

# 4041 NORTH SERVICE ROAD

HOOVER BUSINESS PARK  
BURLINGTON, ONTARIO

56,400 S.F./152,144 S.F.  
INDUSTRIAL

EXISTING AND 6 ACRES LAND  
DESIGN/BUILD FOR LEASE OR SALE

## INDUSTRIAL

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### Location:

This property is situated just off the QEW west of Toronto.

### Date Available:

Immediate (56,400 s.f)

### Building Size(s):

152,144 s.f.-Existing

211,414 s.f-Expansion

### Unit Size(s) Available:

56,400 s.f (5,000 s.f Office).-

Existing

211,414 s.f -Expansion Potential

### Building Specifications:

Office Area: 7% (Existing Building)

Ceiling Height: 22-24"

Typical Bay Size:

Shipping Doors:  
15 truck-level doors,  
2 grade-level door

Sprinklers: ESFR

Heating: Forced Air Gas

Electrical: 2000 Amps,600V

### Site Size:

14.19 acres including 5.98 acres of develop-  
ment land

### Space Type:

Industrial

### Zoning:

GE1 - General Employment/Business  
Commercial

### Rental Rates From:

\$4.95 psf on existing building

### TMI (est.):

\$2.50 per s.f.

### Sale Price:

\$10,500,000 for Bldg and Land

### Comments:

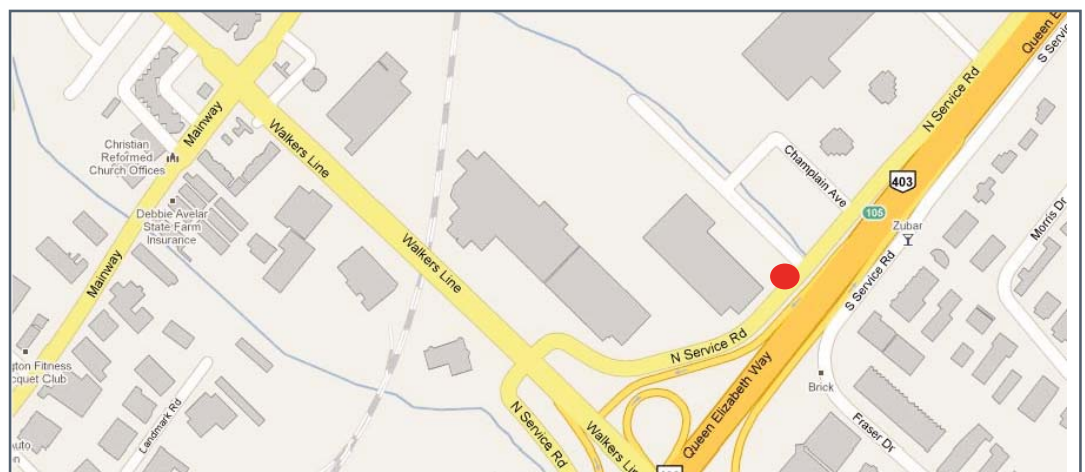
- Good QEW exposure
- New construction
- Part of the UPS and Maytag site
- Land allows outside storage development



Income & Growth Realty Investments

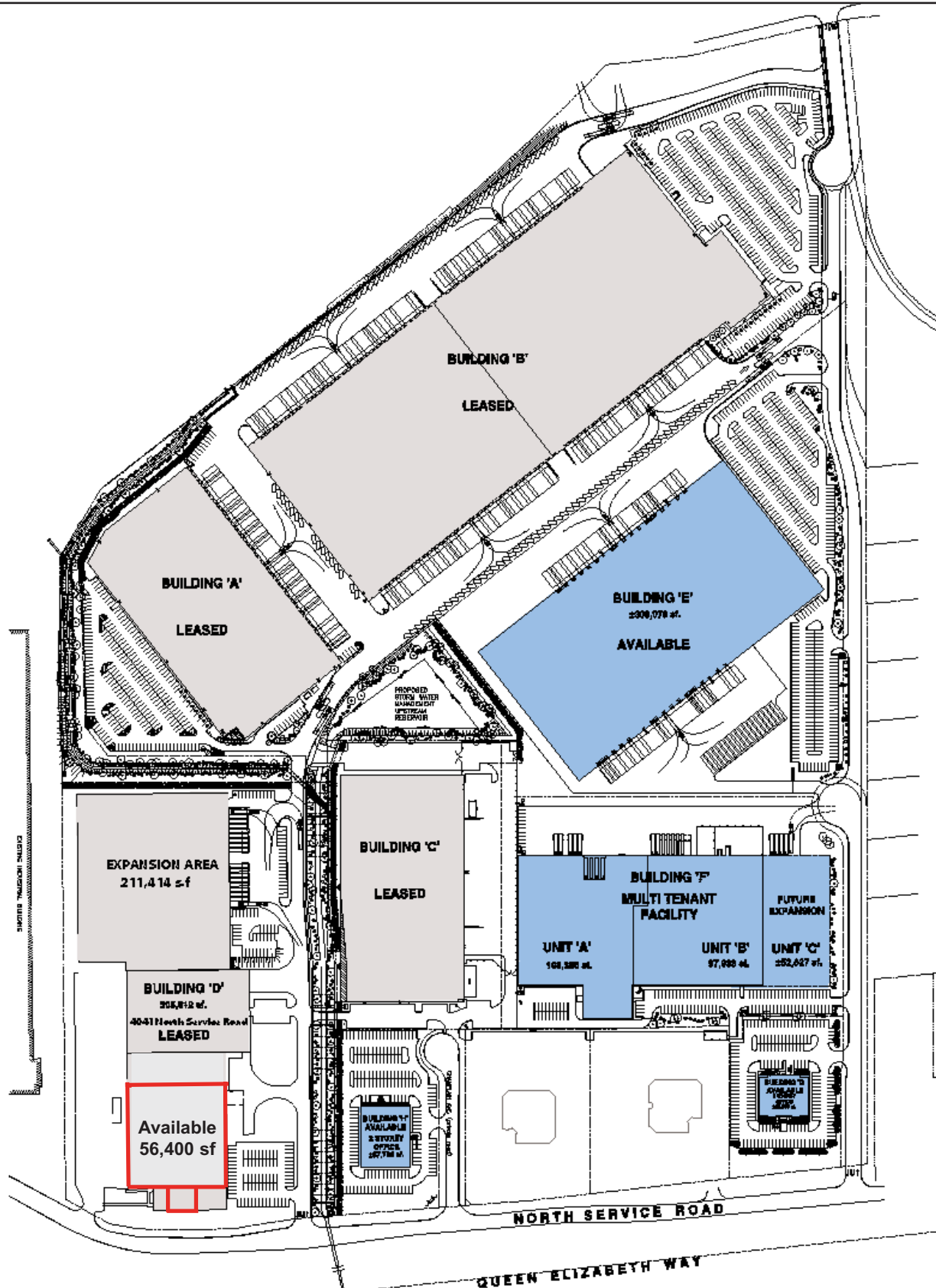
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Modified: June, 2010

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