

Warehouse Space For Lease

3450 HARVESTER ROAD

Burlington, ON

Multiple configurations up to 160,154 sf



PROPERTY HIGHLIGHTS

 **ASKING RATE**
Speak to LA

 **TMI (2025)**
\$6.89 psf

 **POSSESSION DATE**
July 1, 2025

 **CLEAR HEIGHT**
30'

 **ZONING**
GE1

Warehouse Space For Lease

3450 HARVESTER ROAD

Burlington, ON



Premier head office location that offers well built out office space



Strong corporate presence with a large ground floor lobby with an abundance of natural light



Excess land for potential expansion or storage



Abundance of parking



Located near the intersection of QEW and Walkers Line



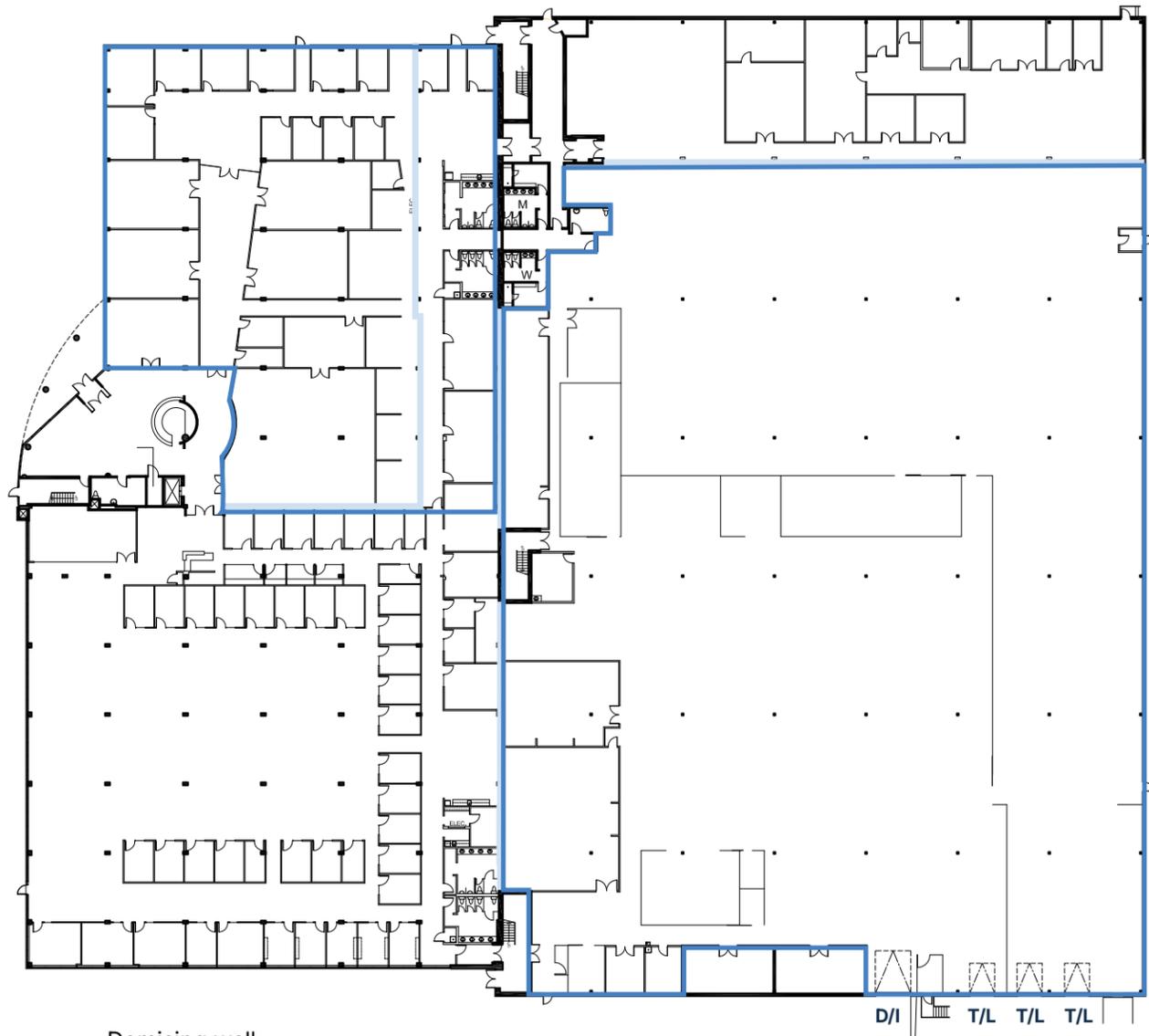
Proximity to a wide selection of amenities, Appleby and Burlington GO Train Station



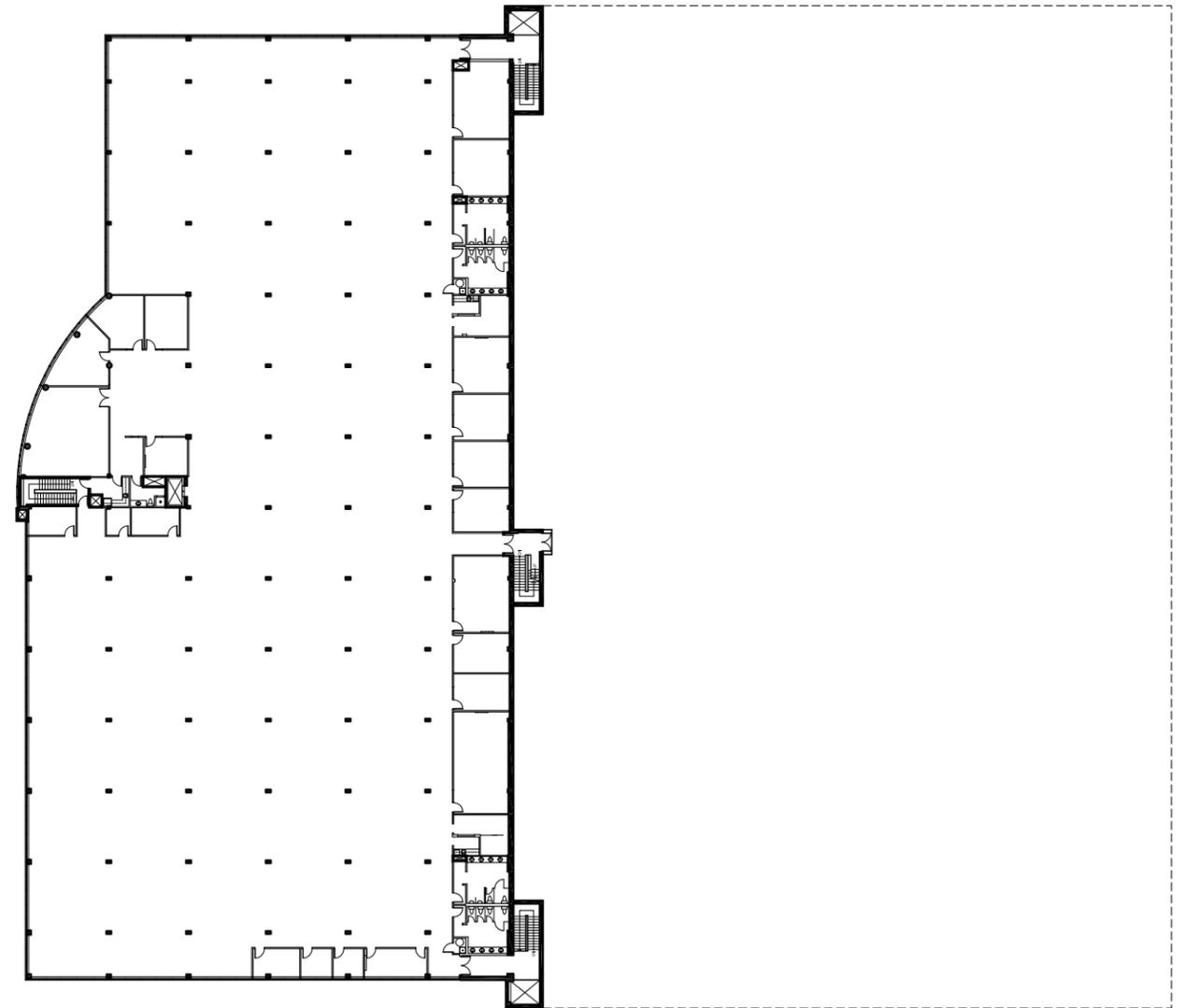
FLOOR PLANS

	TOTAL AREA	OFFICE	INDUSTRIAL	SHIPPING
Option 1 (full building)	160,154 sf	91,026 sf	69,128 sf	3 T/L, 2 D/I
Option 2	78,212 sf	18,738 sf	59,484 sf	3 T/L, 1 D/I

GROUND FLOOR



SECOND FLOOR



FLOOR PLANS

	TOTAL AREA	OFFICE	INDUSTRIAL	SHIPPING
Option 3 (divisible to 23,130 sf)	106,540 sf	47,056 sf	59,484 sf	3 T/L, 1 D/I

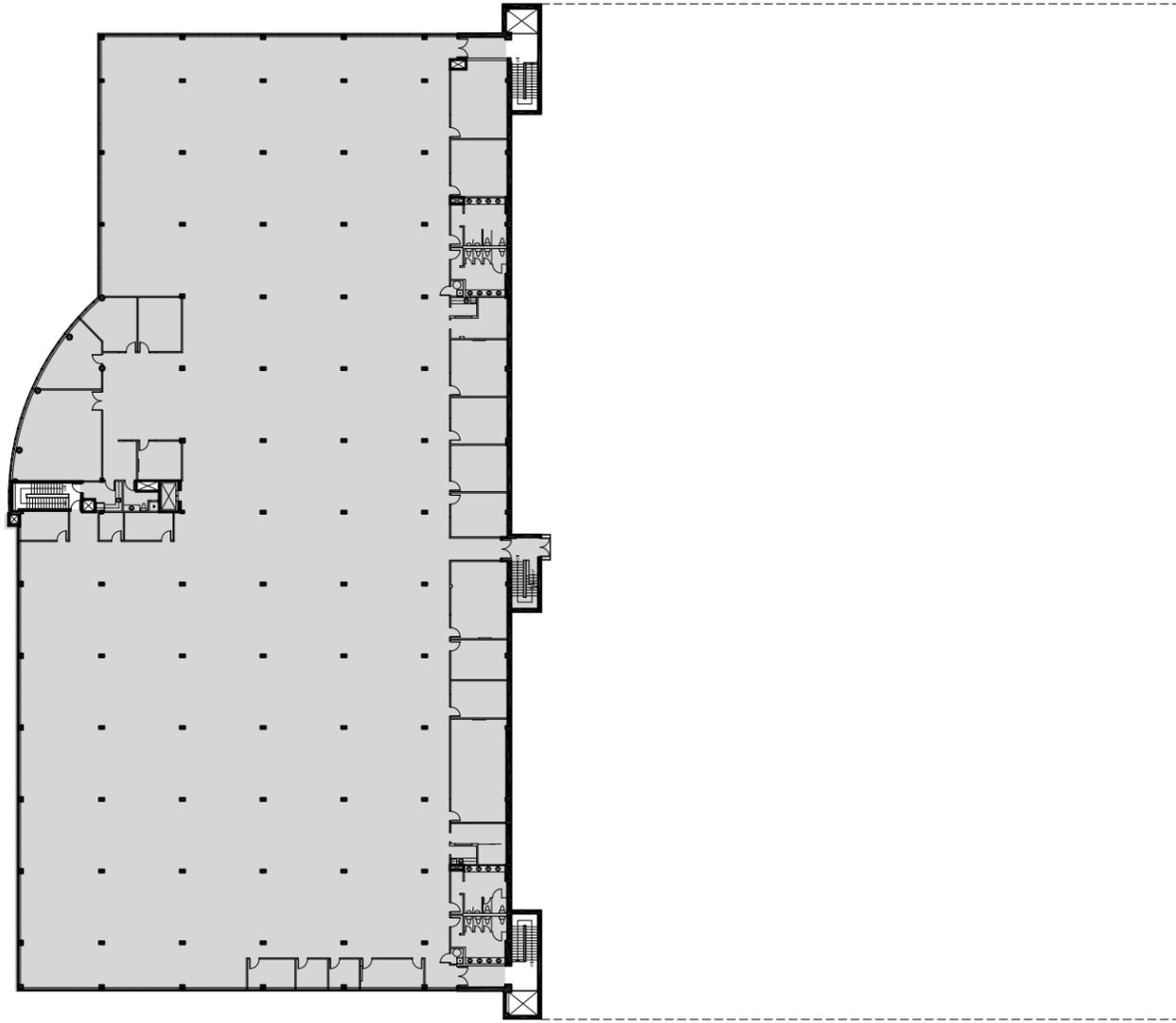
GROUND FLOOR



Demising wall



SECOND FLOOR





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 TD
 Canadian Tire KFC
 Winners Burger King
 Pizza Pizza Kelseys
 Indigo Subway
- 7 Pioneer CIBC
 Kia Chrysler
 Swiss Chalet Scaddabush
 Harvey's Red Lobster**
- 8 Costco Best Buy
 Sobey's 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 Gap
 Apple H&M
 Decathlon Sporting Life
 Earls Mr. Sub
 Footlocker Turtle Jack's

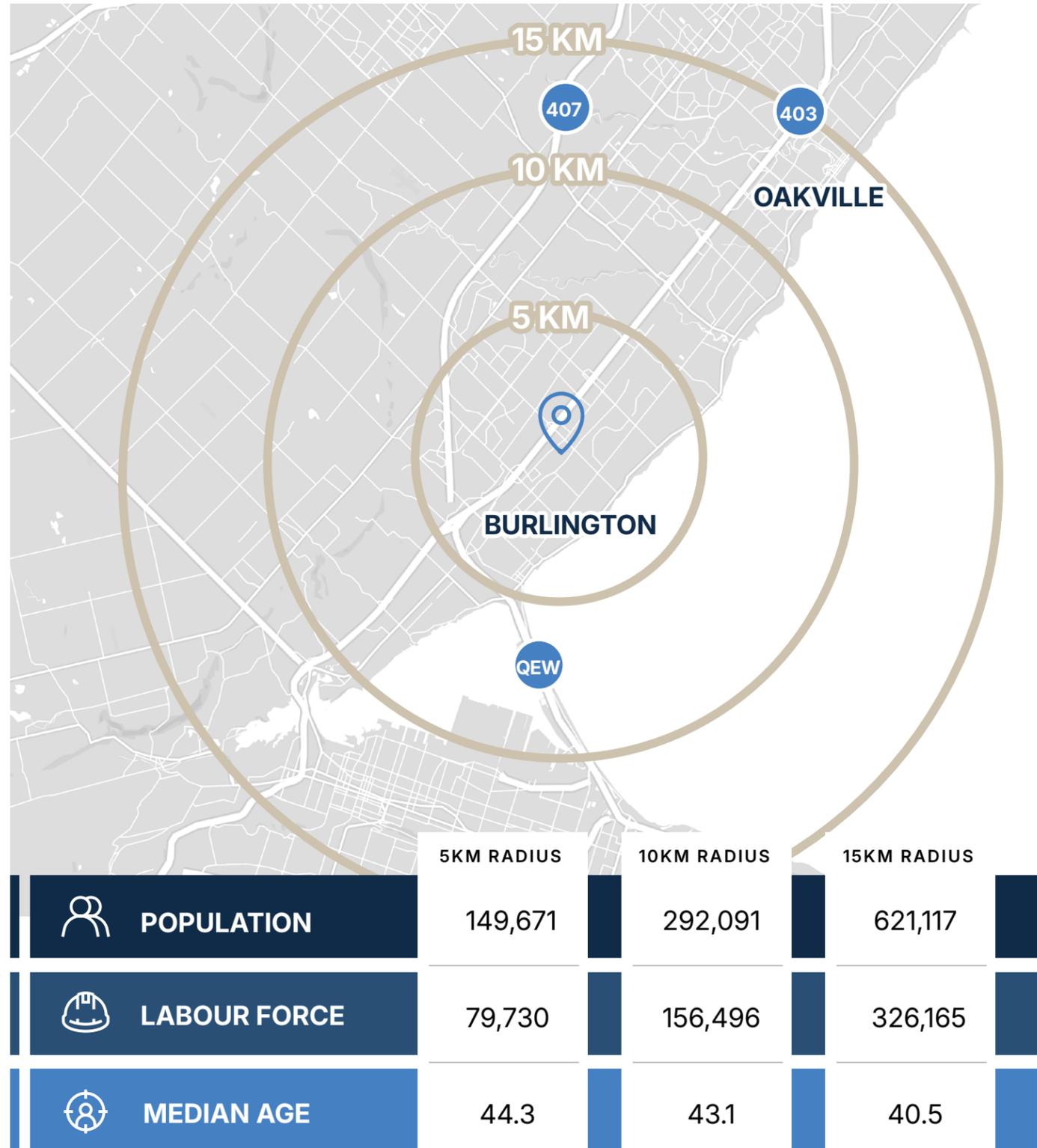
DRIVE TIMES

3 MINS 2.8 KM Highway 403	4 MINS 1.8 KM Appleby Go Station	39 MINS 50 KM Downtown Toronto
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AMENITIES WITHIN 5 KM

227 Restaurants	626 Retail	15 Hotels	31 Banks	28 Gas Stations
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LABOUR FORCE & DEMOGRAPHICS



"Here in Burlington, you'll find a City Hall that's rolling out the red carpet for new and growing businesses by providing strategic insights, assessing your business plan, and introducing you to industry leaders and potential investment partners. The City of Burlington foster's a diverse economy with a focus on knowledge-based, technology intensive industries."

199,484
Total Population

63%
Participation Rate

Robust Workforce -
As part of Halton region, businesses has access to a labour pool of **4.5 million** people within commuting distance.

TechPlace - the city's innovation centre, provides services and mentorship to new and developing technology companies.

Designated partner of the GSS initiative - which helps innovative businesses fill gaps in its workforce from abroad by attracting and expediting the entry of highly skilled and qualified talent in select occupations so that companies can grow and scale here.

76%
Education, Post Secondary

\$166,370
Average Household Income

91%
Employment Rate

44
Average Age

Source: Burlington ECONOMIC DEVELOPMENT

OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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