

FOR LEASE
FREESTANDING INDUSTRIAL BUILDING
735 Oval Court
Burlington, ON



46,906 SF WITH CN RAIL CONNECTIVITY
GATED & SECURED SHIPPING YARD

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**FLEXIBLE LEASE
TERM AVAILABLE**



PROPERTY HIGHLIGHTS

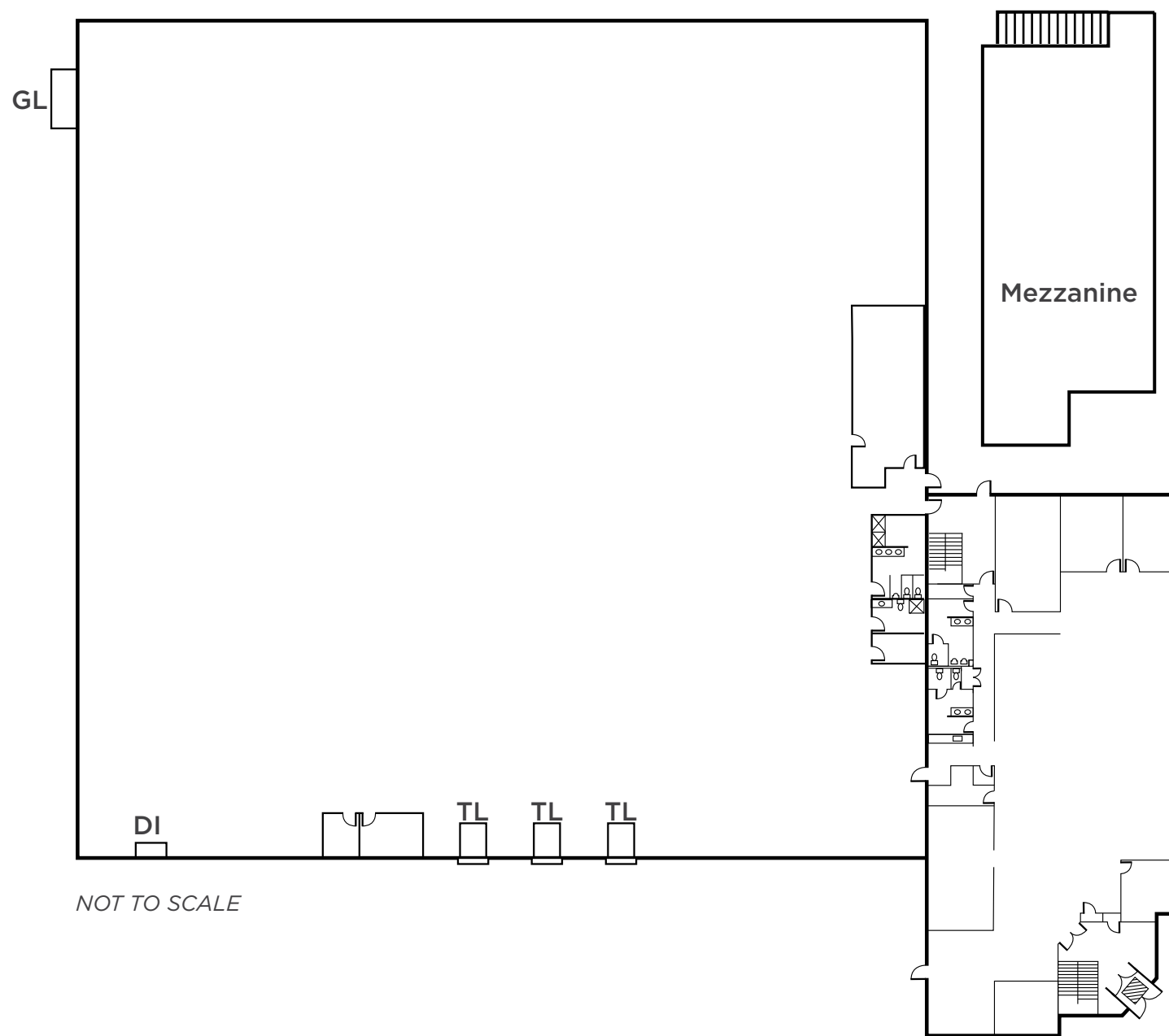


ADDITIONAL FEATURES

- Flexible lease term available (24 - 60 Months)
- Fully gated & secured shipping yard
- Rail spur with CN Rail connectivity
- Well-configured ground floor office/showroom space
- Second floor office space can be made available (7,239 SF)
- Bonus mezzanine not included in rentable area

Total Building Area:	46,906 SF
Warehouse Area:	40,006 SF
Office area:	6,900 SF
Site area:	4.24 Acres (GeoWarehouse)
Clear Height:	23'
Shipping:	3 TL & 1 DI
Power: (Tenant to Verify)	1200 Amps; 600 Volts
Net Rent:	\$13.95 PSF
Taxes (2024)	\$112,515.47
Occupancy:	Immediate

PROPERTY FLOOR PLANS



NOT TO SCALE



EXTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY



DRIVE TIMES MAPS



QUEEN ELIZABETH WAY
2 KMS



PEARSON INTERNATIONAL
AIRPORT
45.1 KMS



LAKESHORE WEST
GO TRANSIT LINE AND
NEAREST STATIONS

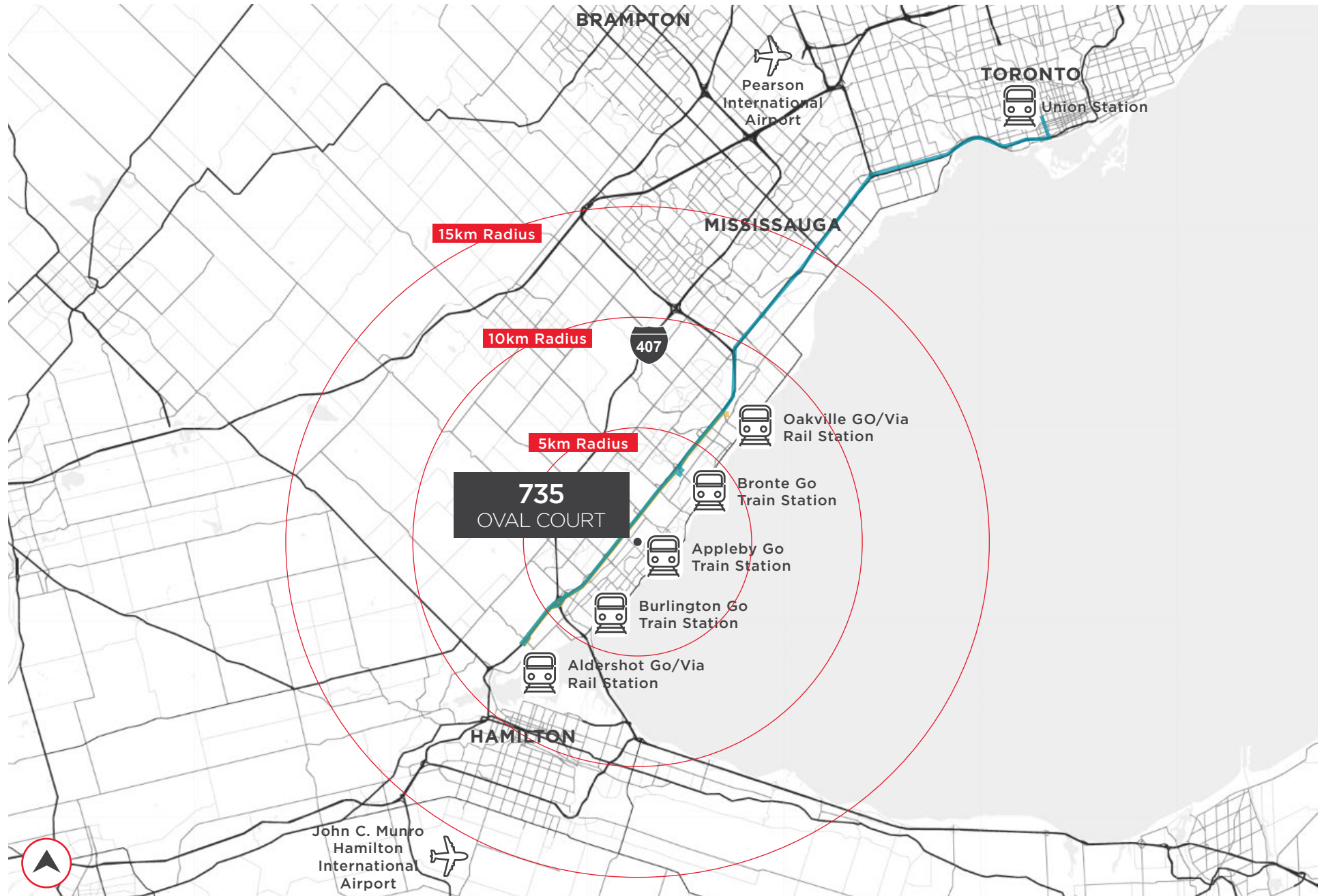


HIGHWAY 407
7.5 KMS



JOHN C. MUNRO HAMILTON
INTERNATIONAL AIRPORT
37.7 KMS

VIA RAIL LINE AND
NEAREST STATIONS



The map displays the Bronte area with various transit routes. GO Transit routes are shown in green, and Oakville Transit routes are shown in blue. Numbered stops are marked with red and blue circles. Key locations include Bronte Creek Provincial Park, Bronte Station, Bronte, Elizabeth Gardens, and Fairview Street. The map also shows the RioCan Center and Appleby. The legend indicates that green lines represent GO Transit and blue lines represent Oakville Transit.



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