

CBRE



**HARLO
CAPITAL**

777

WALKERS LINE
BURLINGTON, ON

152,679 SQ. FT.
10.7 ACRES

**RARE USER OR USER/INVESTOR
OPPORTUNITY!**

FOR SALE

HARVESTER ROAD

WALKERS LINE

[CLICK HERE TO VIEW
PROPERTY VIDEO](#)



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777 Walkers Line offers an extremely rare opportunity to acquire a 152,679 sq ft building on 10.7 acres of prime land in Central Burlington. With an oversized lot the site will offer a new owner a wide range of options, including expansion, parking, outside storage and future long term development/repositioning opportunities.

Further increasing optionality, the property is easily demised, allowing for immediate or future rental income and providing an owner with expansion or rightsizing flexibility in the future.

The property is also equipped with cranes and has a heavy power supply, further increasing the range of potential uses for the facility.

As of May 2023, the property now has a completed Record of Site Condition in place (supported by a previously completed Risk Assessment and Certificate of Property Use), further details of which are available upon signature of Non-Disclosure Agreement.

*Sales Representative, **Broker

777

WALKERS LINE

BURLINGTON, ON

This property offers users and developers a rare opportunity to acquire a building/site of this size in a prime central Burlington location

PROPERTY DETAILS

BUILDING SIZE 152,679 sq. ft.

OFFICE 40,195 sq. ft.

LAND 10.7 Acres

CLEAR HEIGHT 13'8" - 25'7"

SHIPPING 4 - Truck Level
2 - Drive In

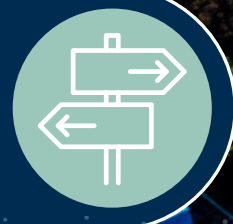
ZONING GE-1

CRANES 1 x 10 ton

Excellent
Highway
Access



Access via both
Walkers Line &
Harvester Rd



GE-1 allows
for a wide range of
employment uses,
including outside
storage

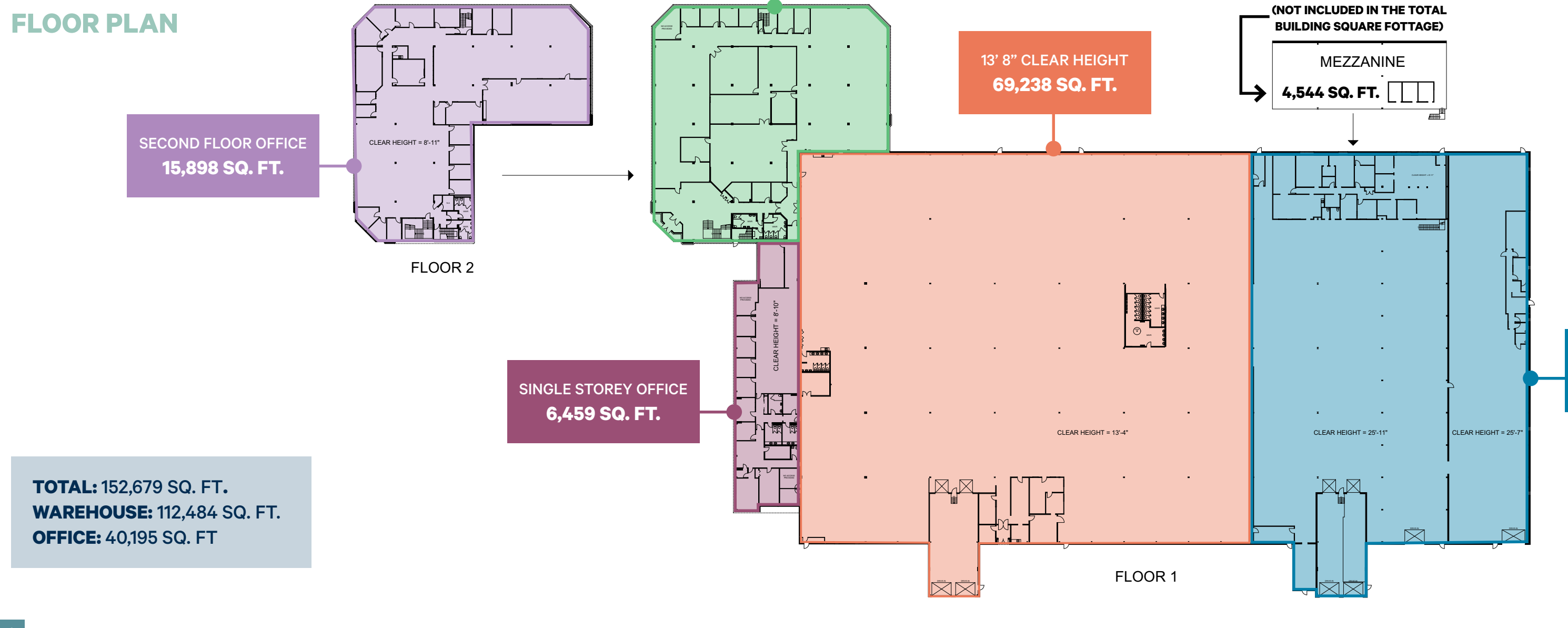


**OVERSIZED YARD - ZONING
ALLOWS OUTSIDE STORAGE**

FOR SALE

777 WALKERS LINE | BURLINGTON, ON

FLOOR PLAN



TOTAL: 152,679 SQ. FT.
WAREHOUSE: 112,484 SQ. FT.
OFFICE: 40,195 SQ. FT.

25' 7" CLEAR HEIGHT
43,246 SQ. FT.

PHOTOS

LOOKING NORTH



LOOKING WEST



LOOKING EAST



ZONING

PERMITTED USES

INDUSTRIAL

- » Transportation, Communication, and Utilities
- » Transportation Equipment Industries
- » Non-Metallic Mineral Production Industries
- » Food Processing and Manufacturing
- » Metal Rolling, Casting, and Extruding
- » Petro Chemical Laboratories
- » Bulk Propane Storage Depot
- » Solid Fuel Supply Yard
- » Oil Depot
- » Waste Transfer Station
- » Recycling Facility
- » Truck Depot
- » Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- » Wholesale Trade
- » Private Propane Facility
- » Construction and Trade Contractors
- » Wholesale Building and Construction Materials
- » Machinery and Equipment
- » Public Transportation
- » Cannabis Production Facility
- » Leather and Textile Industries
- » Furniture and Fixture Industries

- » Clothing Industries
- » Electrical Products Industries
- » Warehouse and Logistics
- » Storage Locker Facility
- » Training Centre
- » Research and Development
- » Information and Data Processing
- » Knowledge-Based & High Technology
- » Pharmaceuticals & Medicines
- » Veterinary Service
- » Accessory Dwelling Unit (for security or maintenance)
- » Crematory
- » Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility

OFFICE

- » All Office Uses

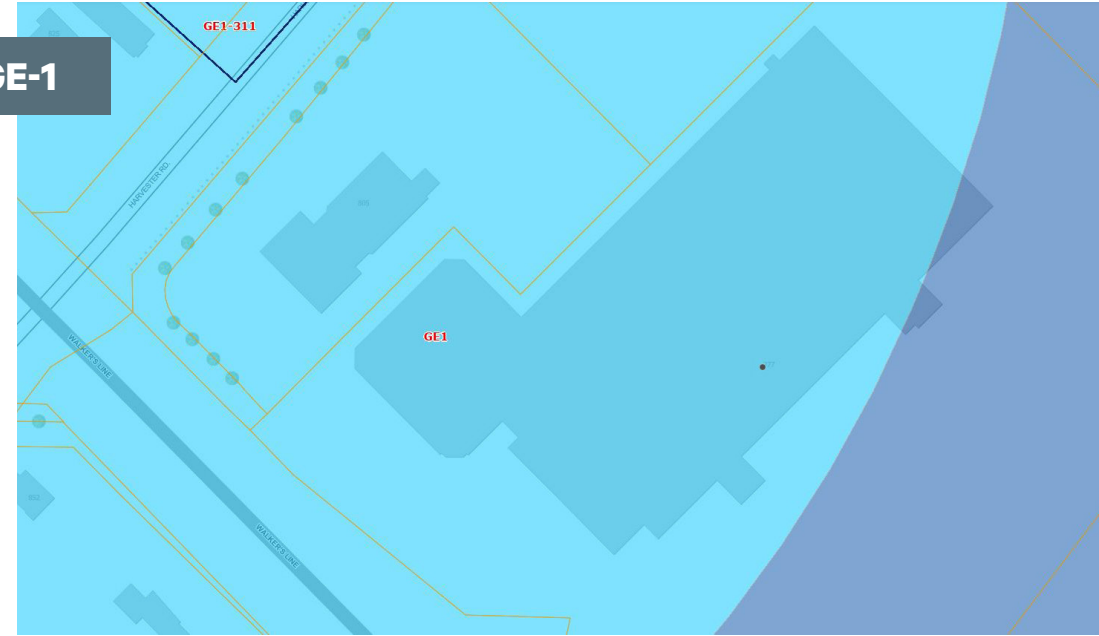
HOSPITALITY

- » Convention/Conference Centre
- » Banquet Centre
- » Caterer

AUTOMOTIVE

- » Car Wash
- » Motor Vehicle Sales, Leasing, Rental, and Service

GE-1



- » Motor Vehicle Service Station
- » Motor Vehicle Repair Garage

RETAIL

- » Convenience Store
- » Nursery or Garden Centre
- » Machinery & Equipment
- » Computer Hardware & Software
- » Office Furniture & Equipment

SERVICE COMMERCIAL

- » Standard Restaurant
- » Standard Restaurant with Dance Floor
- » Fast Food Restaurant
- » Convenience Restaurant

- » Night Club
- » Banks, Trust Companies, Credit Unions
- » Retail Brewery
- » Other Service Commercial Uses

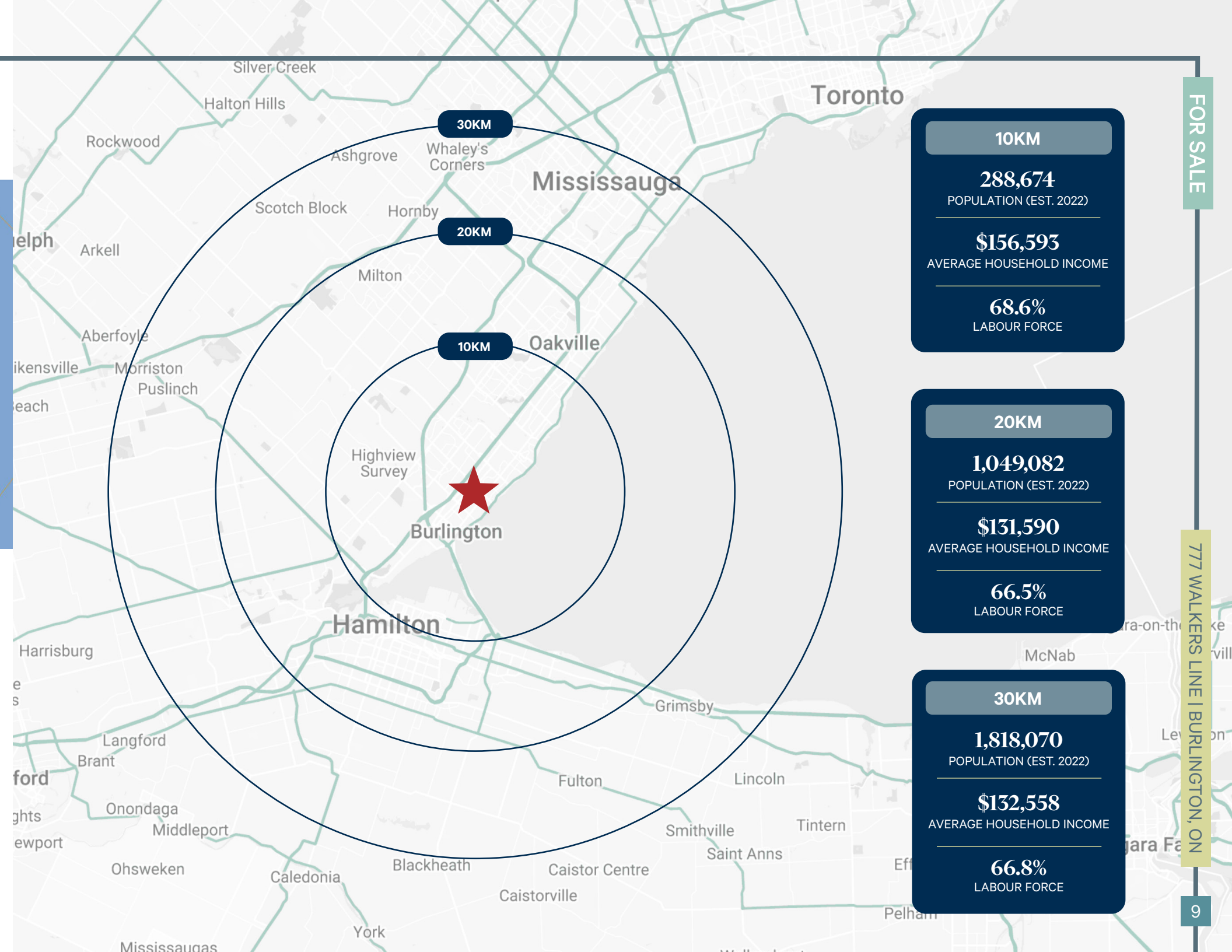
RECREATION

- » Recreational Establishment

OTHER

- » Body-Rub Parlour

CLICK HERE FOR ZONING BY-LAWS



10KM

288,674
POPULATION (EST. 2022)

\$156,593
AVERAGE HOUSEHOLD INCOME

68.6%
LABOUR FORCE

20KM

1,049,082
POPULATION (EST. 2022)

\$131,590
AVERAGE HOUSEHOLD INCOME

66.5%
LABOUR FORCE

30KM

1,818,070
POPULATION (EST. 2022)

\$132,558
AVERAGE HOUSEHOLD INCOME

66.8%
LABOUR FORCE

FOR SALE

777 WALKERS LINE | BURLINGTON, ON