

# 1450-1550

## Appleby Line BURLINGTON, ONTARIO



MAINWAY

1450

1550

APPLEBY LINE

INDUSTRIAL/OFFICE COMPLEX FOR LEASE

AVISON  
YOUNG

# 1450-1550

APPLEBY LINE  
BURLINGTON, ON

## Summary

**1450-1550 Appleby Line** includes two connected buildings: a south office (1450) and a north industrial warehouse with office space (1550). The warehouse offers rare heavy power and excellent shipping. Both buildings feature strong Appleby Line exposure for visibility and branding. An additional 3 acres adjacent to the site provide potential for expansion or a future design-build.

The property has excellent access, with Highways 403, 407, and the QEW all within five minutes, and the Appleby GO Station five minutes away for convenient GTA connectivity.

## Highlights



Lease industrial or office space



Heavy power suitable for manufacturing



Quick access to QEW, 403, and 407



Close to strong labour pool and business hubs



Flexible UMXE zoning



Walking distance to restaurants and amenities



Public transit at the door



# 1450 - 1550 Appleby Line

BURLINGTON, ON | OFFICE AVAILABILITY

INTERIOR OFFICE PHOTOS

## Property Summary

### Office Availability

#### 1450 APPLEBY LINE

1st Floor: 14,301sf (*Divisible*)  
2nd Floor: 5,039 sf

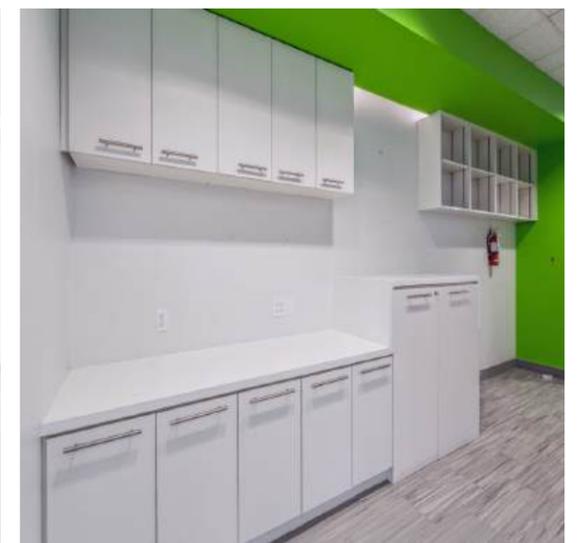
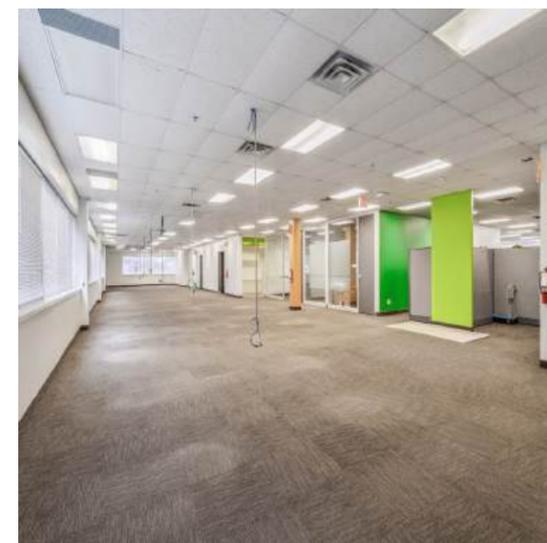
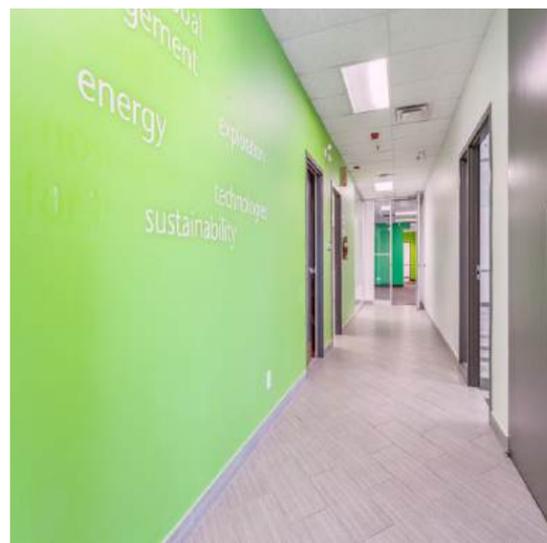
#### 1550 APPLEBY LINE

Suite 2A: 10,570 sf  
Suite 2B: 9,368 sf (*Contiguous option*)

Asking Rate \$14.50 psf net

T.M.I (2024 est.) \$9.50 psf

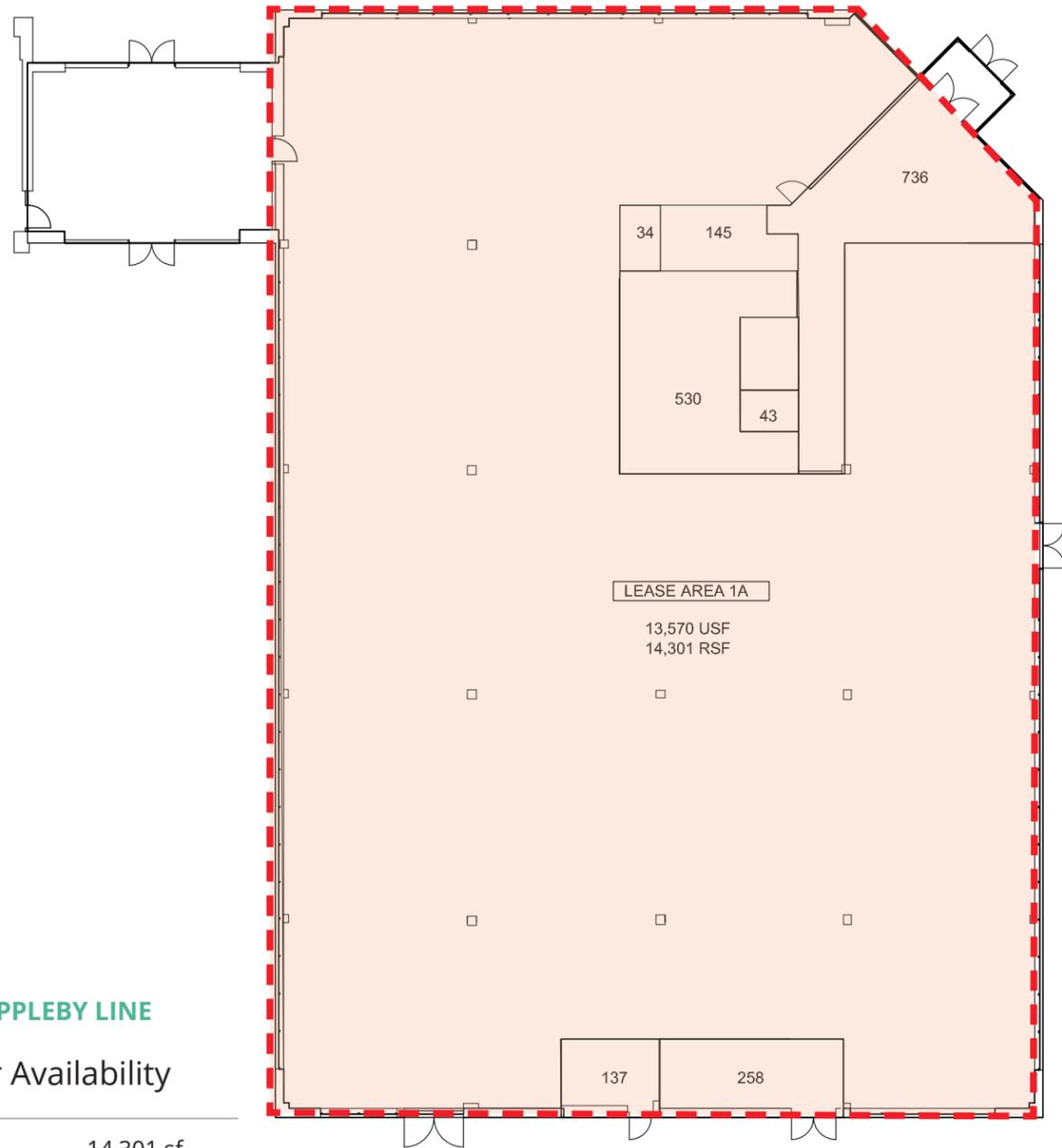
Possession Immediate



# 1450 - 1550 Appleby Line

BURLINGTON, ON | OFFICE AVAILABILITY

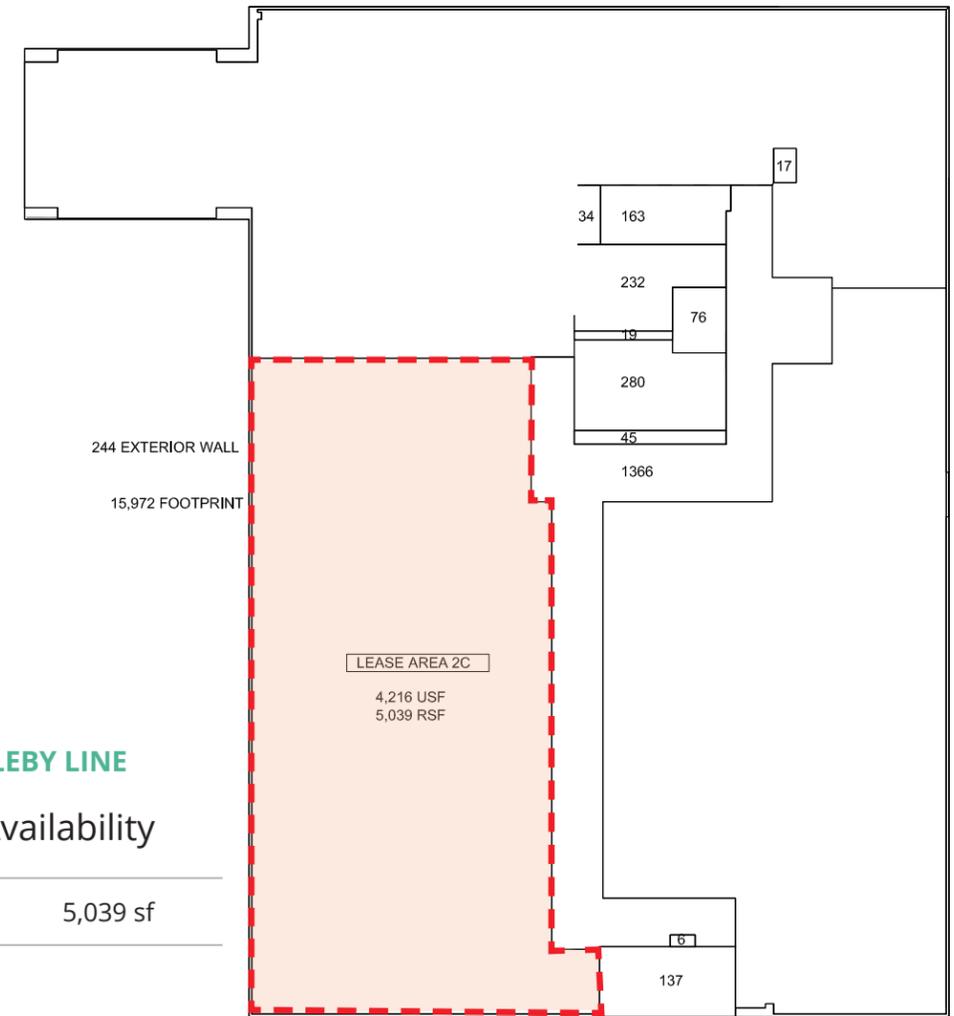
FLOOR PLANS



## 1450 APPLEBY LINE

### 1st Floor Availability

Floor 1	14,301 sf
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## 1450 APPLEBY LINE

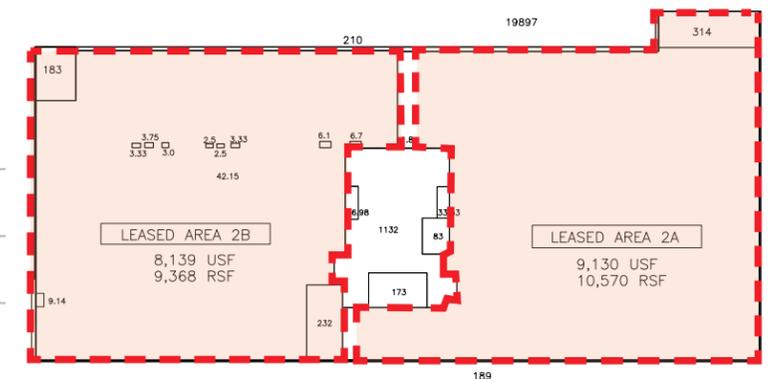
### 2nd Floor Availability

Floor 2	5,039 sf
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## 1550 APPLEBY LINE

### 2nd Floor Availability

Floor 2 - 2A	10,570 sf
Floor 2 - 2B	9,368 sf



AVAILABLE SPACE

AVAILABLE SPACE

# 1550 Appleby Line

BURLINGTON, ON | WAREHOUSE AVAILABILITY

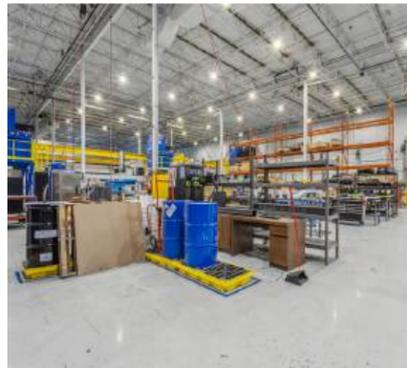
INTERIOR PHOTOS

FLOOR PLANS

## Property Summary

### Warehouse Availability

**Available Area** Ground Floor:  
Warehouse: 42,391 sf  
Office: 7,813 sf  
Total Area: 50,204 sf



**Clear Height** 26'

**Shipping** 4 T/L, 1 D/I

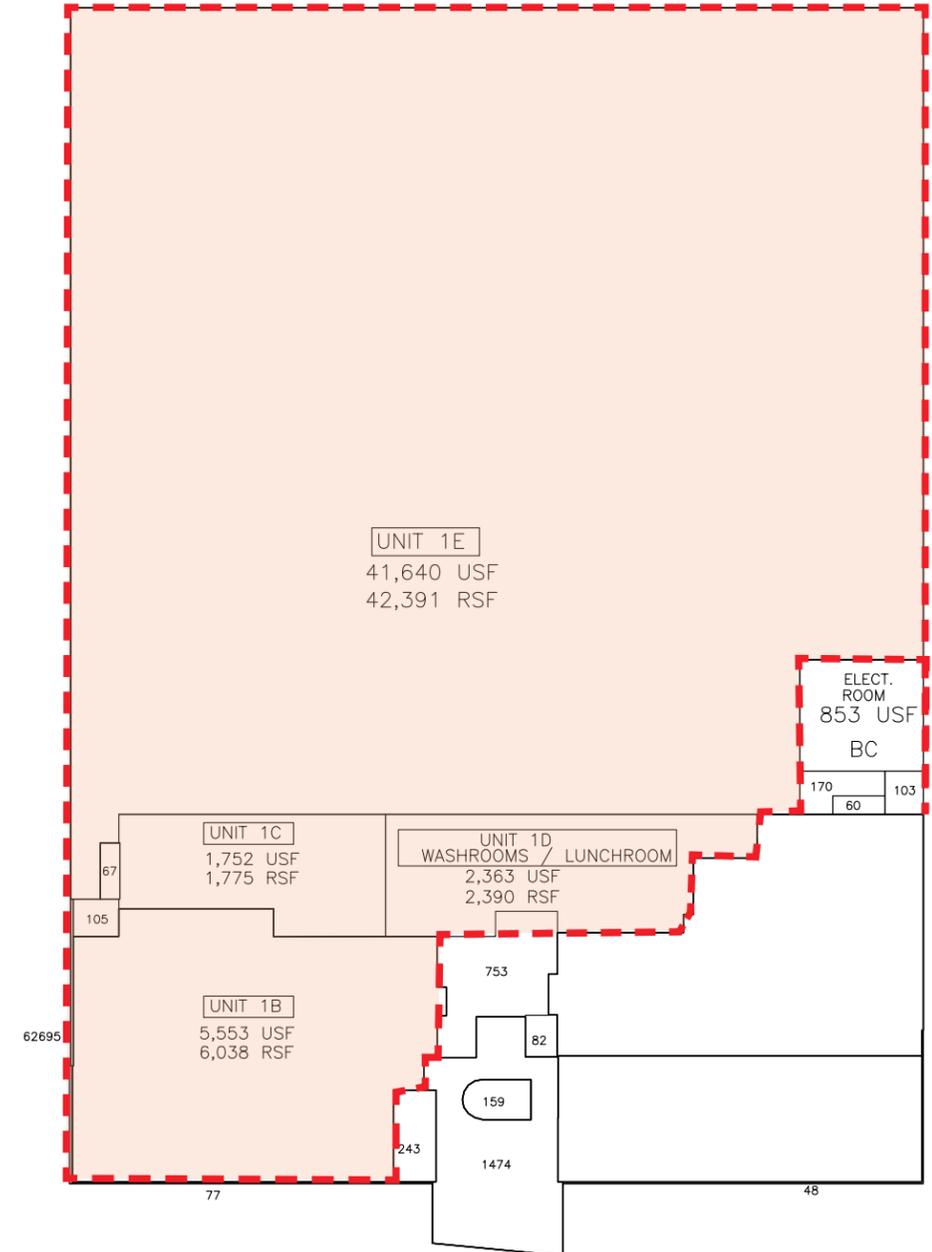
**Power** 2500 amps

**Zoning** UMXE

**Asking Rate** \$15.50 net psf

**T.M.I (2024 est.)** \$4.68 psf

**Possession** Immediate



### 1550 APPLEBY LINE

#### 1st Floor Availability

Warehouse Area	42,391 sf
Office Area	7,813 sf

AVAILABLE SPACE

# 1450-1550

## APPLEBY LINE BURLINGTON, ON

### 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  
 Drug Mart      BMO  
 Tim Hortons      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  
 Sobeys      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

### AMENITIES WITHIN 5 KM

<b>172</b>	<b>577</b>	<b>15</b>	<b>27</b>	<b>29</b>
Restaurants	Retail	Hotels	Banks	Gas Stations



**BURLINGTON TRANSIT**

- 11 Sutton
- 81 North Service Road



For more information please contact:

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