

4151 NORTH SERVICE ROAD BURLINGTON, ONTARIO

207,465 S.F.
MULTI-TENANT
INDUSTRIAL BUILDING
FOR LEASE

INDUSTRIAL



For information, contact:

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Vice President
Asset Management
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Location:

North Service Road, Burlington,
east of Walkers Line

Date Available:

Immediate

Building Size(s):

207,465 s.f.

Unit Size(s) Available:

from ± 48,940 s.f.

Building Specifications:

Office Area: to suit (5% included)

Ceiling Height: 19' clear

Typical Bay Size: 40' x 40'

Shipping Doors:

Truck level and drive-in shipping

Construction:

Precast or block and metal construction

Sprinklers: Yes

Electrical: 3000 KVA

Site Size:

10.25 acres

Space Type:

Industrial Property (with office space)

Zoning:

6E1

Rental Rates From:

\$4.75 Net per s.f.

TMI (est.):

\$2.60 per s.f.

Comments:

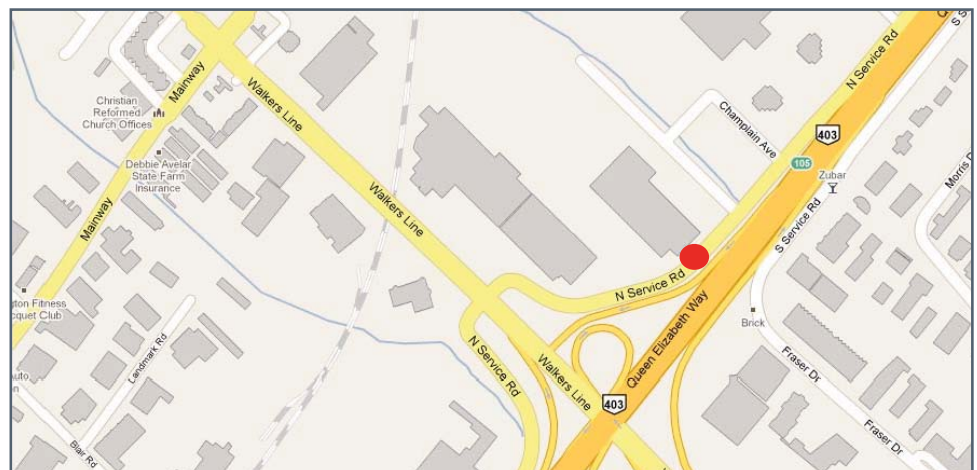
- Expansion potential of 61,638 s.f.
- Good location
- Outside storage permitted

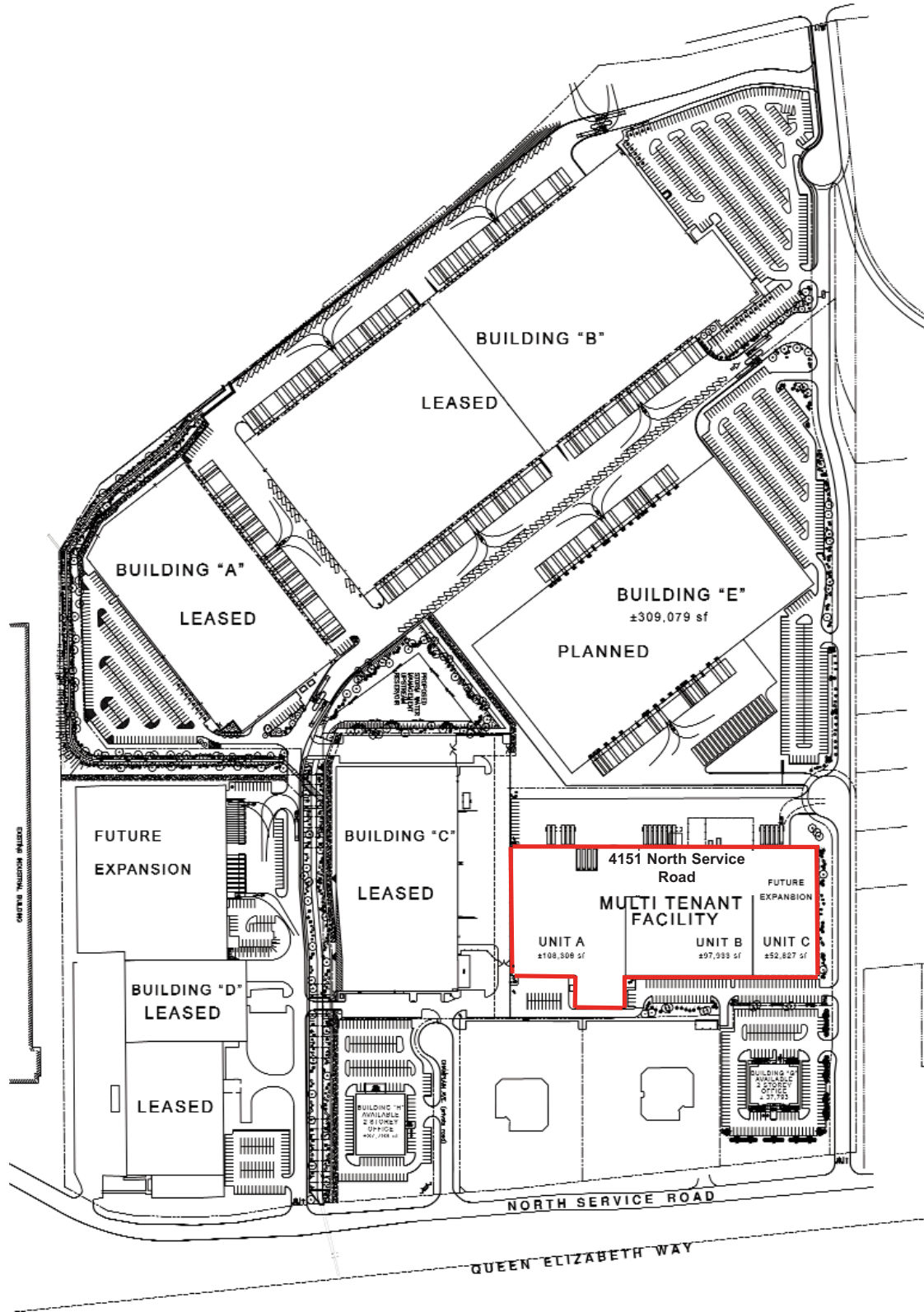


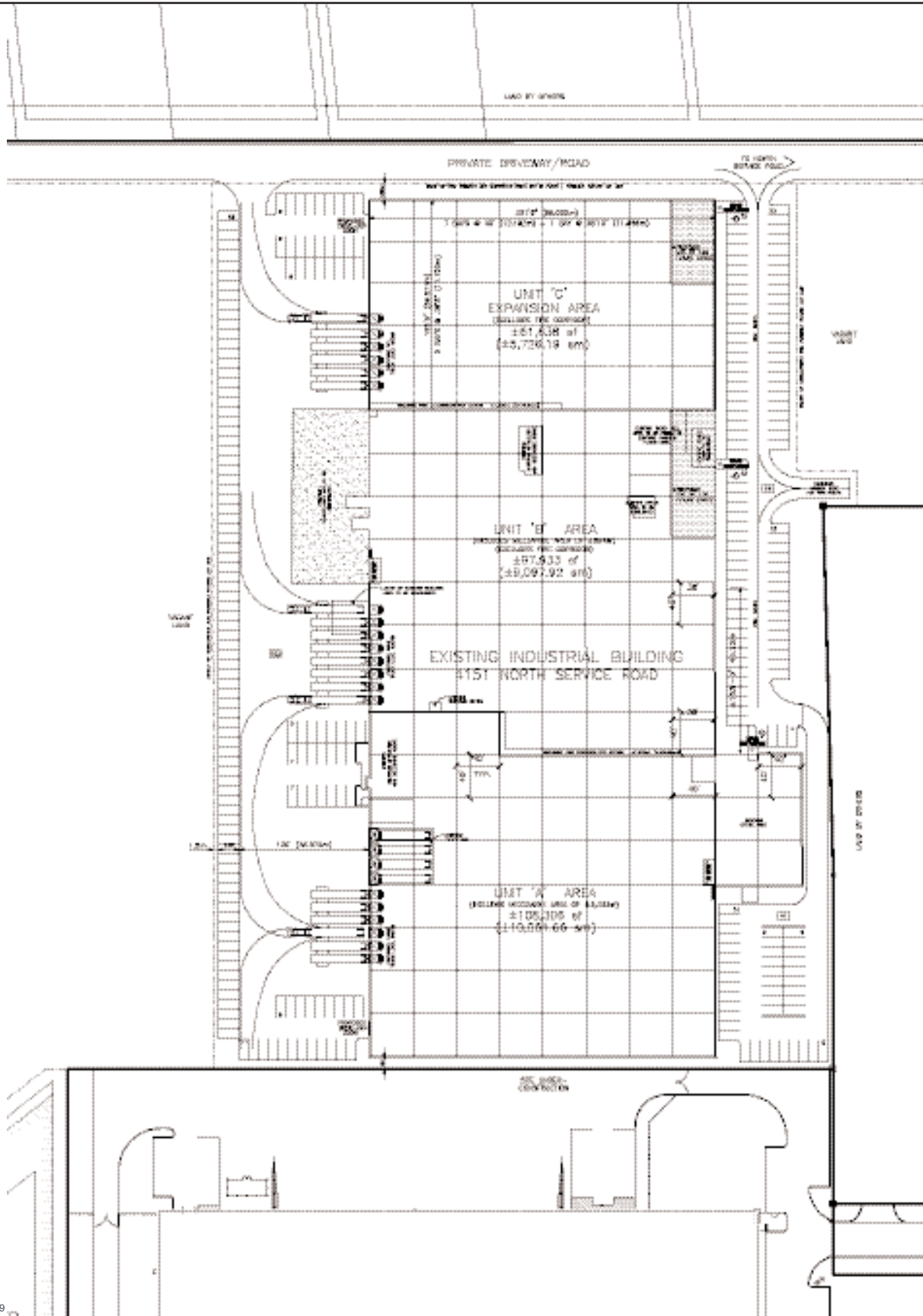
Income & Growth Realty Investments

www.igri.com

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