



4211 Mainway Unit 1 & 2

Burlington, ON

Various Size Options Available For Lease

High-Power Industrial Units Available with Direct Exposure onto Mainway



Property Overview

4211 Mainway | Burlington, ON



Move-in ready space with clean office and warehouse areas



Located within an established Burlington business node



Professionally owned and managed

Building + Pricing Details

24' 8"
Clear Height

GE1-182
Zoning

3200 Amps
Power

30 Days
Possession

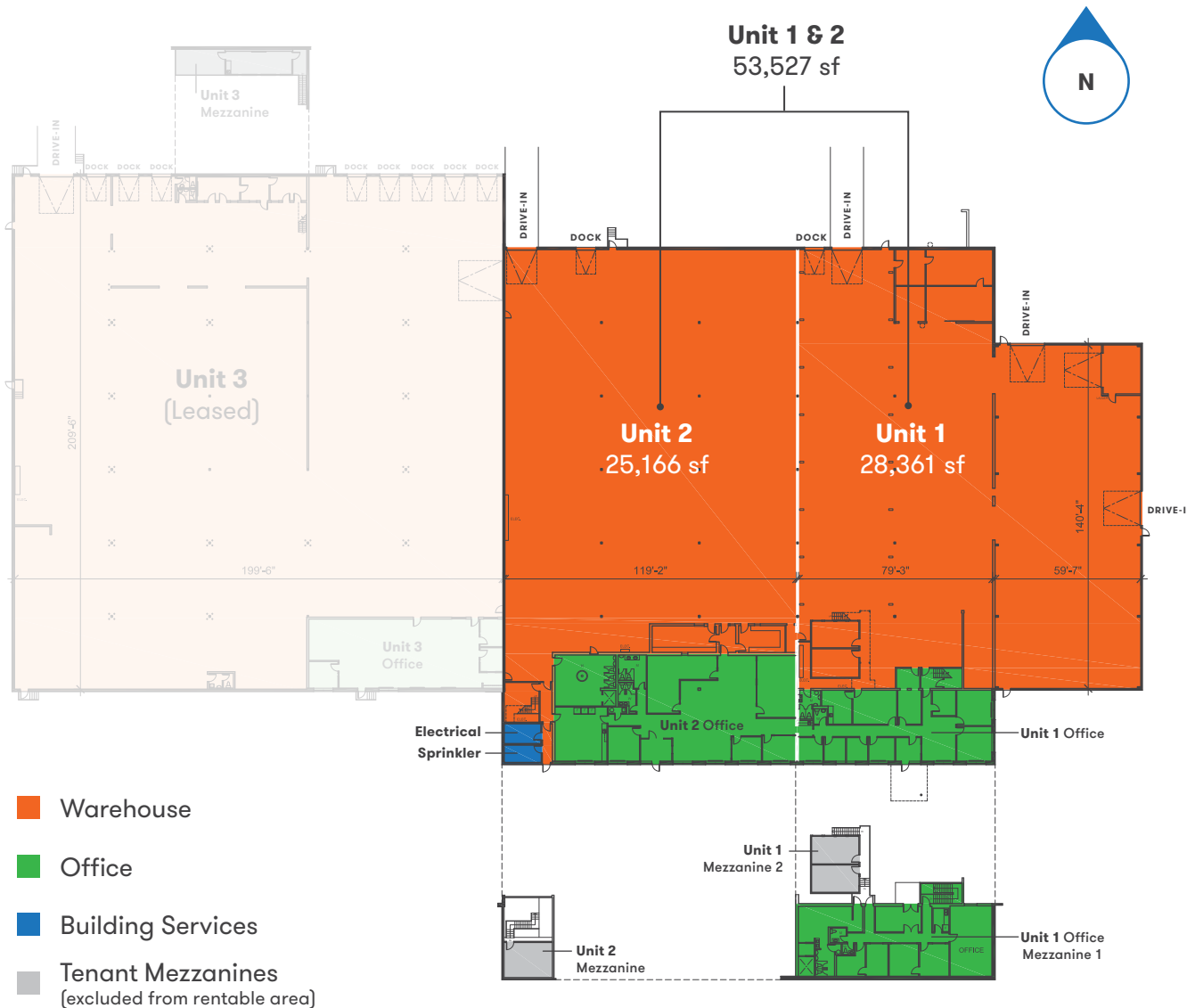
\$17.25 psf
Asking Net Rent

\$6.27 psf
Additional Rent



Availabilities/Floorplan

4211 Mainway | Burlington, ON



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"

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"

- **Full Building** can be made available: **96,141 sf at \$17.25 psf Net, available September 1, 2027** – speak to Listing Agents for more information

Property Highlights



Built-out office space
over 2 floors



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



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



Various size configurations
possible



Roof recently replaced



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



Walking distance to bus stop
connecting Burlington
& Appleby GO Stations



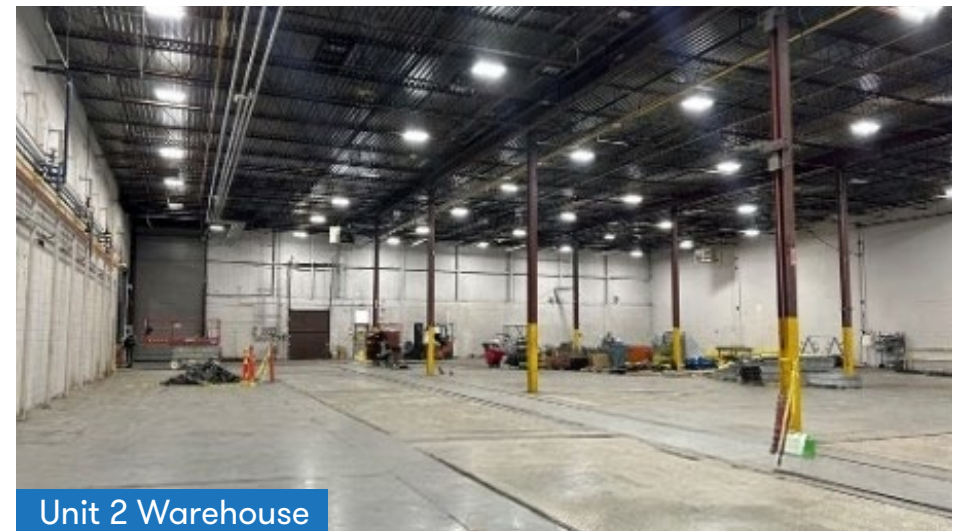
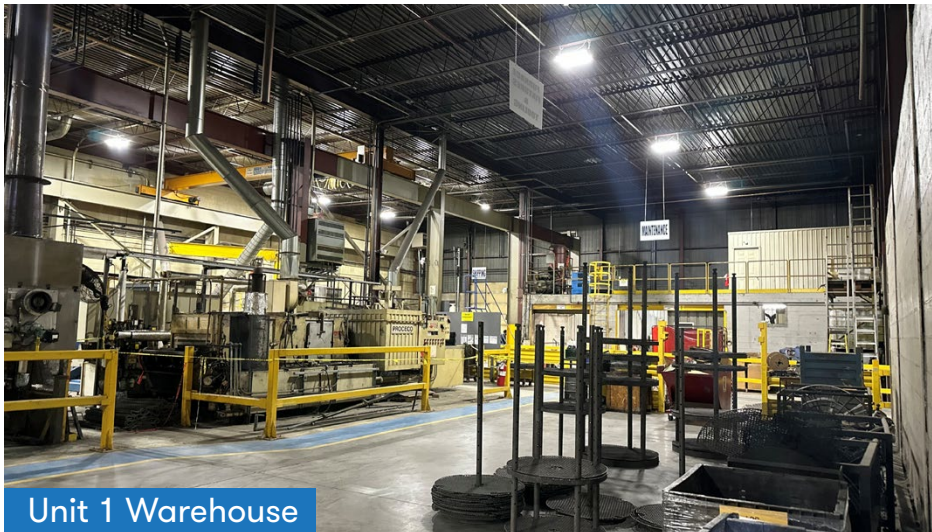
Quick access to major
Highways QEW, 403 & 407



Abundant parking



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

4211 Mainway | Burlington, ON

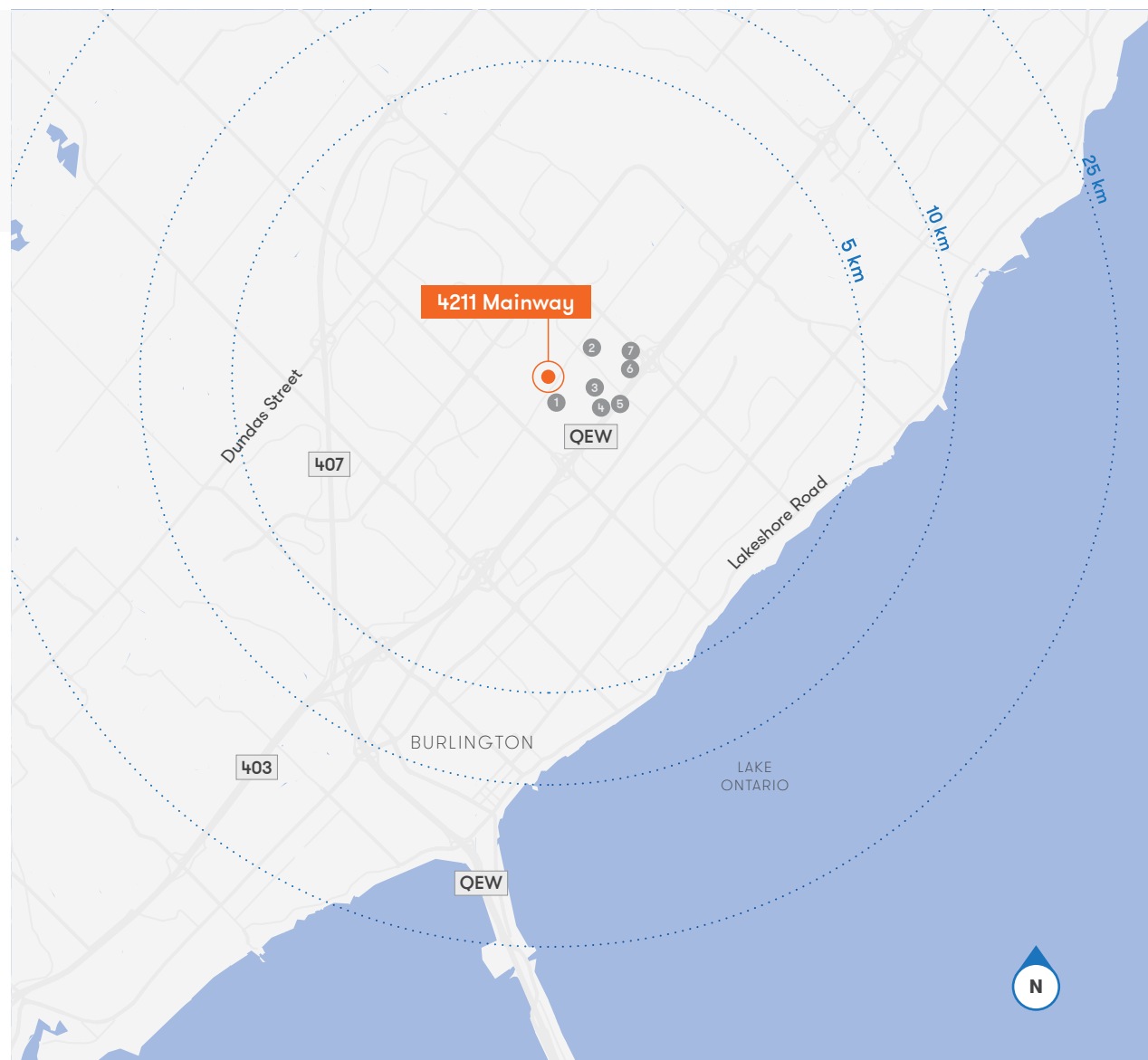
● Corporate Neighbours

1. UPS
2. Hunter Amenities
3. Crawford Metal
4. FedEx
5. DeGroote 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*.

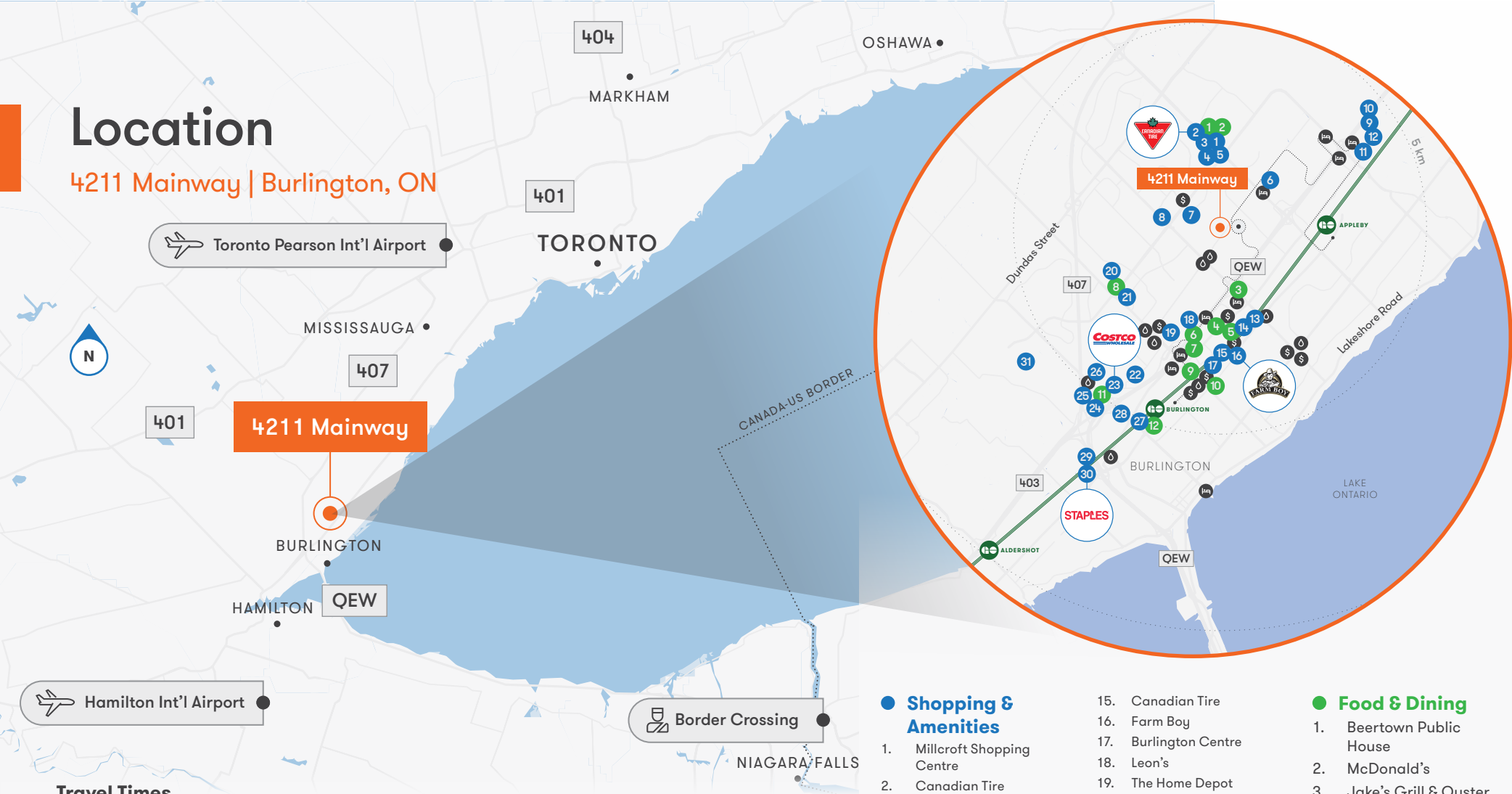
Source: [Investburlington.ca](https://investburlington.ca)

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

- Gas Station
- Bank
- Hotel

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

- Nearest Bus Stop**
Direct connection
to GO Line

Bus Route 81

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

Meet the Team

4211 Mainway | Burlington, ON



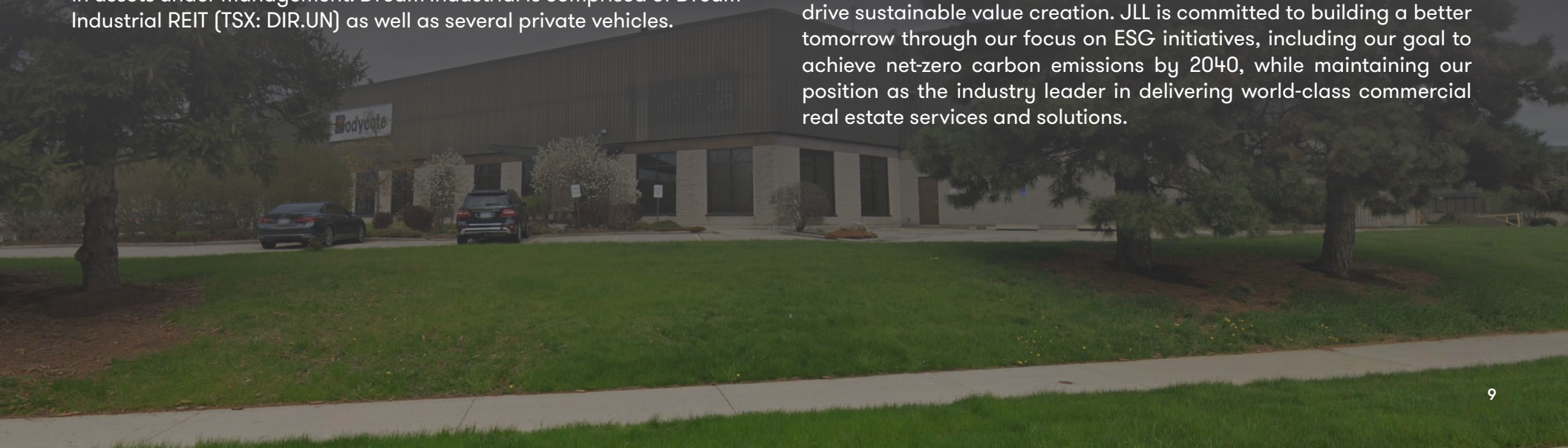
Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity 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.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX: DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



Jones Lang LaSalle Incorporated (JLL) is a Fortune 500 company and one of the world's leading commercial real estate services firms, with over 240 years of experience shaping the future of real estate. Operating in more than 80 countries with 100,000+ professionals worldwide, JLL provides comprehensive real estate services including leasing, capital markets, property management, project management, and strategic advisory services to Fortune 500 companies, institutional investors, and property owners globally.

As a trusted advisor in the commercial real estate industry, JLL combines deep local market expertise with global reach and cutting-edge technology to deliver exceptional results for our clients. Our integrated platform of services, powered by JLL Technologies and data-driven insights, enables us to provide innovative solutions that optimize real estate portfolios, enhance workplace experiences, and drive sustainable value creation. JLL is committed to building a better tomorrow through our focus on ESG initiatives, including our goal to achieve net-zero carbon emissions by 2040, while maintaining our position as the industry leader in delivering world-class commercial real estate services and solutions.





Lyndsay Hopps, SIOR
Senior Vice President
Sales Representative
416 882 9968
Lyndsay.Hopps@jll.com

Kathy Kolodziej
Executive Vice President
Sales Representative
416 576 2519
Kathy.Kolodziej@jll.com

Kennedy Banks
Associate Vice President
Sales Representative
905 746 6259
Kennedy.Banks@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

