

FOR LEASE

3365 MAINWAY

Burlington, Ontario



PRESTIGE INDUSTRIAL SPACE

Prime Location With Tremendous Accessibility

- 28,860 sq. ft.
- Architectural precast building
- 24' clear height
- 2,250 sq. ft. front office
- 950 sq. ft. rear shipping office area
- Three (3) truck level doors / one (1) drive-in door
- Minutes from QEW, Hwy 403 and 407/ETR



FOR INFORMATION
(905) 761-7707
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28,860 sf Industrial Unit

Unit Floor Plan

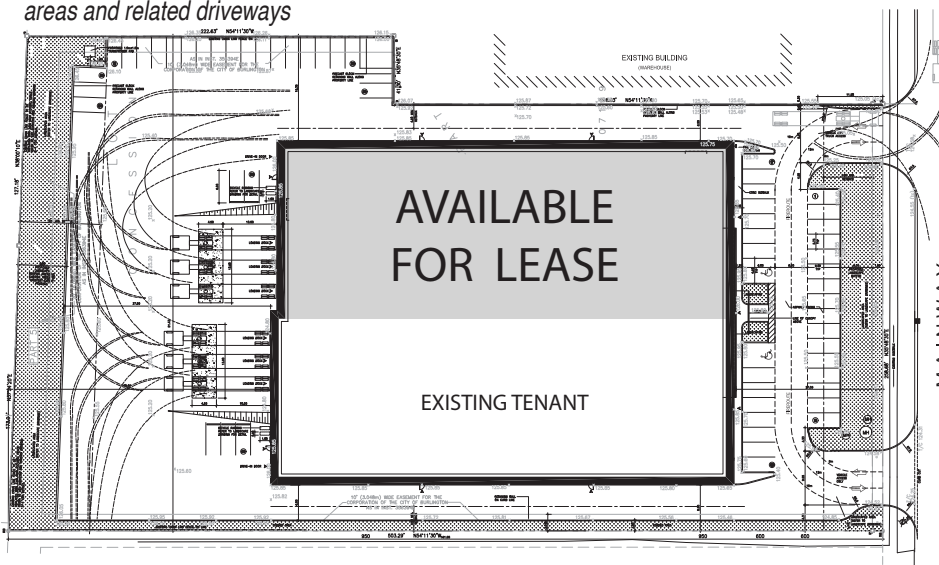


Specifications

Zoning:	GE2
Area:	28,860 sf
Front Office:	2,250 sf
Shipping Office:	950 sf
Exterior Walls:	Architectural white precast concrete panels with tinted dark grey glass windows
Existing Power:	400 amp, 600/347V system
Sprinkler System:	Warehouse: Class 4 Commodities sprinkler system Office: Wet type, light hazard coverage
Clear Height:	24' clear warehouse; 9' ceiling office
Shipping:	Truck Level: Three (3) 8'W x 10'H c/w dock levelers Drive-In: One (1) 12'W x 14'H steel sectional drive-in door
Lighting:	400W metal halide fixtures in warehouse; 2'x4' fluorescent fixtures in office
Bay Sizes:	35'x 40'
Washrooms:	Office: One (1) Men's; One (1) Women's Whse: Two (2) Men's; Two (2) Women's
Parking:	20 spaces, including two barrier free
Warehouse Slab:	6" concrete, one coat cure and seal
Asphalt:	Heavy duty asphalt in truck areas and driveways; light duty asphalt in car parking areas and related driveways

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Information subject to change without notice. E.&O.E.
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