

# FOR SALE

3100 MAINWAY  
BURLINGTON, ONTARIO



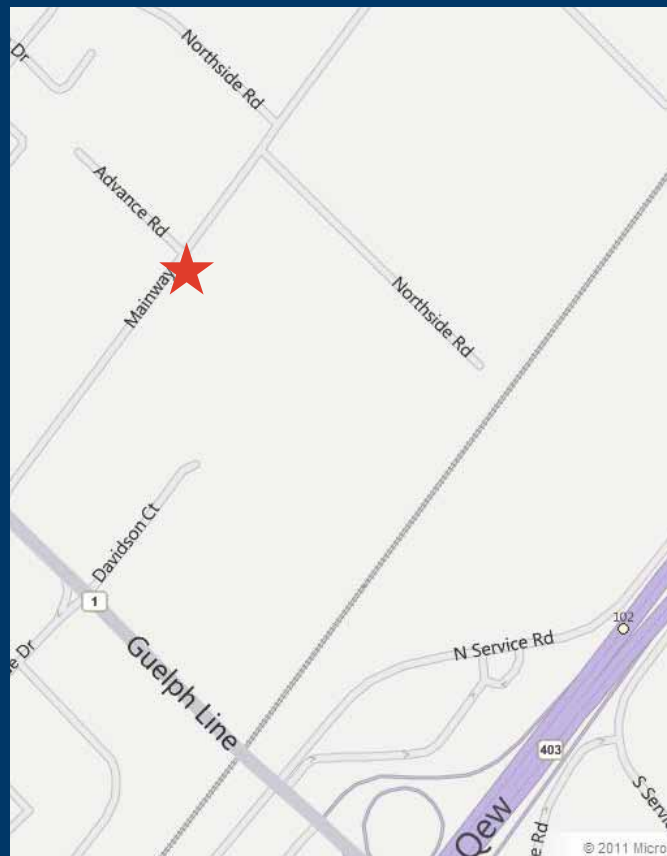
**LOCATION:** Located on the South side of Mainway, just East of Guelph Line

#### DETAILS:

- Area: 168,400 sf
- Office: 23,000 sf
- Warehouse: 145,400 sf
- Lot Area: 12 acres
- Clear Height: 20'
- Zoning: GE I
- Electrical: 2000 KVA
- Price: \$7,000,000.00

#### FEATURES:

- Various shipping doors located on the South side of building, which include interior flat bed truck wells, dock level and ramped drive in doors
- Cost effective manufacturing space with a 7.5 ton crane
- Ample parking and outside storage



**CUSHMAN &  
WAKEFIELD**<sup>®</sup>  
Global Real Estate Solutions<sup>SM</sup>

For more information, please call:

David Woodiwiss\*  
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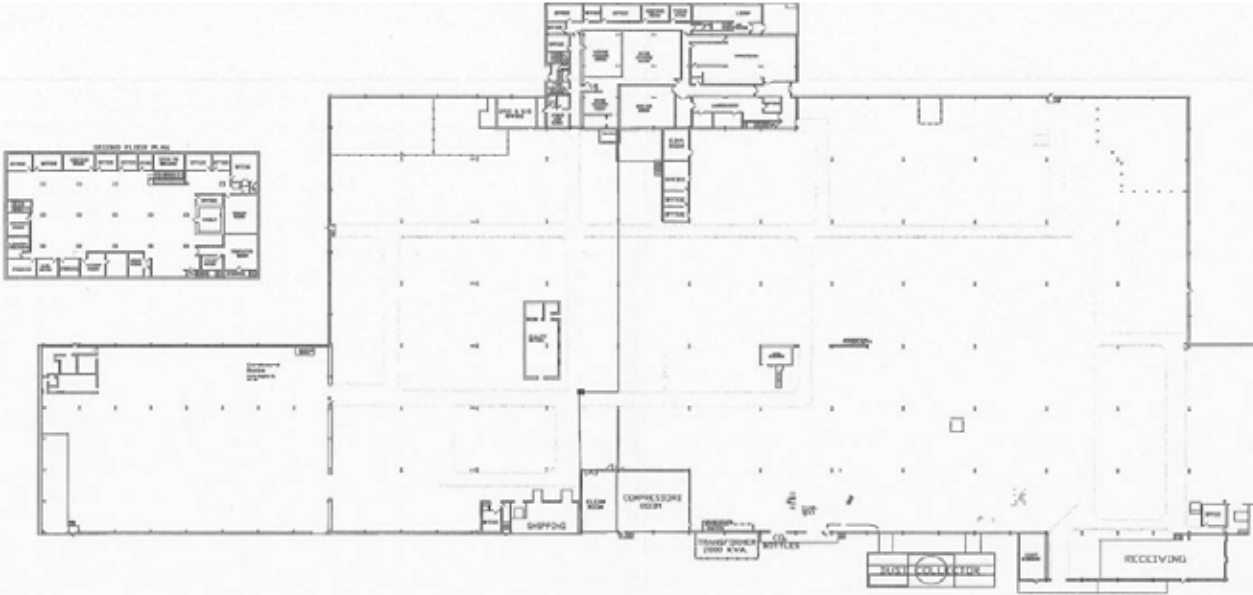
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# INDUSTRIAL

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## SITE PLAN:



# INDUSTRIAL



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