For Lease

NSR

4041 NORTH SERVICE ROAD, UNIT 1

Burlington, ON

95,692 SF INDUSTRIAL UNIT WITH HEAVY POWER

Flexible size options possible

JLL

CONCERT® PROPERTIES

Availability Overview

FLEXIBLE SIZE OPTIONS POSSIBLE

Available Area	Warehouse	Office
Unit 1: 95,692 sf	80,700 sf (84%)	14,992 sf (16%)
Clear Height - Unit 1	**Shipping**	**Power**
20'11" to 22'	7 T/L, 1 D/I	1600 amps, 600 volts
Lighting	**Possession**	**TMI**
LED	April 1, 2027	$4.01 psf (2026 est.)

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

Click to View Full Zoning By-Law

- 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

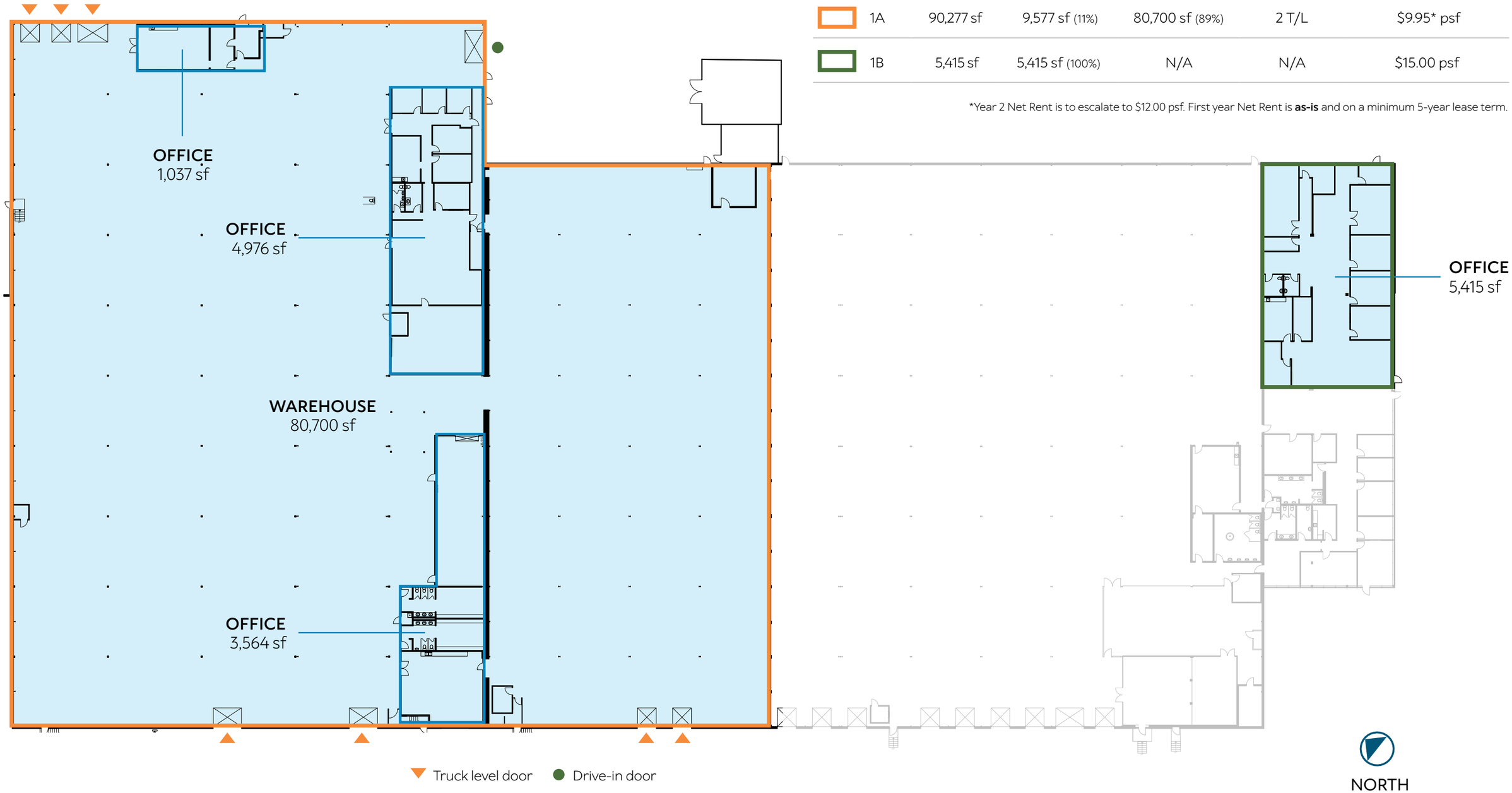


Floor Plan

FLEXIBLE SIZE OPTIONS POSSIBLE

Unit	Total Area	Office	Warehouse	Shipping	Asking Net Rent
1	95,692sf	14,992 sf (16%)	80,700 sf (84%)	1 T/L, 1 D/I	$9.95* psf
1A	90,277 sf	9,577 sf (11%)	80,700 sf (89%)	2 T/L	$9.95* psf
1B	5,415 sf	5,415 sf (100%)	N/A	N/A	$15.00 psf

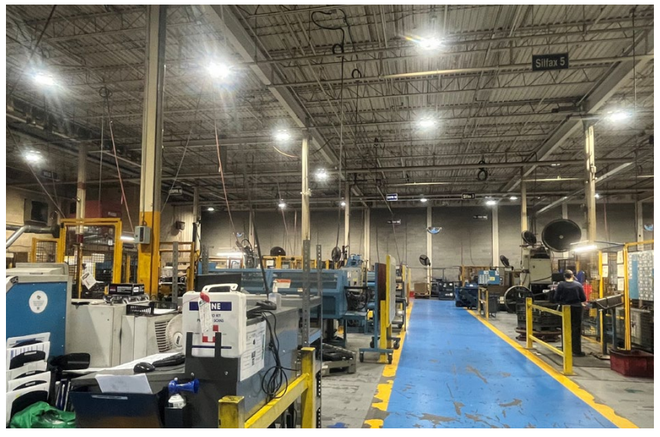
*Year 2 Net Rent is to escalate to $12.00 psf. First year Net Rent is **as-is** and on a minimum 5-year lease term.




QEW



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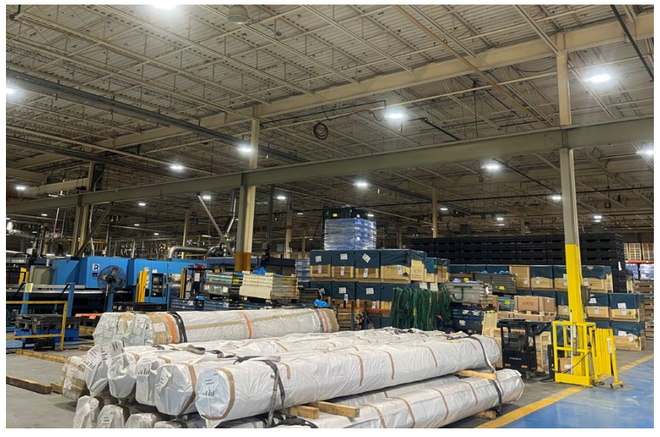



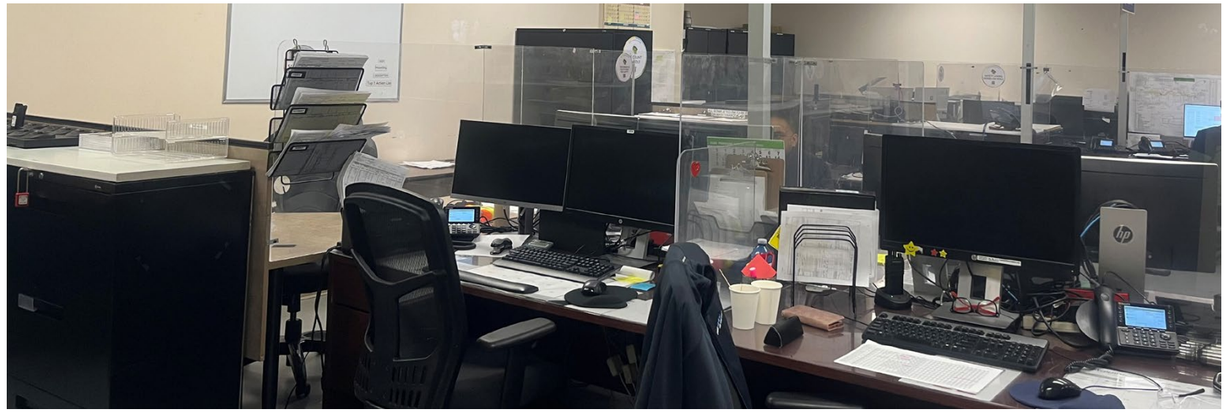

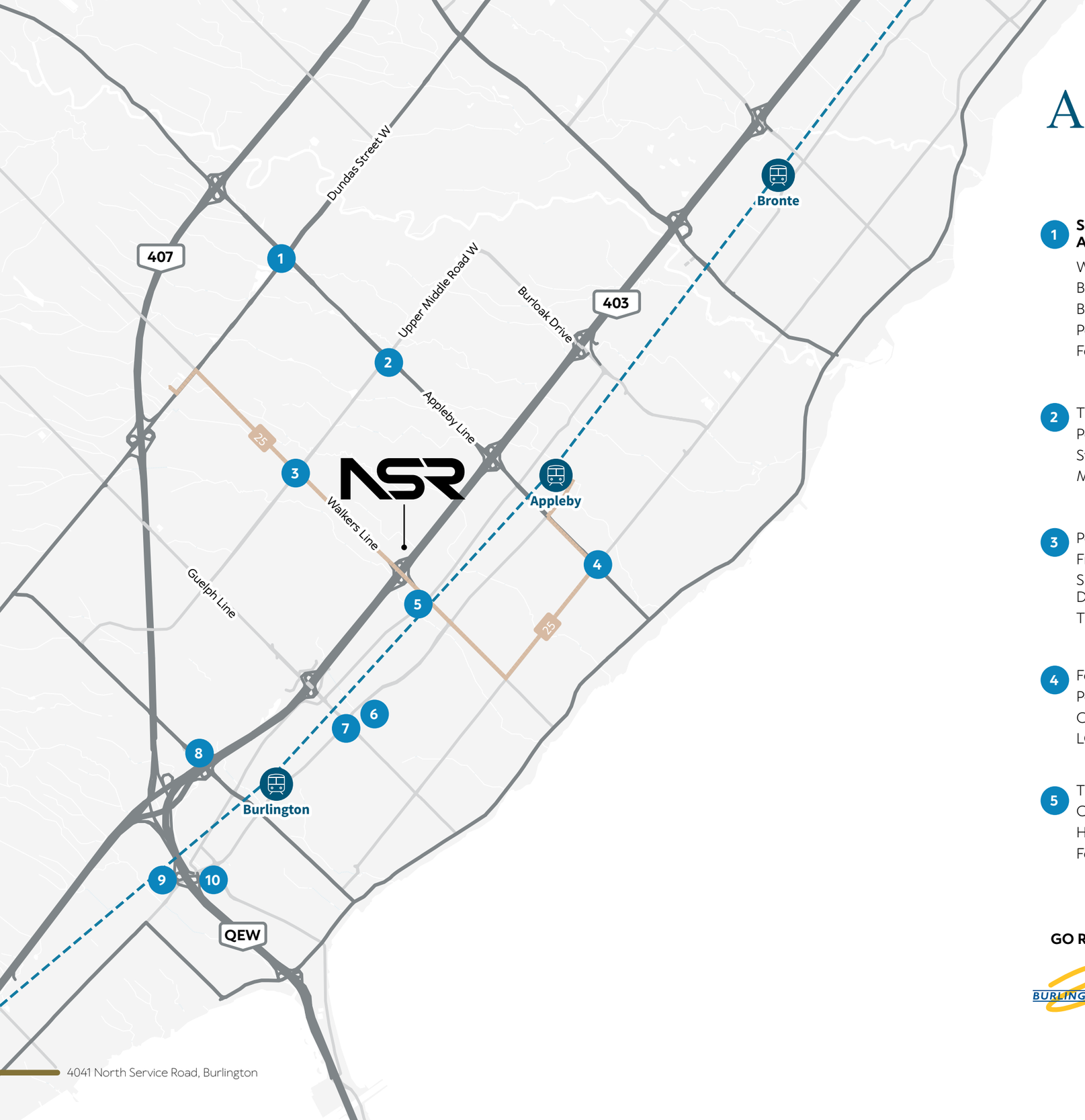

Amenities + Transit

1 SmartCentres Burlington North Appleby Crossing

Walmart	Winners/Homesense
Burrito Boyz	Goodlife
Boston Pizza	RBC
Petro	Starbucks
Fortinos	Chick-fil-A

2

Tim Hortons	LCBO
Popeyes	Metro
Starbucks	TD
Movati	McDonald's

3

Petro	Pizza Pizza
Freshco	Little Caesars
Shoppers Drug Mart	A&W
Tim Hortons	BMO
	St. Louis Bar & Grill

4

Fortinos	Shoppers Drug Mart
Petro	Starbucks
CIBC	McDonald's
LCBO	Rexall

5

The Brick	Petro
Chrysler	Tim Hortons
Honda	Jake's Grill
Ford	Admiral Inn

6 Burlington Centre

Starbucks	KFC
Canadian Tire	Burger King
Winners	Kelseys
Indigo	Subway
TD	

7

Pioneer	CIBC
Kia	Chrysler
Swiss Chalet	Scaddabush
Harvey's	Red Lobster

8

Costco	Best Buy
Sobeys	Dollarama
Shell	Marshalls
LA Fitness	Tim Hortons
Indigo	Best Buy

9

Ikea	Subway
Fortinos	McDonald's
JYSK	Pizza Pizza

10 Mapleview Shopping Centre

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

GO Rail/Station

BURLINGTON TRANSIT 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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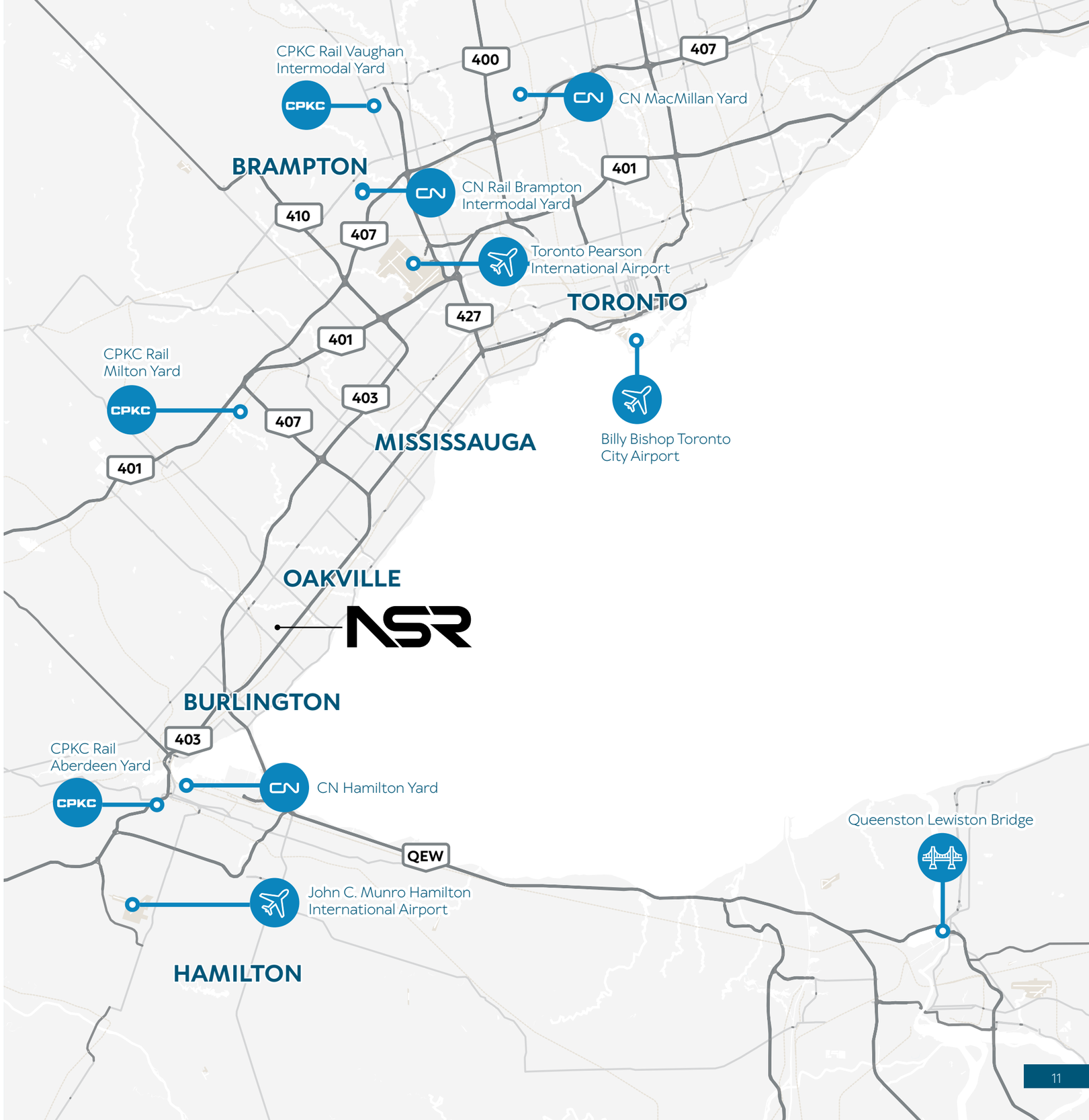

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