



Freestanding Industrial Building | 11,966 SF

For Lease

1345 Heine Court

Burlington, ON



Property details

Available area	11,966 sf
Industrial area	10,171 sf
Office area	1,795 sf
Zoning	GE1
Clear Height	20'
Shipping	2 T/L, 1 D/I
Occupancy	March 1, 2027
Asking net rent	\$15.75 psf
TMI	\$5.22 psf (2026 est.)



Close proximity to major highways and amenities



Office area recently renovated



Lighting in warehouse recently upgraded to LED



Functional building layout

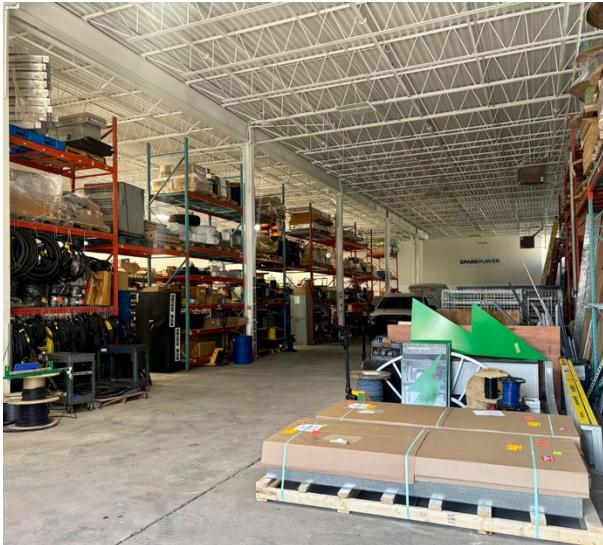


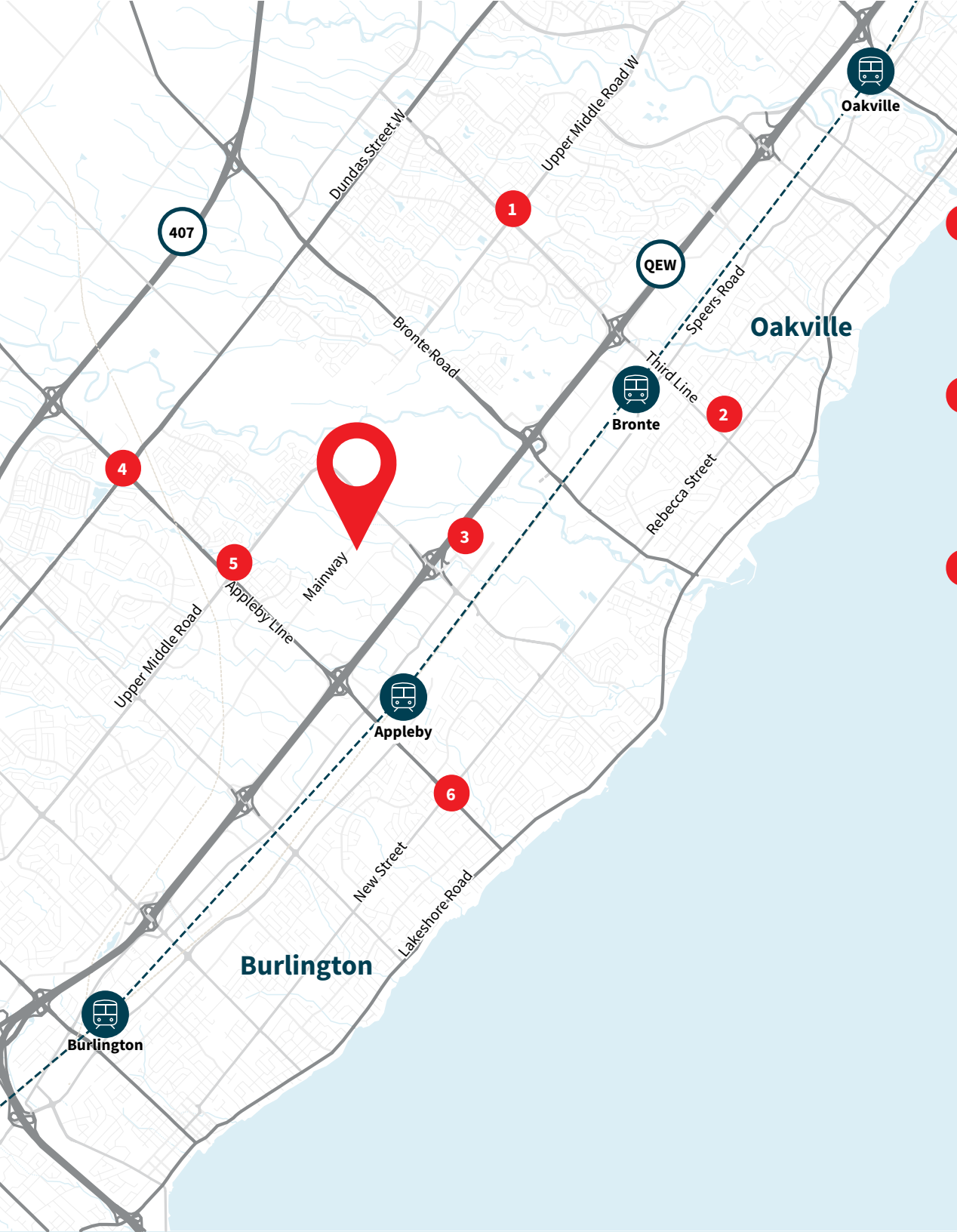
Zoning allows for various uses to be permitted



Located within a desirable industrial market

Property photos





1345 Heine Court /Burlington

- 1

Abbey Plaza

Baskin-Robbins
BMO
CIBC
Esso
McDonald's
Mr. Sub

Sobeys
Tim Hortons
Symposium Cafe
Scotiabank
Pizza Pizza
Beer Store
- 2

South Oakville Centre

LCBO
Metro
Shoppers Drug Mart
Gino's Pizza
TD
CIBC

Pet Value
BMO
The Beer Store
Winners
Subway
- 3

RioCan Centre Burloak

Longo's
Winners
Dollarama
Osmow's
Booster Juice
Milestones

Kelseys
Swiss Chalet
Home Depot
Denny's
Chop
- 4

SmartCentres Burlington North
Appleby Crossing

Walmart
Burrito Boyz
Boston Pizza
Petro
Fortinos

Winners/Homesense
Goodlife
RBC
Starbucks
Chick-fil-A
- 5

Tim Hortons
Popeyes
Starbucks
Movati

LCBO
Metro
TD
McDonald's
- 6

Fortinos
Petro
CIBC
LCBO

Shoppers Drug Mart
Starbucks
McDonald's
Rexall

----- GO Rail

 GO Rail Station

Bronte Go Station	6.7 km	8 mins
Appleby Go Station	3.7 km	6 mins
Burlington Go Station	9.8 km	10 mins
QEW	1.8 km	3 mins



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