



4211 Mainway

Burlington, ON

High-Power Industrial Space with Prominent Mainway Exposure

Up to Full Building of 96,141 sf Available (options starting at 25,166 sf)



Property Overview

4211 Mainway | Burlington, ON



Move-in-ready space with clean office and warehouse areas



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



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

Building + Pricing Details



24' 8"
Clear Height

GE1-182
Zoning

3,200 amps
Power

24' 8"
Clear Height

\$17.25 psf
Asking Net Rent

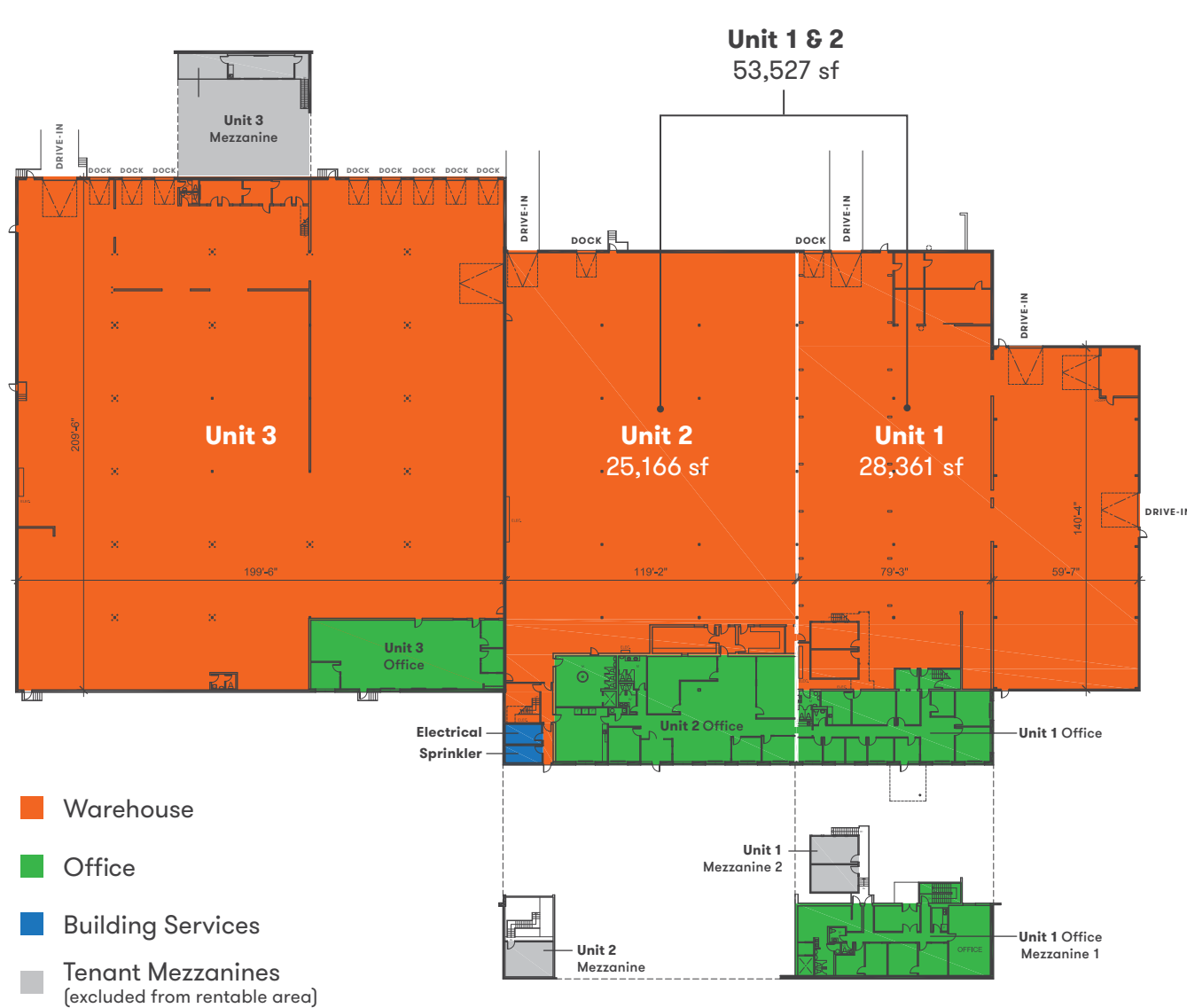
\$6.27 psf
Additional Rent

Speak to LA
Possession

	Size	Office	Warehouse	Shipping
Full Building	96,141 sf	12,498 sf (13%)	83,643 sf	10 T/L, 5 DI
Unit 1 & 2	53,527 sf	9,946 sf (19%)	43,581 sf	2 TL, 4 DI
Unit 1	28,361 sf	5,434 sf (19%)	22,927 sf	1 TL, 3 DI
Unit 2	25,166 sf	4,512 sf (18%)	20,654 sf	1 TL, 1 DI

Floor plan

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Property Highlights



Built-out office space
over 2 floors



Located within an established
Burlington business node



Professionally owned
and managed



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



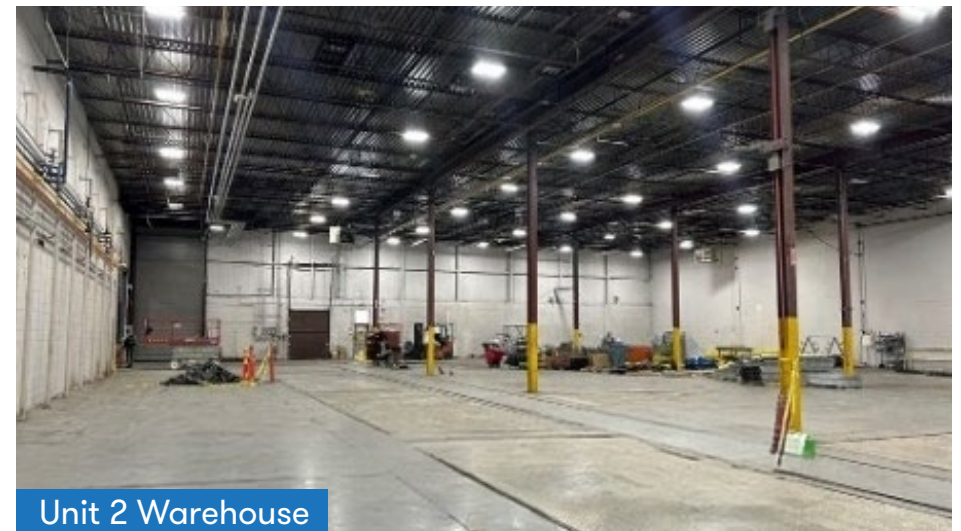
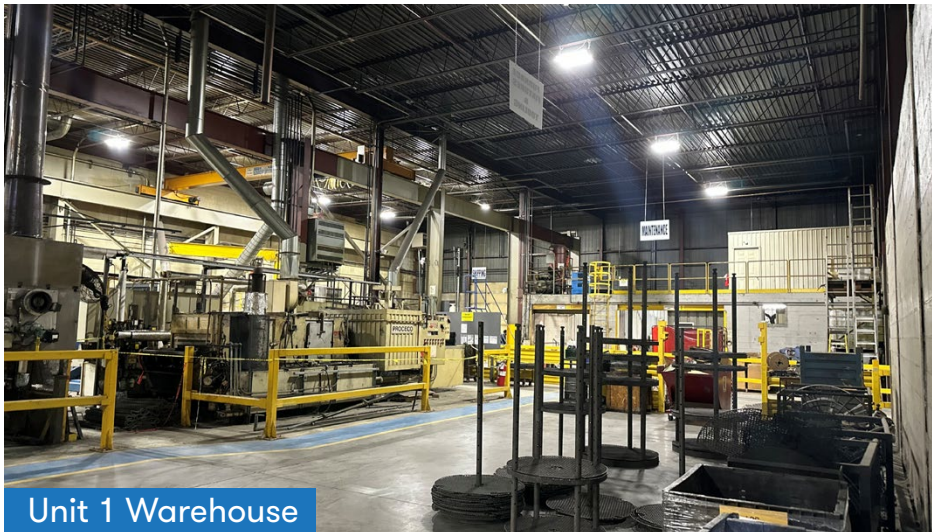
Quick access to major
Highways QEW, 403 & 407



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

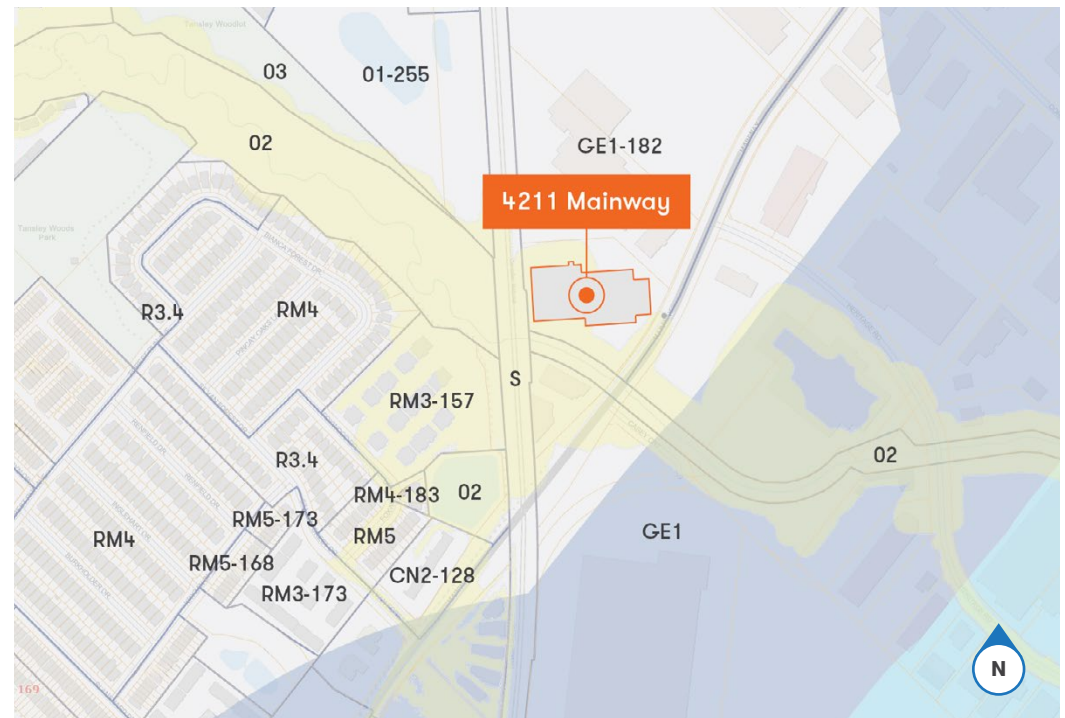
Retail

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

Recreation

- **Recreational Establishment**

*With Restrictions



Economic Overview

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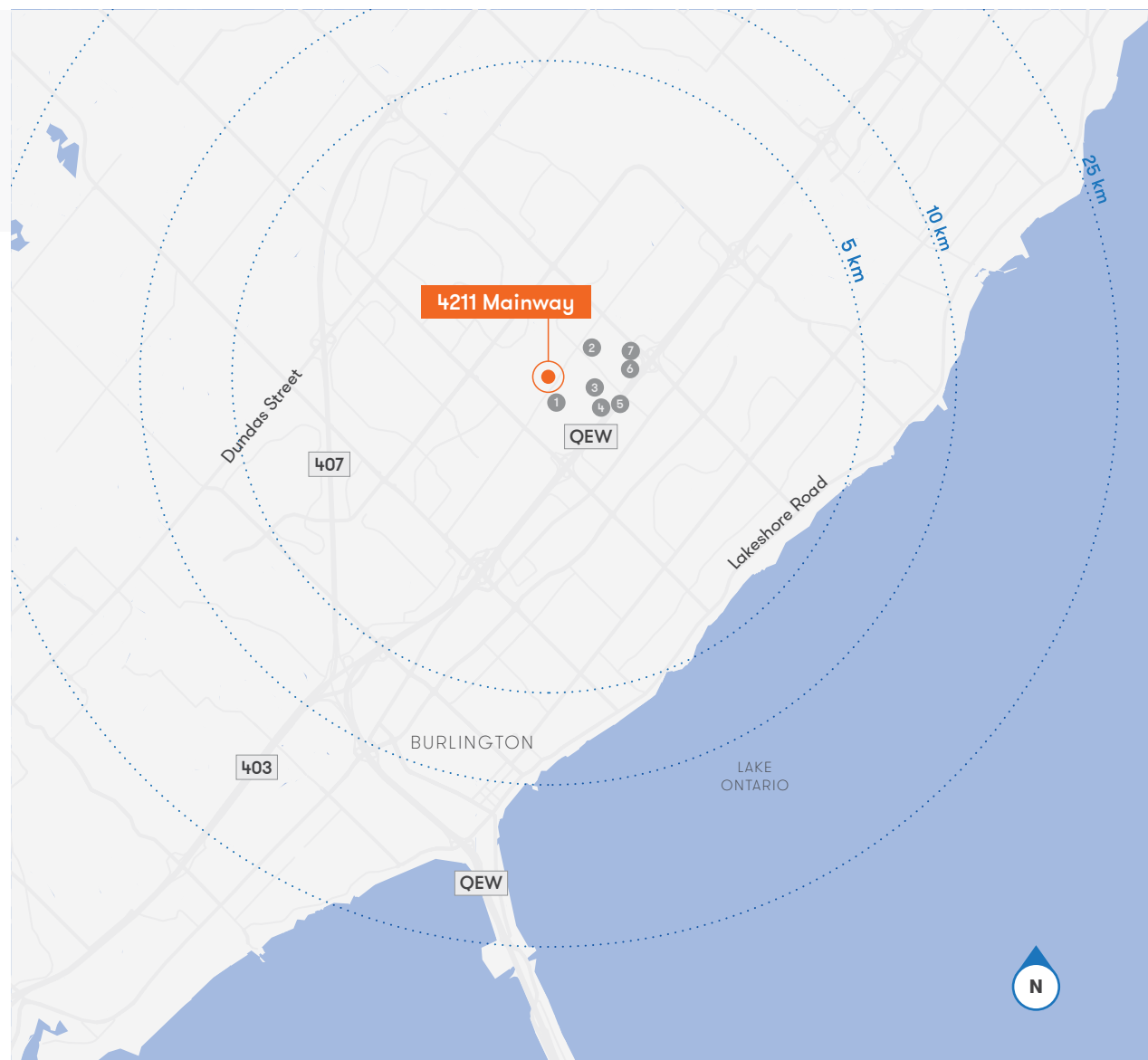
● Corporate Neighbours

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*.

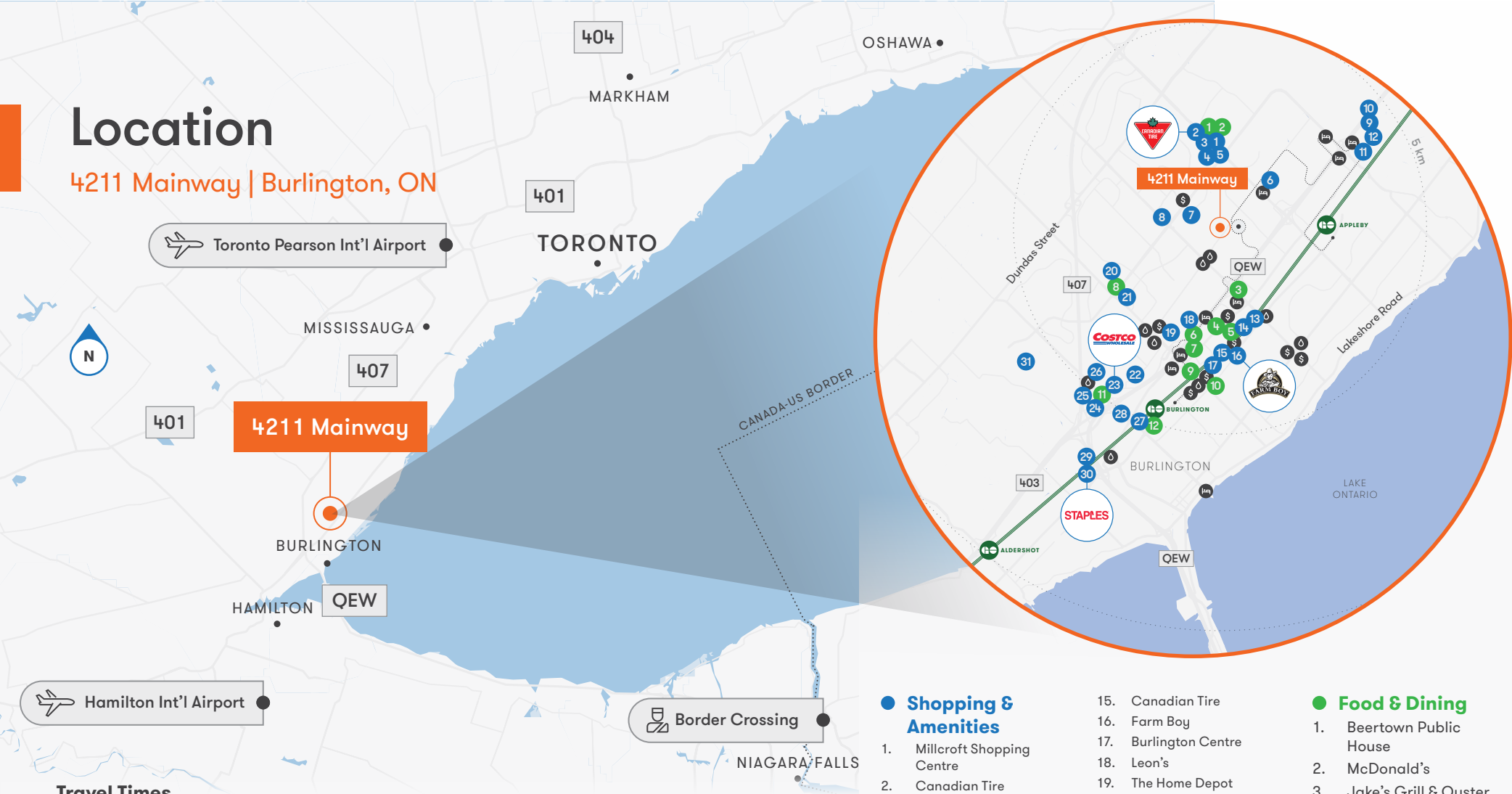
Source: [Investburlington.ca](https://investburlington.ca)

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

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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

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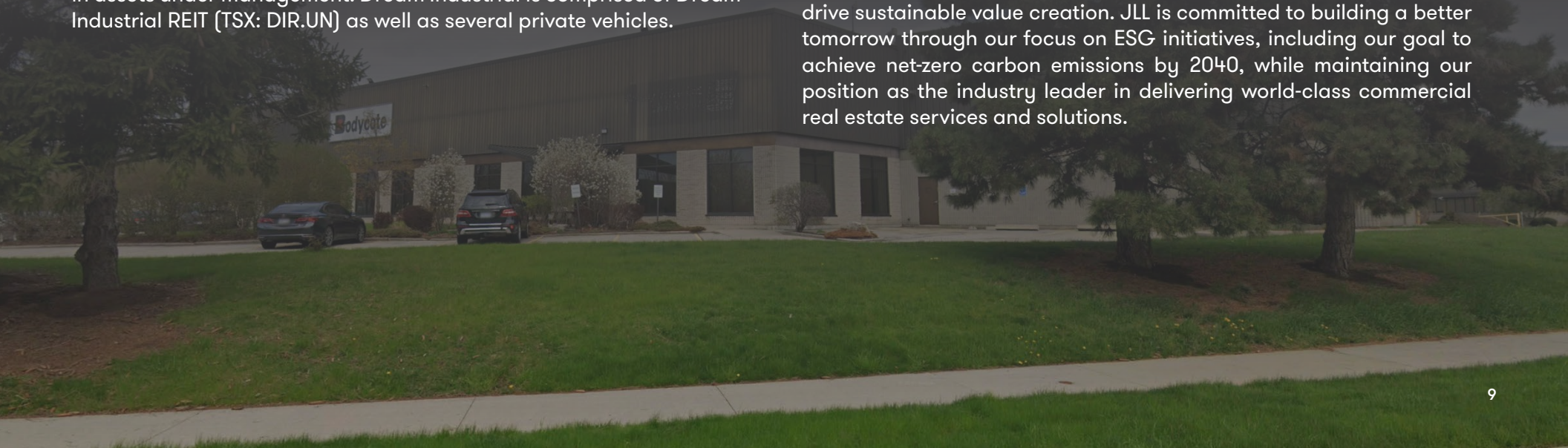
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