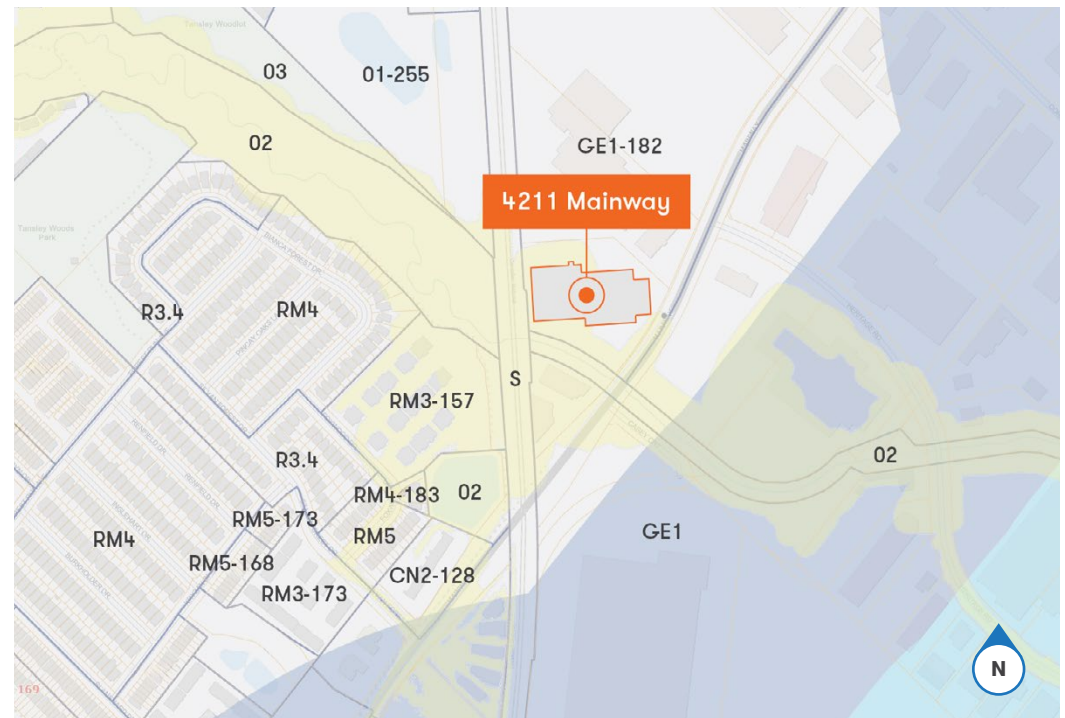
Retail

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

Recreation

- **Recreational Establishment**

*With Restrictions



Economic Overview





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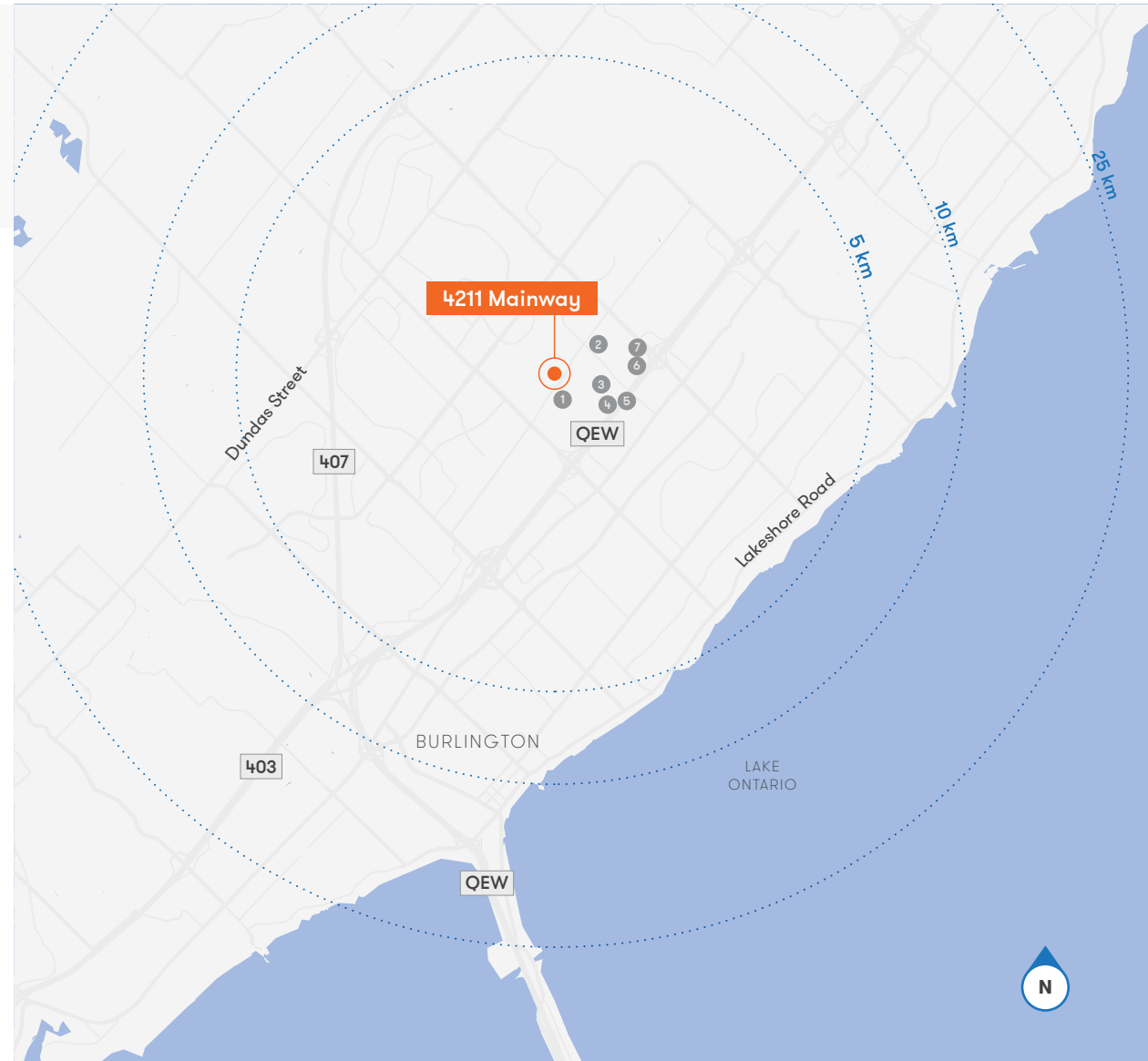
Corporate Neighbours

1. UPS
2. Hunter Amenities
3. Crawford Metal
4. FedEx
5. DeGroot School of Business
6. Landmark Global
7. Voortman Bakery

Burlington, Ontario is a city that brings together the infrastructure of a major urban centre with the spirit of a connected, supportive community. Surrounded by parks, cultural events, and inspiring spaces, Burlington offers an environment that supports both well-being and productivity. The city is conveniently located at the centre of major highway, rail, air and water routes, providing access to approximately 130 million people within an 800-kilometre radius. There are 4.5 million workers within commuting distance of Halton Region, providing an exceptionally strong labour force from which to source talent from. The city's annual GDP is \$10.6 Billion and is driven from a diverse economy featuring key industries such as advanced manufacturing, biomedical & life sciences, and information & communications technology. Burlington is consistently rated one of the best places to live and work in the Halton Region*.

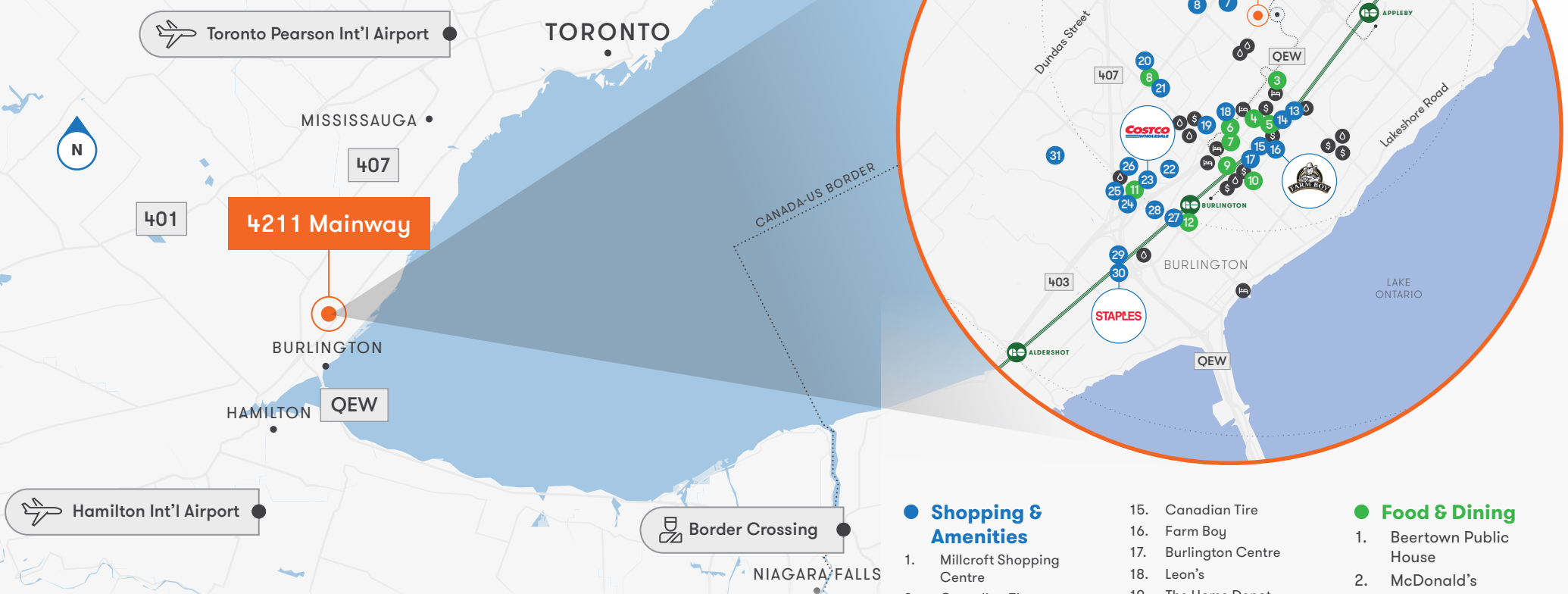
Source: Investburlington.ca

Demographics	5 km Radius	10 km Radius	25 km Radius
 Total Population	148,223	299,508	439,206
 Labour Force	101,650	105,761	207,400
 Average Household Income	\$140,473	\$148,442	\$110,000
 Median Age	42.4	43.1	39.4








Location

4211 Mainway | Burlington, ON



Travel Times

- 
3 min
 Highway QEW
- 
25 min
 John C. Munro
 Hamilton Int'l Airport
- 
37 min
 Toronto Pearson
 Int'l Airport
- 
45 min
 Downtown Toronto
- 
1 hour
 US Border




Shopping & Amenities


1. Millcroft Shopping Centre
2. Canadian Tire
3. MOVATI
4. Metro
5. LCBO
6. Appleby Ice Centre
7. Tansley Woods Park
8. FreshCo
9. RioCan Centre Burloak
10. The Home Depot
11. Cineplex
12. Winners
13. Healthy Planet
14. Fit4Less

15. Canadian Tire
16. Farm Boy
17. Burlington Centre
18. Leon's
19. The Home Depot
20. Giant Tiger
21. Food Basics
22. SAIL
23. Costco
24. Best Buy
25. Michaels
26. Marshalls
27. Walmart Supercentre
28. MEC
29. IKEA
30. Staples
31. Tyandaga Golf Course

Food & Dining

1. Beertown Public House
2. McDonald's
3. Jake's Grill & Oyster
4. Familia Fine Foods
5. Pür & Simple
6. The Keg
7. Cherry House
8. McDonald's
9. Scaddabush Italian
10. McDonald's
11. Swiss Chalet
12. McDonald's

-  Gas Station
-  Bank
-  Hotel

 **Nearest Bus Stop**
 Direct connection to GO Line

 **Bus Route 81**

Meet the Team

4211 Mainway | Burlington, ON



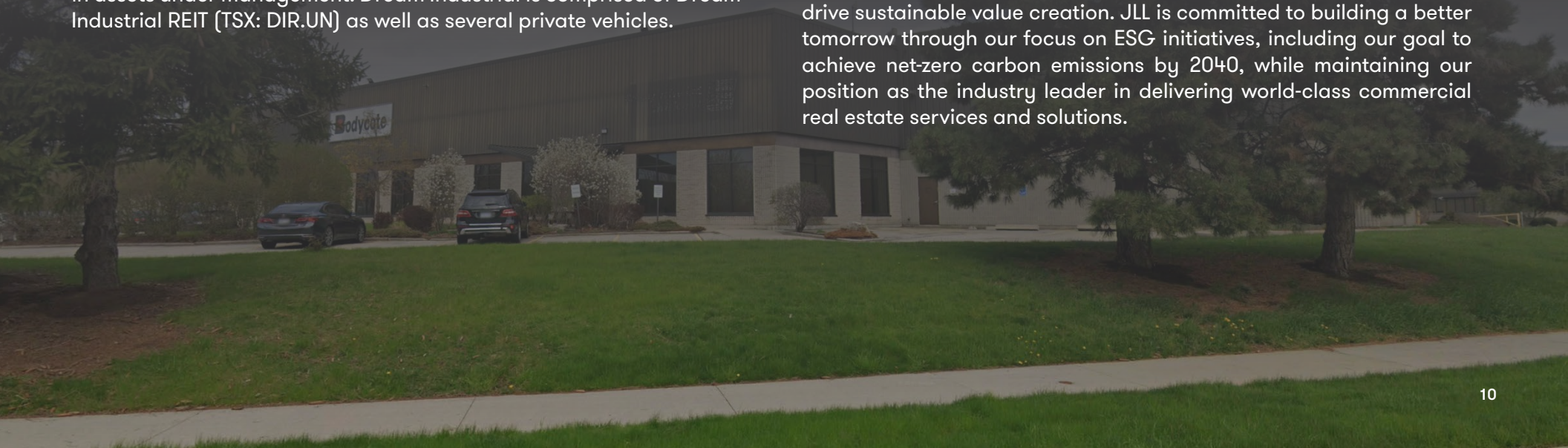
Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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