

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 7 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.)

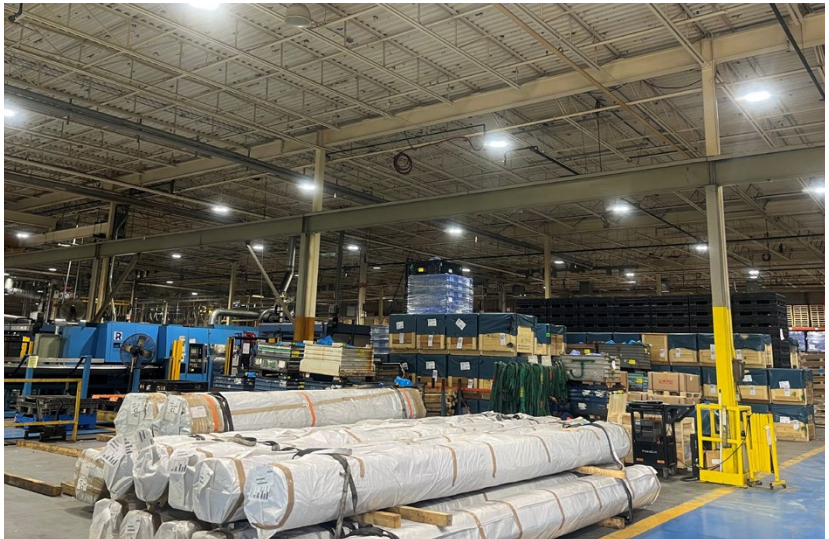
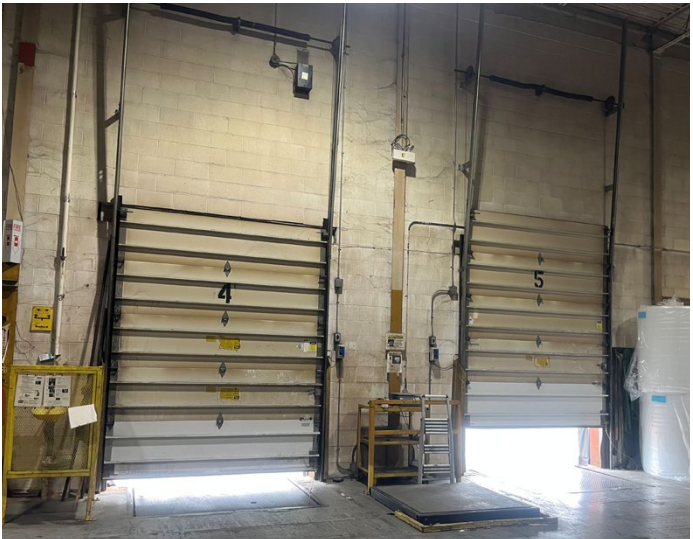
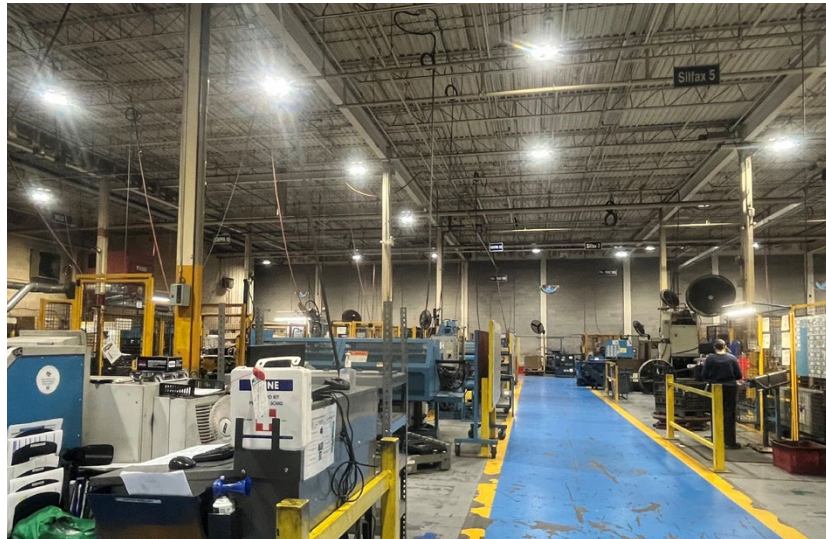
*Year 2 Net Rent is to escalate to \$12.00 psf. First year Net Rent is **as-is** and on a minimum 5-year lease term.

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

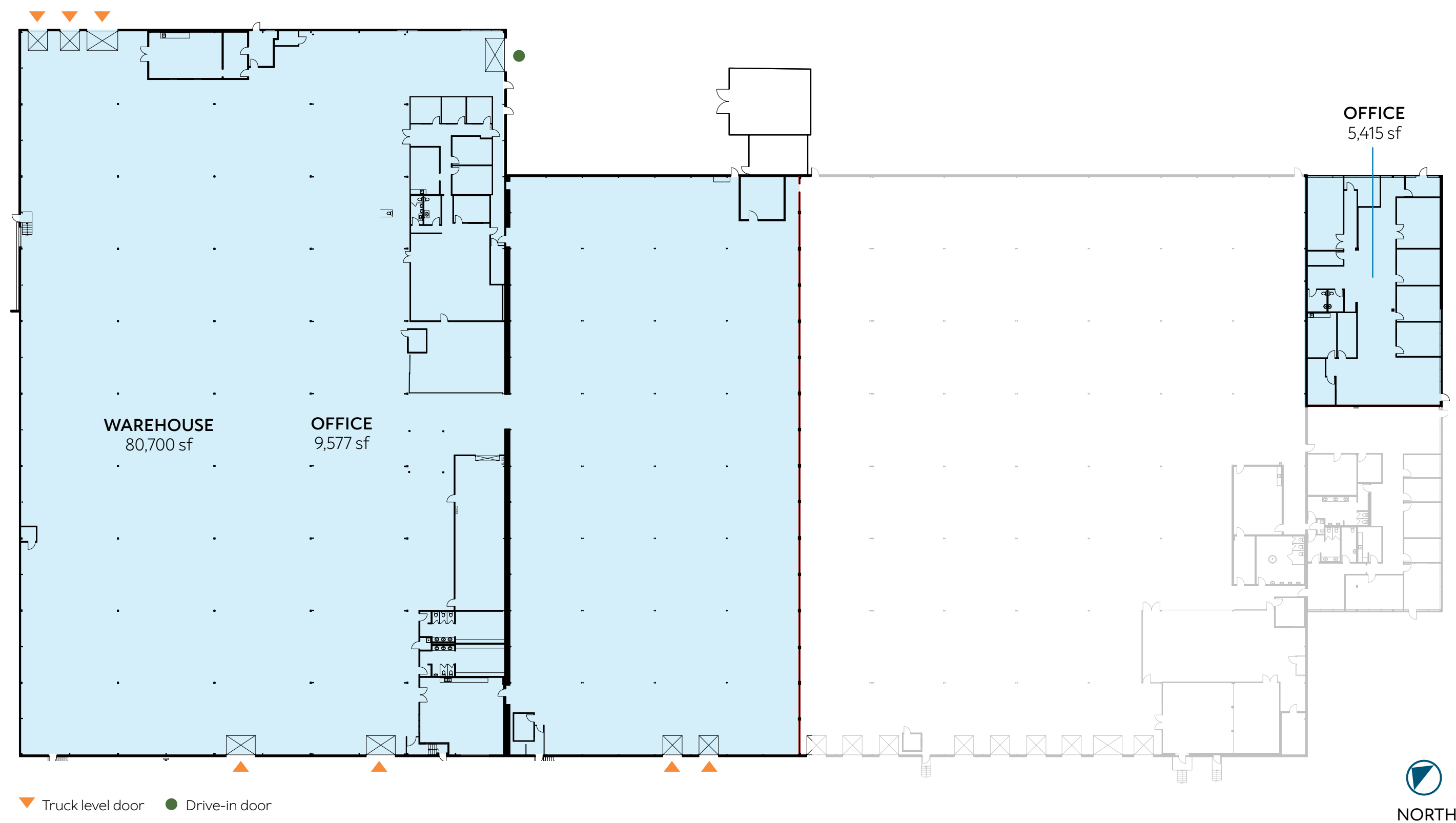


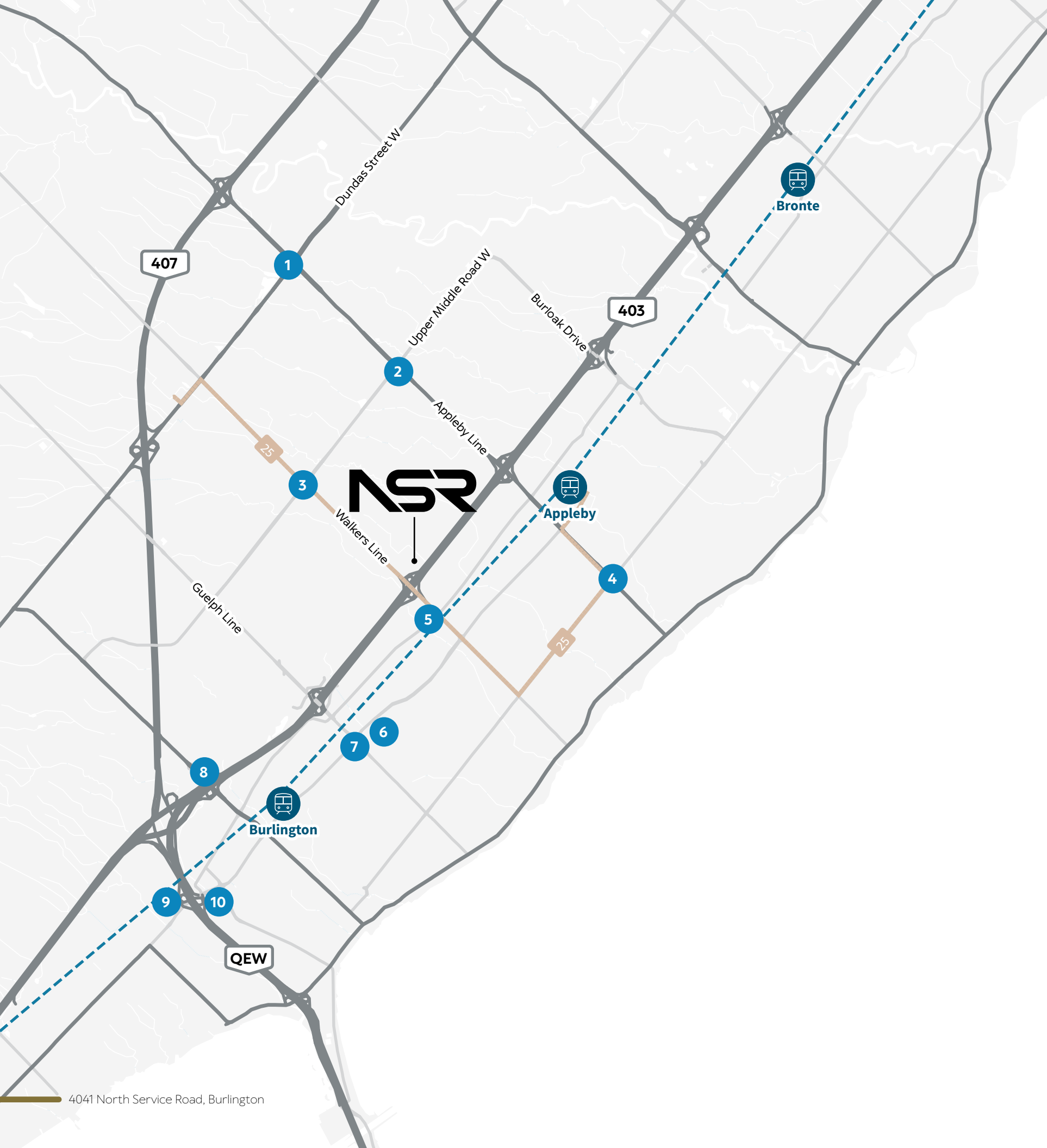
-  Heavy-power industrial unit
-  Upgraded sprinklers and LED lighting
-  Ample parking and large truck loading area
-  Ideal space for warehousing or manufacturing
-  Professionally owned and managed by Concert Properties
-  Potential for existing crane infrastructure
-  Quick access to major Highways QEW, 403 & 407





Floor Plan - Unit 1: 95,692 sf





Amenities + Transit

**1 SmartCentres Burlington North
Appleby Crossing**

- | | |
|--------------|-------------------|
| Walmart | Winners/Homesense |
| Burrito Boyz | Goodlife |
| Boston Pizza | RBC |
| Petro | Starbucks |
| Fortinos | 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 | KFC |
| Canadian Tire | Burger King |
| Winners | Kelseys |
| Indigo | Subway |
| TD | |

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 | H&M |
| Apple | Sporting Life |
| Earls | Mr. Sub |
| Footlocker | Turtle Jack's |

GO Rail/Station

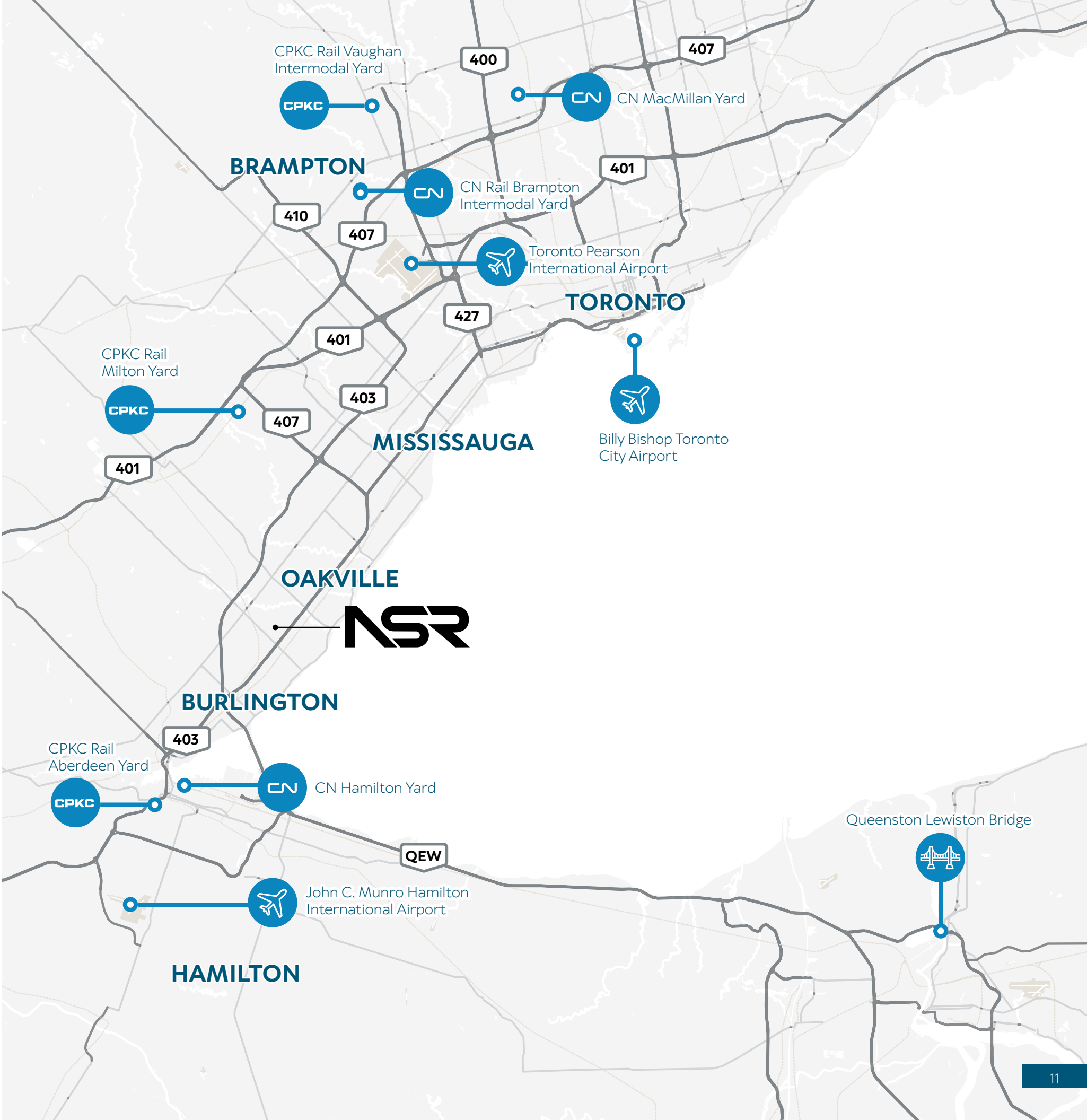


25 Walkers Line

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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