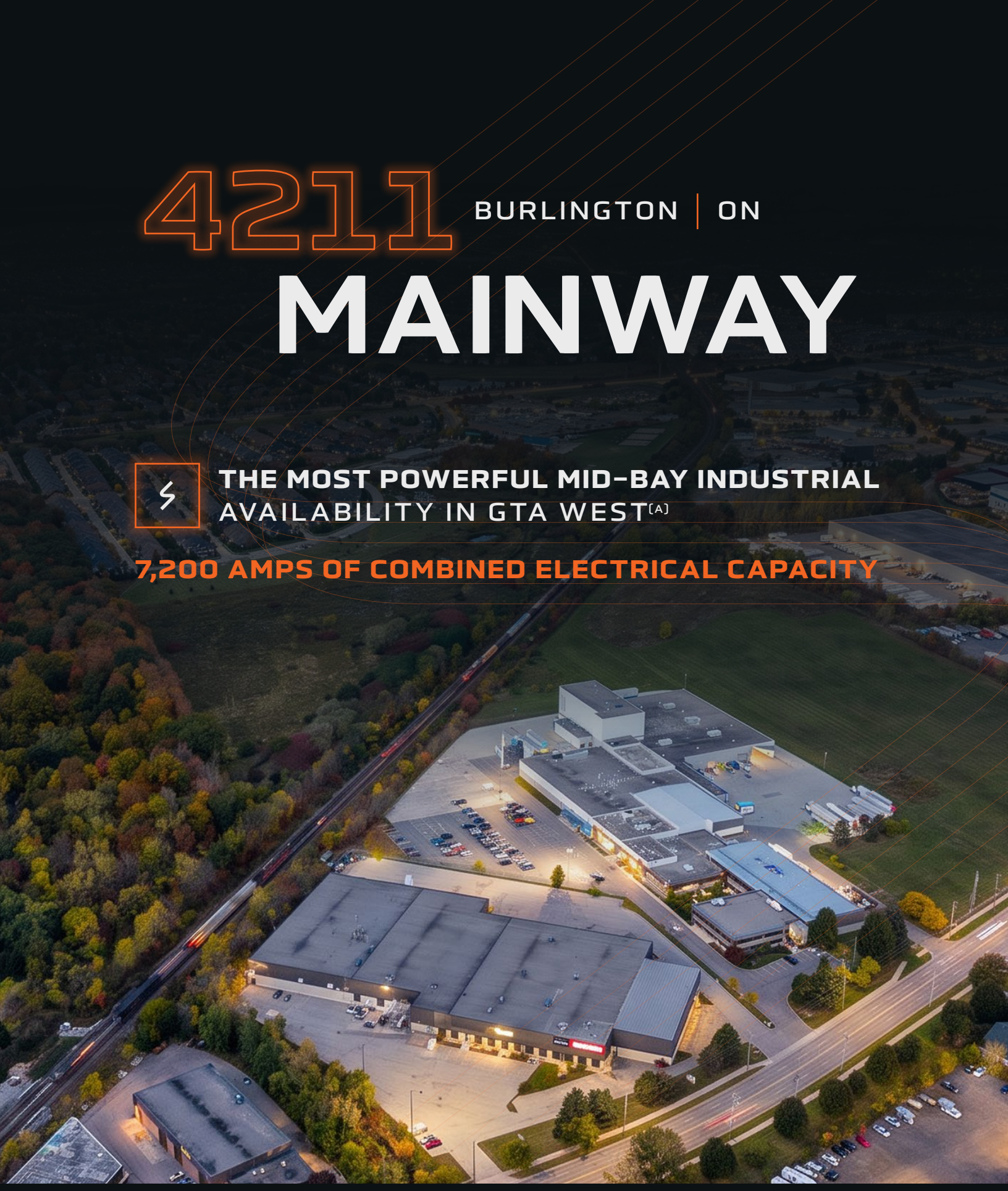
4211 BURLINGTON | ON MAINWAY

THE MOST POWERFUL MID-BAY INDUSTRIAL AVAILABILITY IN GTA WEST[A]

7,200 AMPS OF COMBINED ELECTRICAL CAPACITY



JLL

dream

OVERVIEW

PLUG INTO POSSIBILITY

Dream Industrial, in partnership with JLL, is pleased to offer 96,141 SF of industrial space in Burlington's established Mainway business hub. Boasting the **highest electrical capacity of any currently available mid-bay industrial property in GTA West**, the facility delivers an exceptional 7,200 amps of combined electrical capacity across three units, offering a rare opportunity for power-intensive industrial users.

Complemented by functional warehouse and office space, ample on-site parking, and convenient access to the QEW and Highways 403 and 407, the property is well-positioned to accommodate a range of manufacturing and distribution operations. Its strategic location also provides access to a skilled workforce across Halton Region, Hamilton, and surrounding communities.

CLEAR HEIGHT
24' 8"

POWER
7,200 AMPS
347/600 Volt, 3 Phase service

ZONING
GE1-182
Click here for full zoning bylaw

AVAILABILITY
SEPT. 2027
can be sooner - speak to LA

ASKING NET RENT
$17.25 PSF

TMI (EST.2026)
$6.27 PSF

BUILDING HIGHLIGHTS

POWERED FOR MORE

HIGH-POWER CAPACITY:
1,600 AMPS - UNIT 1
1,600 AMPS - UNIT 2
4,000 AMPS - UNIT 3

MOVE-IN-READY SPACE
WITH CLEAN OFFICE + WAREHOUSE AREAS

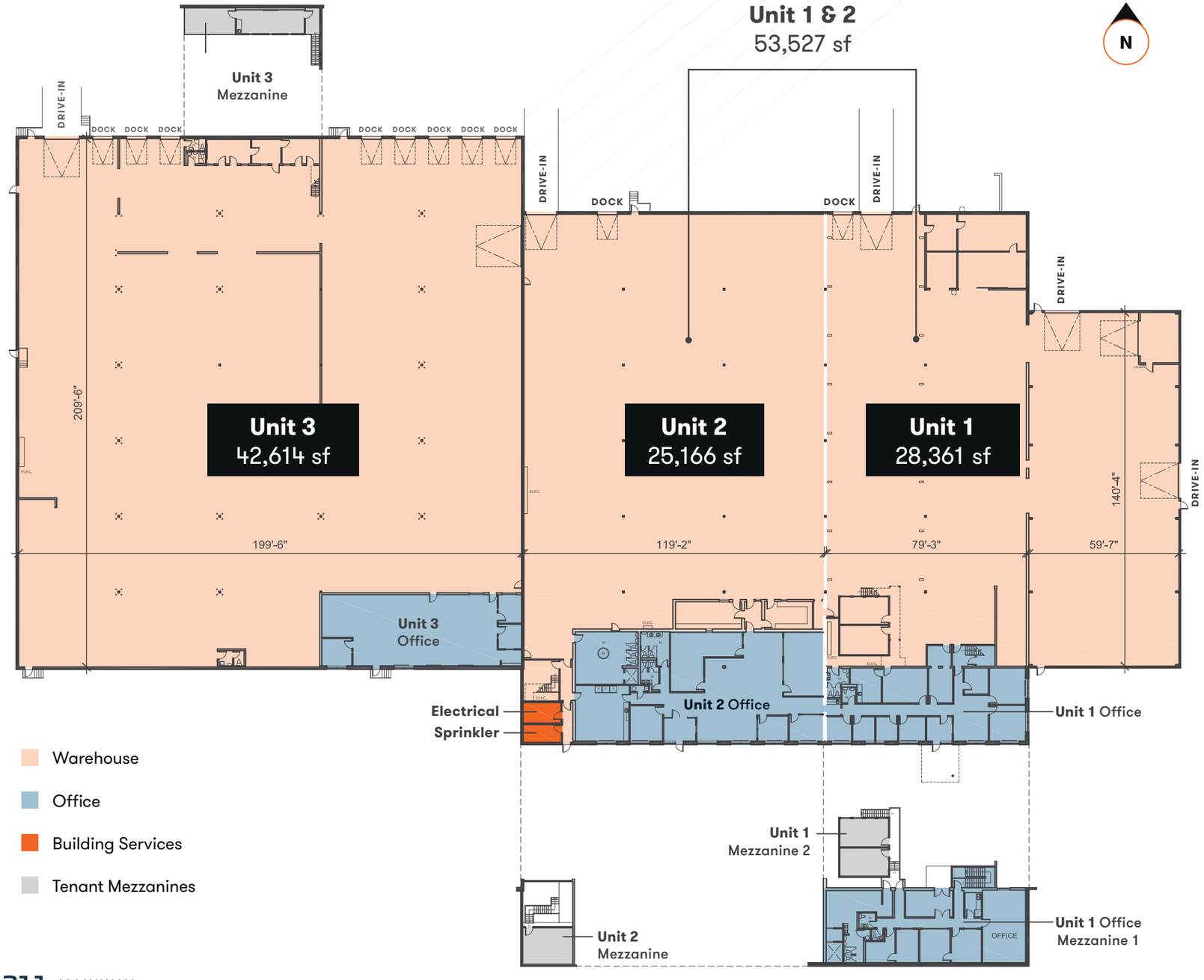
5 DRIVE-IN DOORS, INCLUDING AN OVERSIZED DRIVE-IN DOOR (14' H X 12'5" W)

LOCATED WITHIN AN **ESTABLISHED BURLINGTON BUSINESS NODE**

PROFESSIONALLY **OWNED + MANAGED**

WALKING DISTANCE TO BUS CONNECTIONS TO BURLINGTON & APPLEBY GO STATIONS

FLOOR PLAN + AVAILABILITIES



FULL BUILDING

Size	96,141 sf
Office	12,498 sf (13%)
Warehouse	83,643 sf (87%)
Power	7,200 amps
Shipping	10 T/L, 5 DI

UNIT 1

Size	28,361 sf
Office	5,434 sf (19%)
Warehouse	22,927 sf (81%)
Power	1,600 amps
Shipping	1 TL, 3 DI

UNIT 2

Size	25,166 sf
Office	4,512 sf (18%)
Warehouse	20,654 sf (82%)
Power	1,600 amps
Shipping	1 TL, 1 DI

UNIT 3

Size	42,614 sf
Office	2,552 sf (6%)
Warehouse	40,062 sf (94%)
Power	4,000 amps
Shipping	8 TL, 1 DI

Flexible size configurations possible - speak to Listing Agents for details

HIGHEST POWERED MID-BAY AVAILABILITY IN GTA WEST[A]

With a combined electrical capacity of 7,200 amps, the property offers a significant infrastructure advantage for power-intensive users.

Electrical capacity is distributed across three units:
Unit 1: 1,600 Amps
Unit 2: 1,600 Amps
Unit 3: 4,000 Amps

Power to Perform

7,200 Amp capacity enables heavy industrial operations and advanced manufacturing without costly electrical upgrades

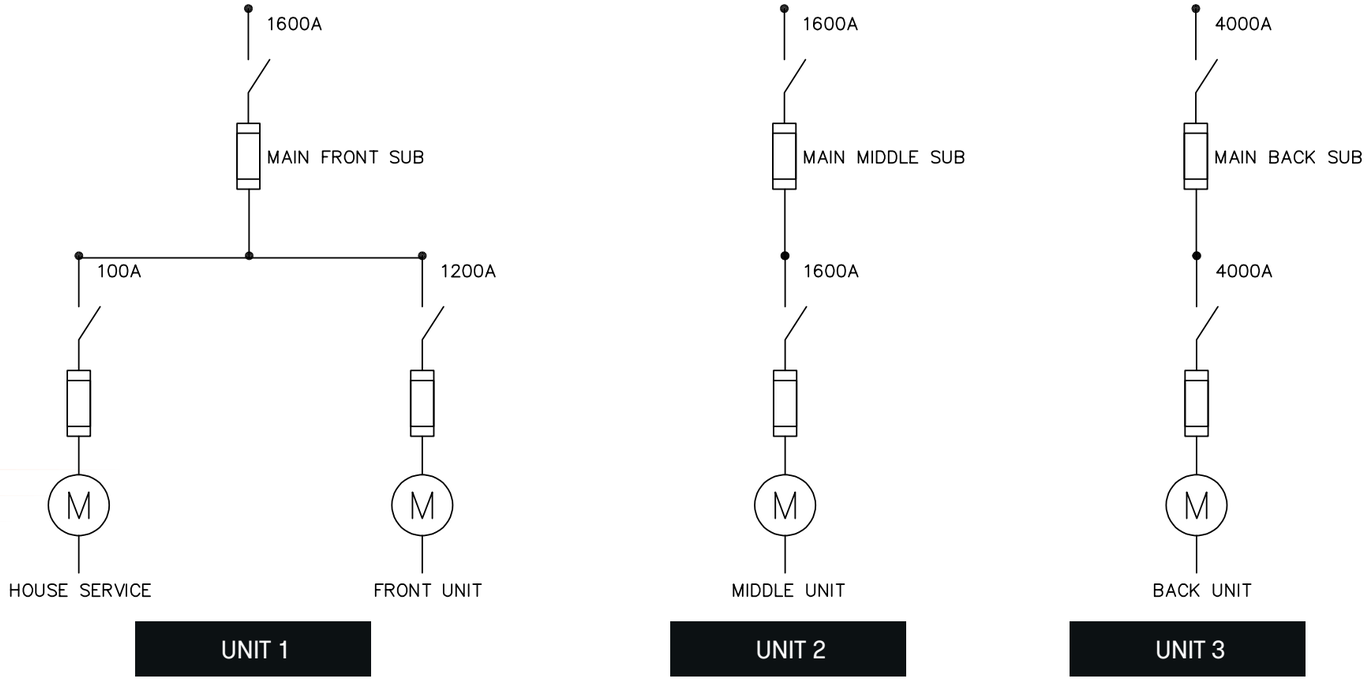
Future-Proof Your Operations

Exceptional 7,200 Amp power Infrastructure supports high-energy equipment, data centers, and scalable growth

Competitive Edge Through Power

Rare high-amperage service eliminates downtime risks and accommodates energy-intensive production requirements

Single Line Diagram - Copper Clad Systems







BUILDING EXTERIOR



UNIT 1 SHIPPING



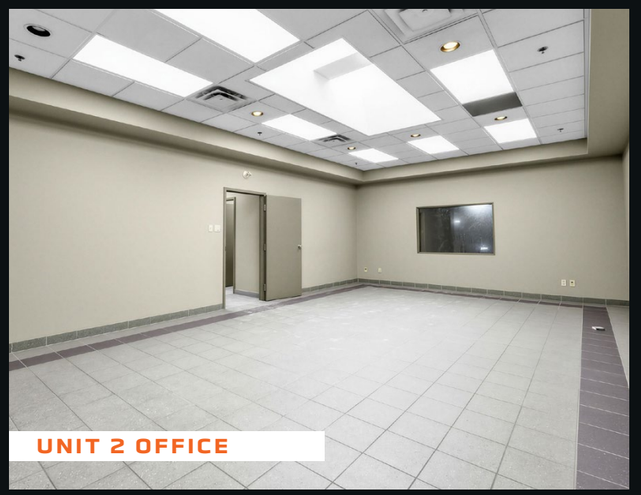
UNIT 1 OFFICE



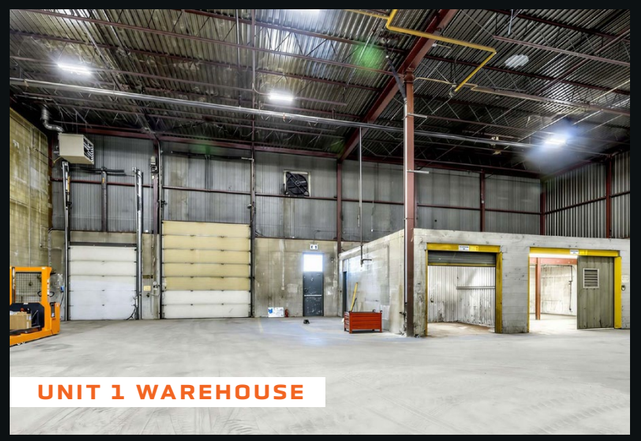
UNIT 2 OFFICE



UNIT 2 OFFICE



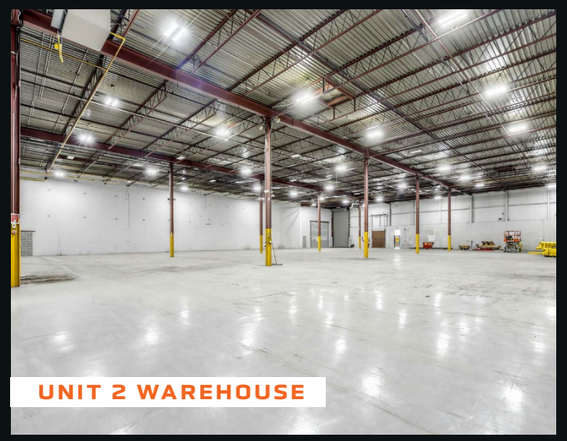
UNIT 2 OFFICE



UNIT 1 WAREHOUSE



UNIT 1 WAREHOUSE



UNIT 2 WAREHOUSE



UNIT 2 WAREHOUSE

ECONOMIC OVERVIEW

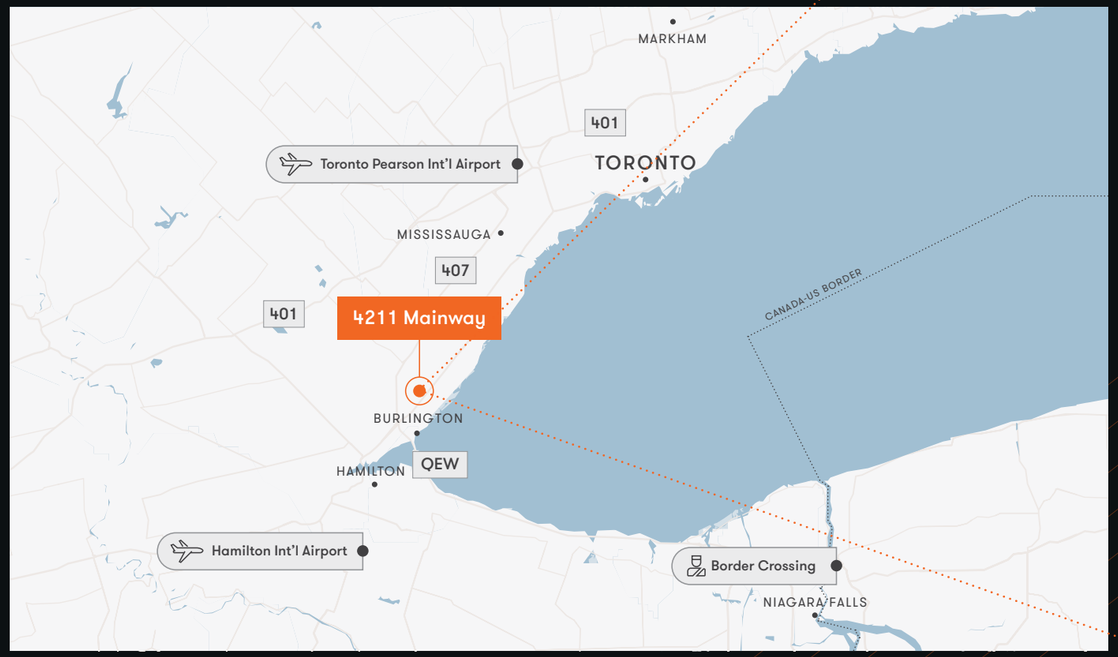
Burlington, Ontario is a city that brings together the infrastructure of a major urban centre with the spirit of a connected, supportive community. Surrounded by parks, cultural events, and inspiring spaces, Burlington offers an environment that supports both well-being and productivity. The city is 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. Approximately 4.5 million workers are within commuting distance of Halton Region, providing businesses with access to a substantial regional labour pool. Burlington has an annual GDP of approximately $10.6 billion, supported by a diverse economy that includes advanced manufacturing, biomedical and life sciences, and information and communications technology. Burlington is consistently rated one of the best places to live and work in the Halton Region★.

Source: 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 + ACCESSIBILITY



TRAVEL TIMES

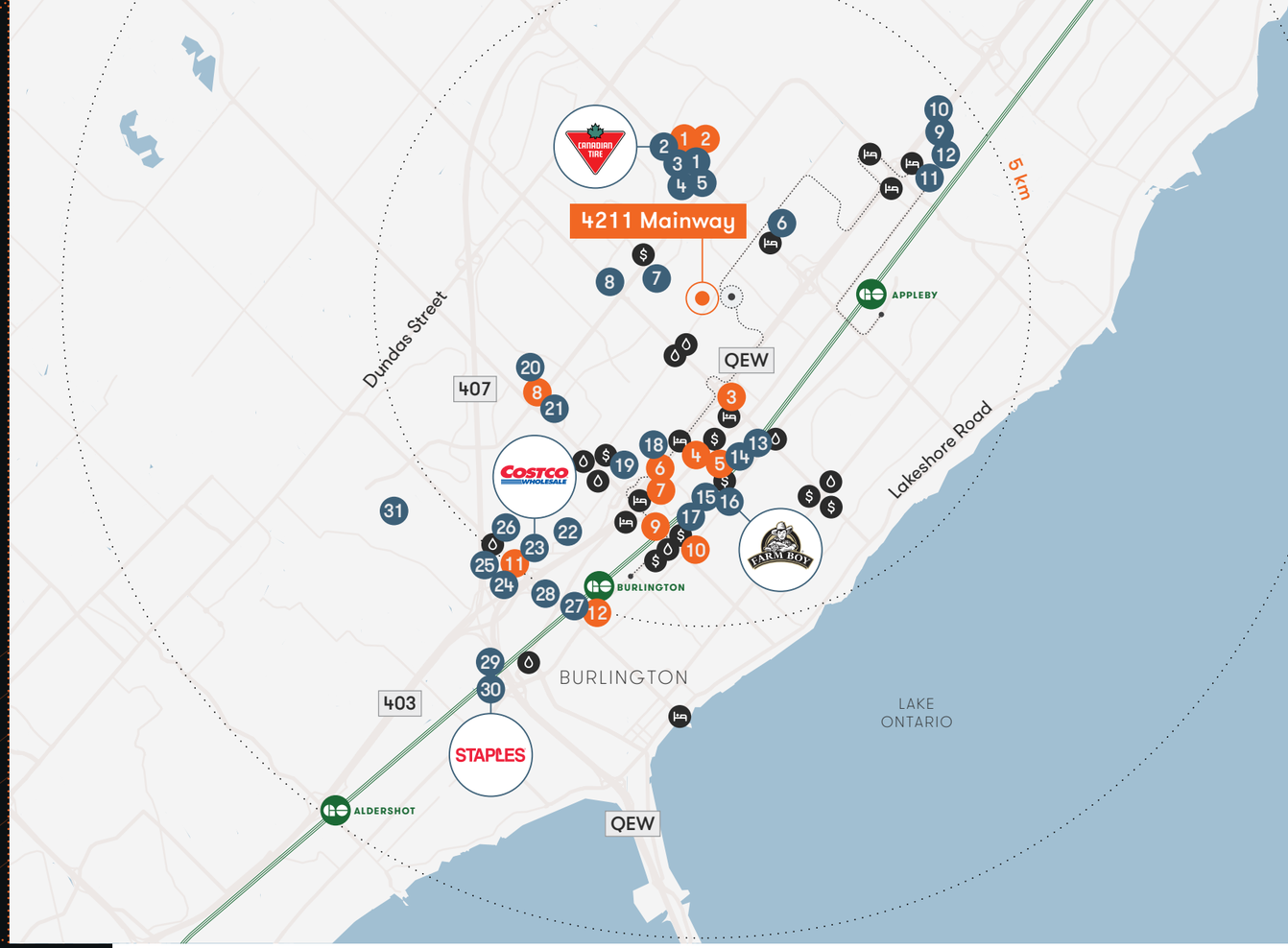
3 min
Highway QEW

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
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

Gas Station · Bank · Hotel

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

Nearest Bus Stop
Direct connection to GO Line

Bus Route 81

MEET THE TEAM

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 73 million square feet of industrial assets in Canada, Europe, and the United States for more than 1,400 occupiers across a diverse range 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 $28 billion in assets under management. Dream Industrial comprises Dream Industrial REIT (TSX: DIR. UN) as well as several private investment 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.

4211 BURLINGTON | ON MAINWAY



FOR MORE INFORMATION, PLEASE CONTACT:

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

KATHY KOLODZIEJ, SIOR, CLO
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

[A] Power capacity and availability figures referenced herein are based on information believed to be accurate as of the date of publication and are subject to change without notice. The comparison set reflected in this claim is limited to mid-bay industrial properties under 150,000 square feet within the Greater Toronto Area West (GTA West) market and does not account for properties outside this size bracket or asset type. Comparisons reflect information available to JLL at the time of preparation. Prospective tenants should independently verify power specifications, availability, and any other property details with the landlord, utility provider, and their own technical advisors prior to making leasing decisions. JLL makes no warranty, express or implied, as to the accuracy or completeness of the information contained in this marketing matieral.

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2026 JLL Canada. All rights reserved.