

For Lease

NSR

— 4041 NORTH SERVICE ROAD, UNIT 1 —
Burlington, ON

95,692 SF INDUSTRIAL UNIT WITH HEAVY POWER



CONCERT® PROPERTIES

Property Overview

Available Area
95,692 sf

Warehouse
80,700 sf (84%)

Office
14,992 sf (16%)

Clear Height - Unit 1
20'11" to 22"

Shipping
4 T/L, 1 D/I

Power
1600 amps, 600 volts

Possession
April 1, 2027

Asking Net Rent*
\$9.95 psf for Year 1

TMI
\$4.01 psf (2026 est.)

*Year 2 Net Rent is to escalate to \$12.00 psf. First year Net Rent is **as-is** and on a minimum 5-year lease term.

Zoning

Business Corridor 1 (BC 1) / General Employment 1 (GE 1)



Heavy-power industrial unit



Upgraded sprinklers and LED lighting



Ample parking and large truck loading area



Ideal space for warehousing or manufacturing



Professionally owned and managed by Concert Properties

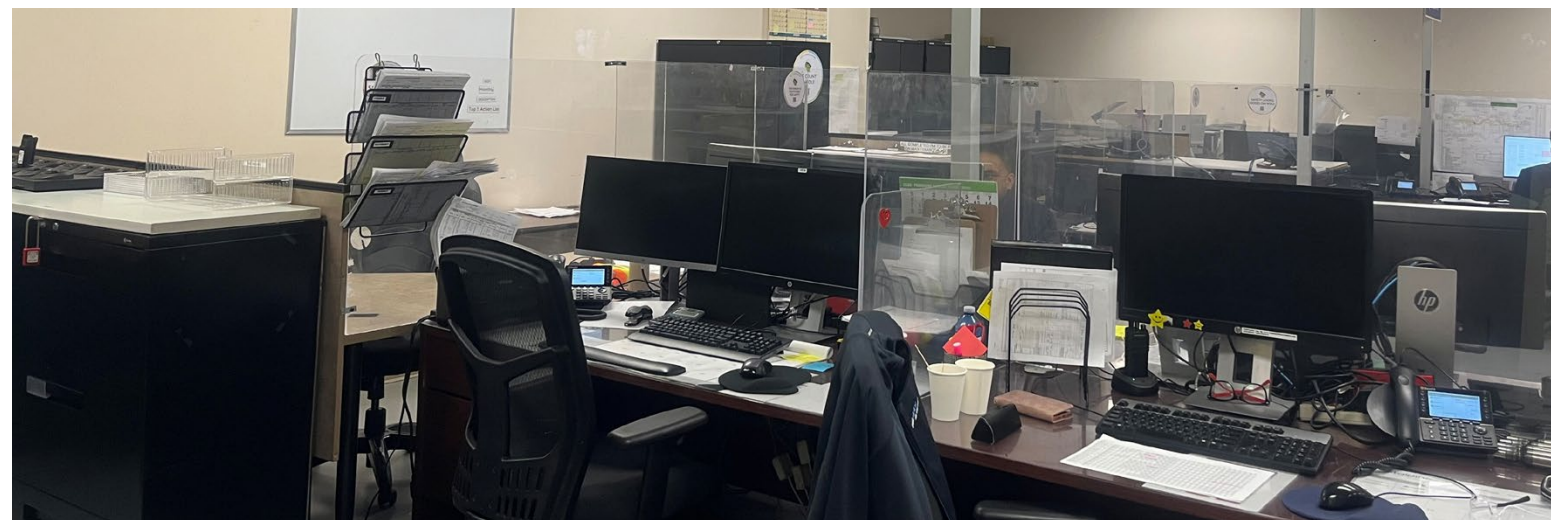
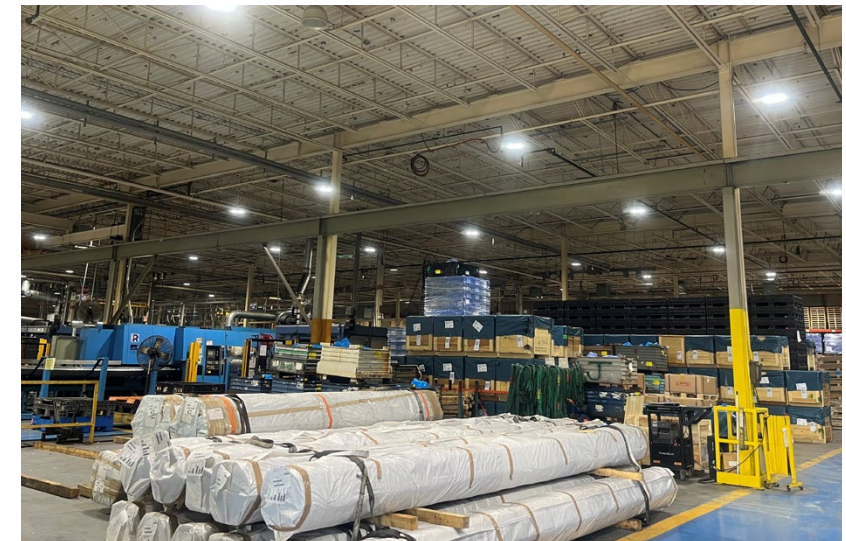
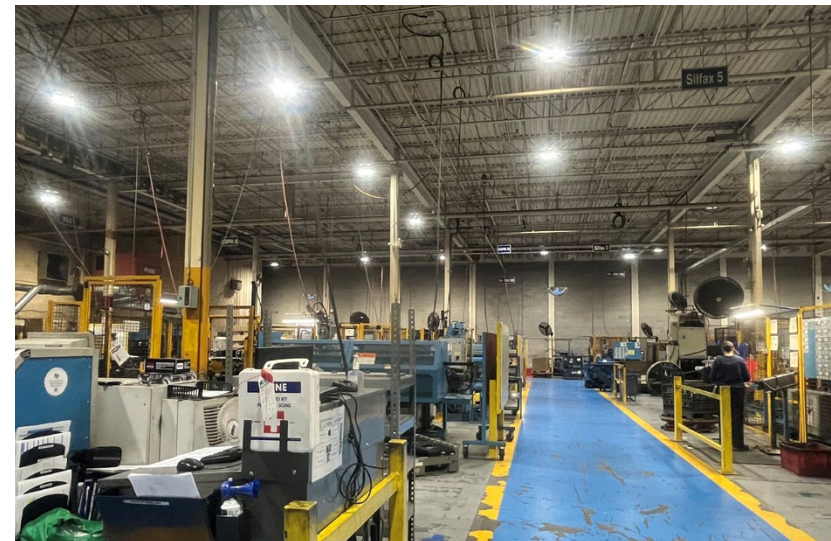


Potential for existing crane infrastructure

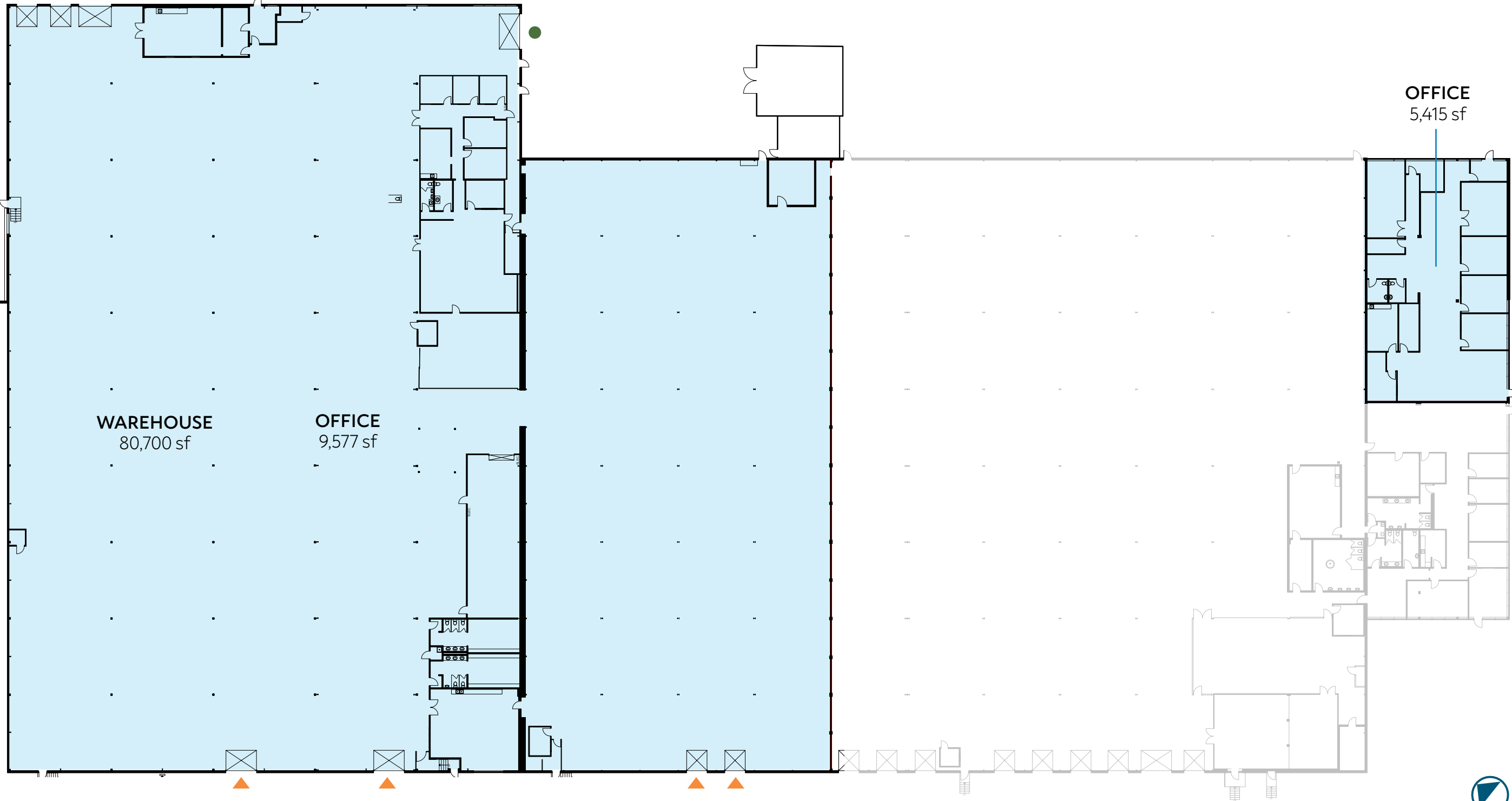


Quick access to major Highways QEW, 403 & 407





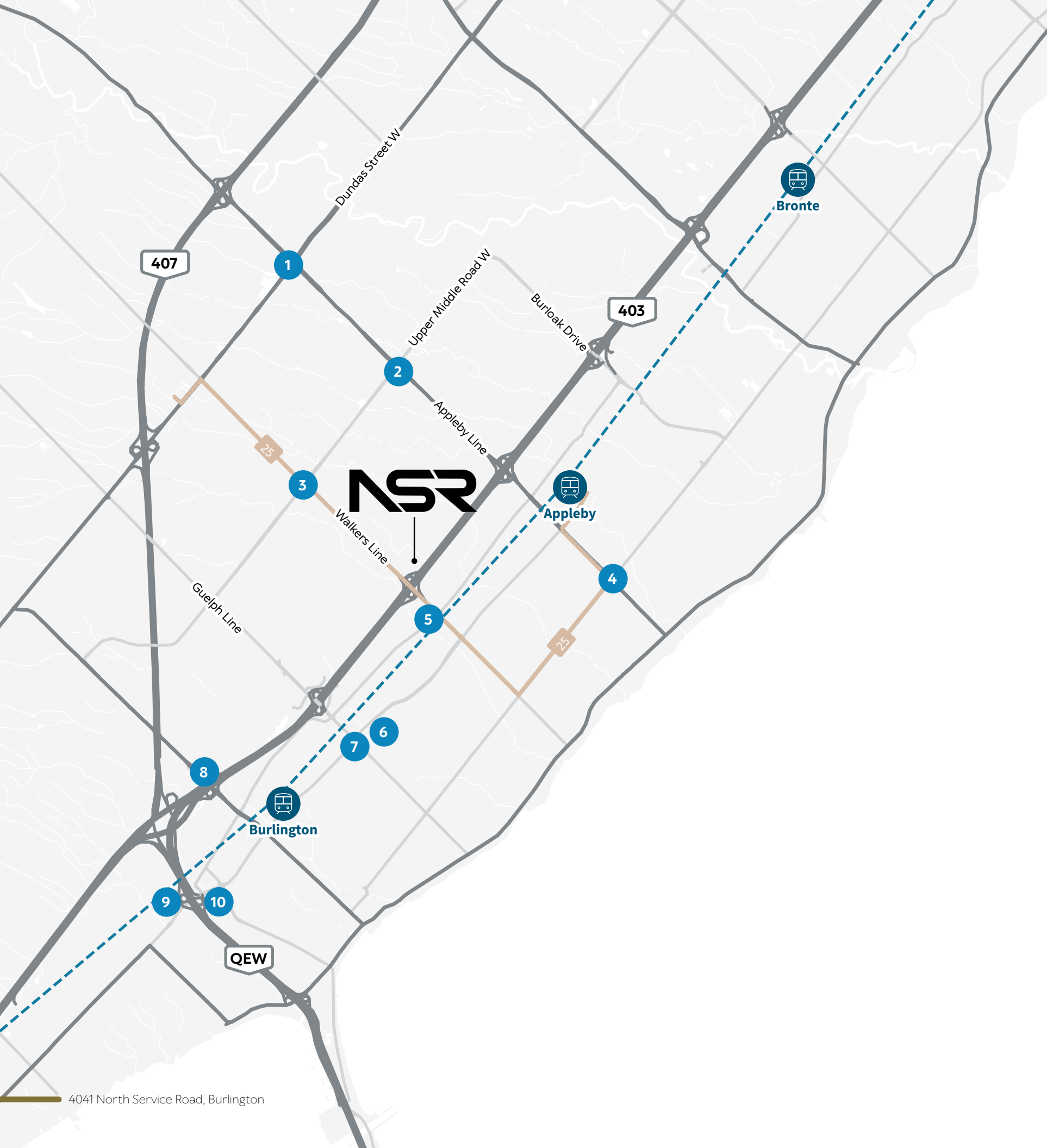
Floor Plan - Unit 1: 95,692 sf



▼ Truck level door ● Drive-in door



Amenities + Transit



- 1 SmartCentres Burlington North Appleby Crossing**
- Walmart
 - Burrito Boyz
 - Boston Pizza
 - Petro
 - Fortinos
 - Winners/Homesense
 - Goodlife
 - RBC
 - Starbucks
 - Chick-fil-A

- 2**
- Tim Hortons
 - Popeyes
 - Starbucks
 - Movati
 - LCBO
 - Metro
 - TD
 - McDonald's

- 3**
- Petro
 - Freshco
 - Shoppers Drug Mart
 - Tim Hortons
 - Pizza Pizza
 - Little Caesars
 - A&W
 - BMO
 - St. Louis Bar & Grill

- 4**
- Fortinos
 - Petro
 - CIBC
 - LCBO
 - Shoppers Drug Mart
 - Starbucks
 - McDonald's
 - Rexall

- 5**
- The Brick
 - Chrysler
 - Honda
 - Ford
 - Petro
 - Tim Hortons
 - Jake's Grill
 - Admiral Inn

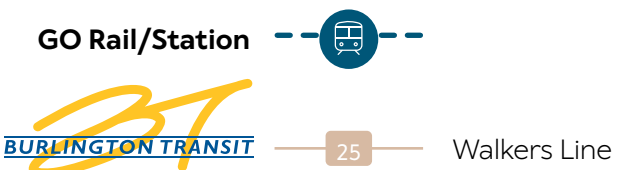
- 6 Burlington Centre**
- Starbucks
 - Canadian Tire
 - Winners
 - z
 - Indigo
 - TD
 - KFC
 - Burger King
 - Kelseys
 - Subway

- 7**
- Pioneer
 - Kia
 - Swiss Chalet
 - Harvey's
 - CIBC
 - Chrysler
 - Scaddabush
 - Red Lobster

- 8**
- Costco
 - Sobeys
 - Shell
 - LA Fitness
 - Indigo
 - Best Buy
 - Dollarama
 - Marshalls
 - Tim Hortons
 - Best Buy

- 9**
- Ikea
 - Fortinos
 - JYSK
 - Subway
 - McDonald's
 - Pizza Pizza

- 10 Mapleview Shopping Centre**
- A&W
 - Apple
 - Earls
 - Footlocker
 - H&M
 - Sporting Life
 - Mr. Sub
 - Turtle Jack's



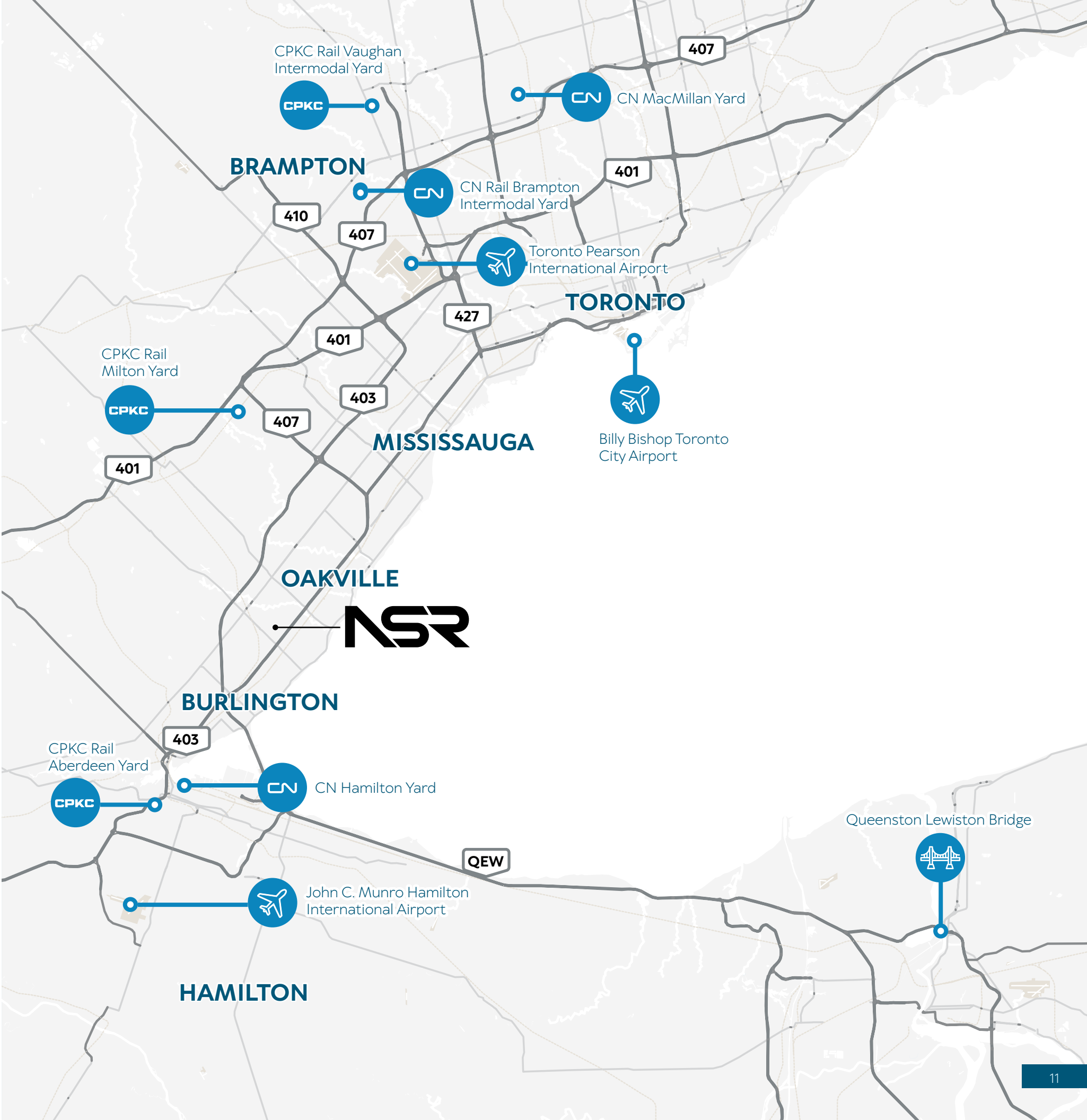
Accessibility

Positioned at Walkers Line and the QEW, the building offers exceptional connectivity in Burlington's industrial sector. The property provides easy access to public transit and major highways including the QEW, 403, and 407 across Canada as we deliver attractive returns to our owners.

Highway 403	5.4 km	5 mins
QEW	5.6 km	6 mins
Highway 407	5.1 km	9 mins
Toronto Pearson International Airport	47.8 km	43 mins
Downtown Toronto	50.1 km	46 mins



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