

FOR LEASE  
FREESTANDING INDUSTRIAL BUILDING  
**735 Oval Court**  
Burlington, ON



**\$75 AMAZON GIFT CARD**  
FOR NEXT 15 PRELIMINARY TOURS  
Program Ends October 10, 2025

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

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**FLEXIBLE LEASE  
TERM AVAILABLE**





# PROPERTY HIGHLIGHTS

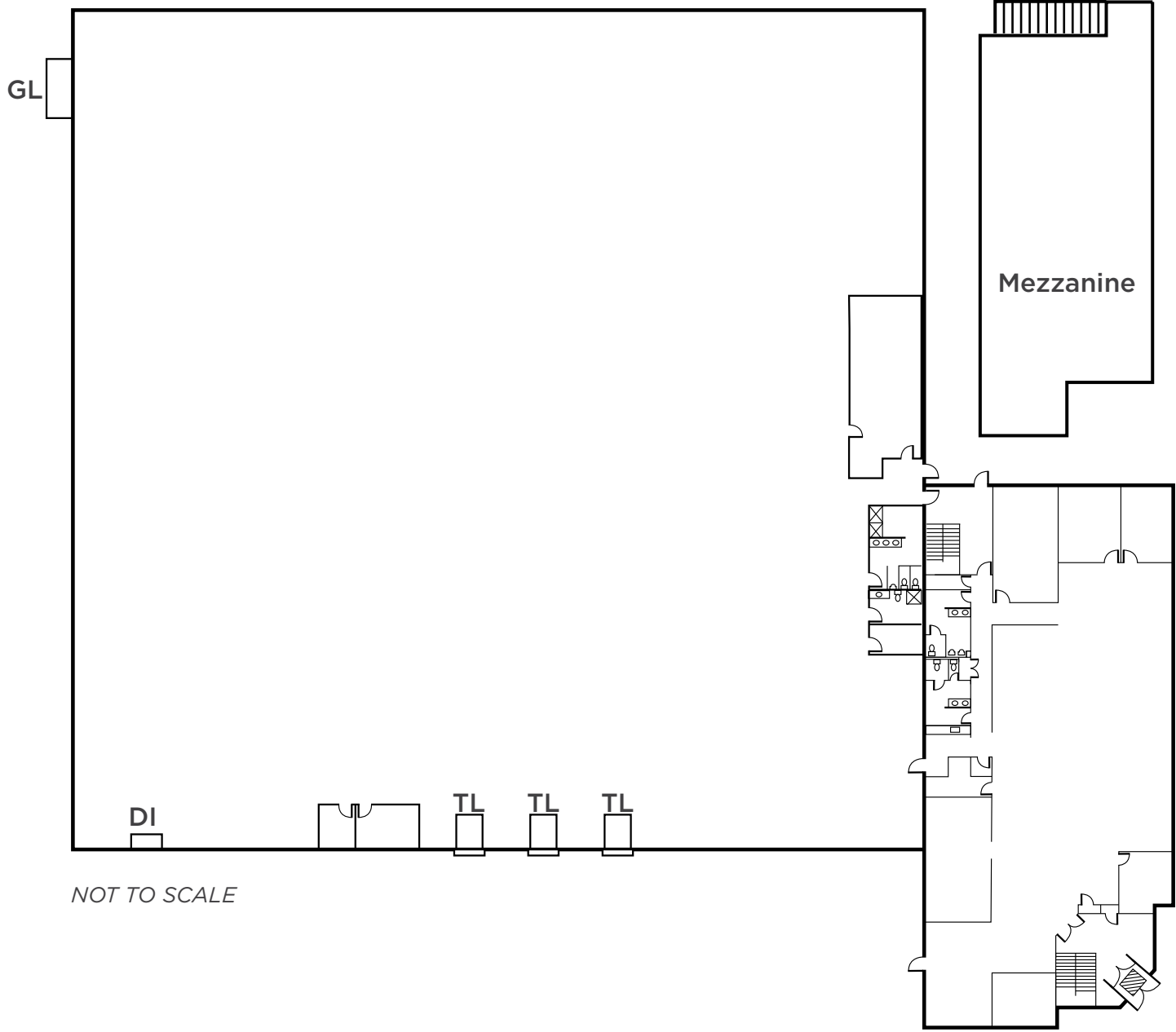


## ADDITIONAL FEATURES

- 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

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

PROPERTY  
FLOOR PLANS



NOT TO SCALE



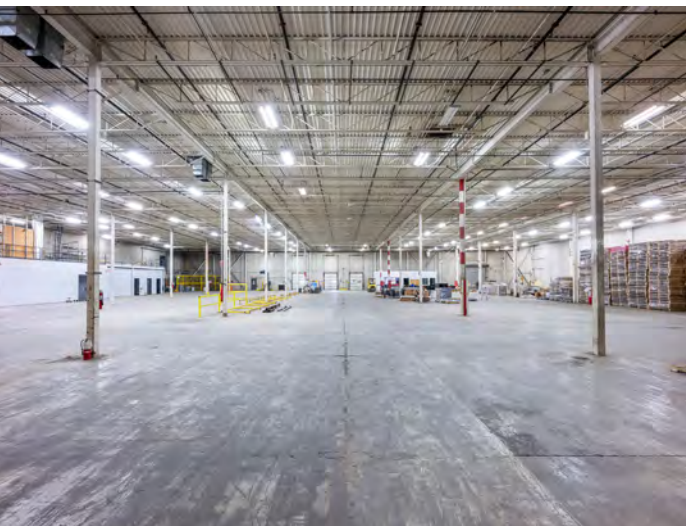


# EXTERIOR PHOTOGRAPHY





# INTERIOR PHOTOGRAPHY





# DRIVE TIMES MAPS



QUEEN ELIZABETH WAY  
**2 KMS**



PEARSON INTERNATIONAL  
AIRPORT  
**45.1 KMS**



LAKESHORE WEST  
GO TRANSIT LINE AND  
NEAREST STATIONS

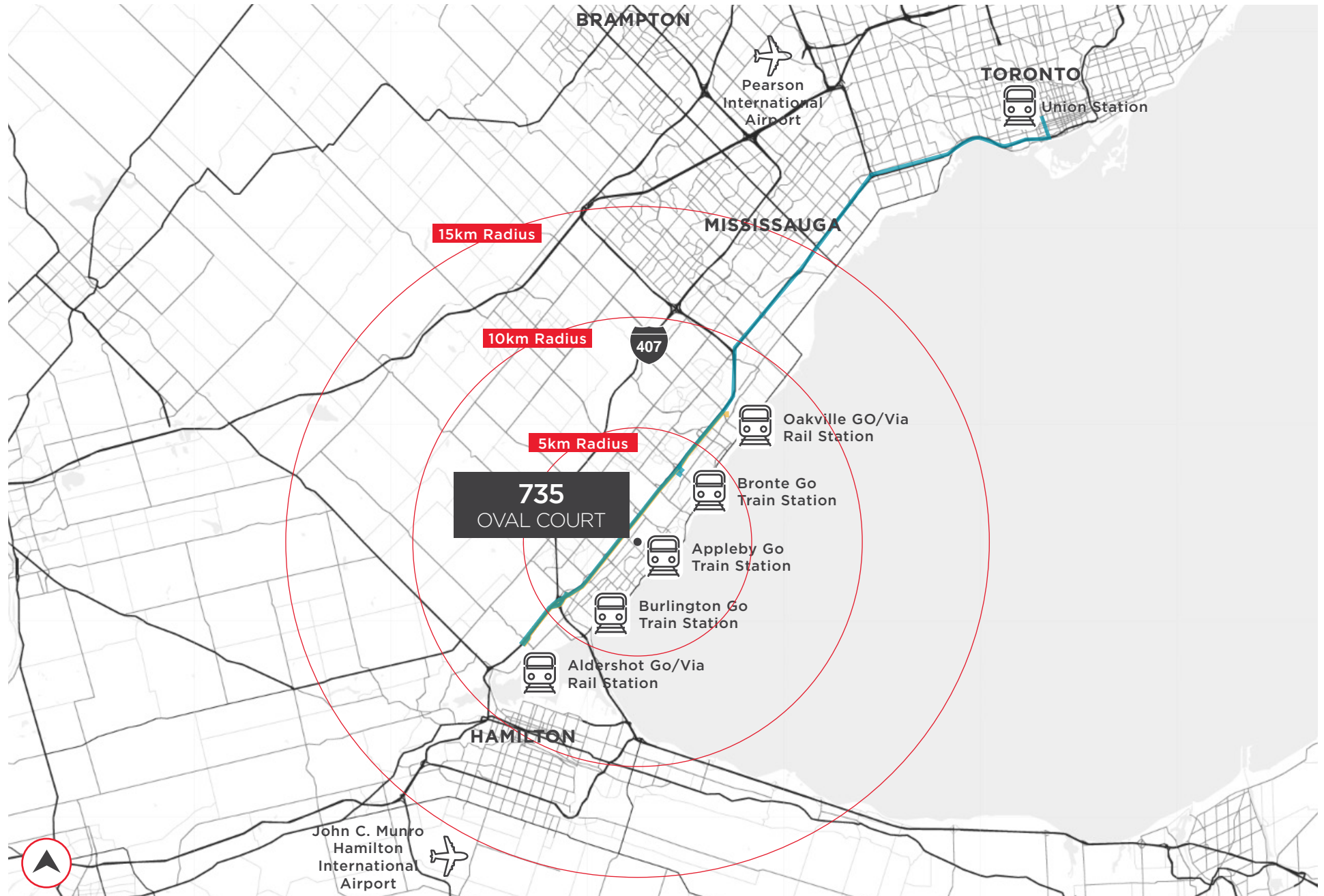


HIGHWAY 407  
**7.5 KMS**



JOHN C. MUNRO HAMILTON  
INTERNATIONAL AIRPORT  
**37.7 KMS**

VIA RAIL LINE AND  
NEAREST STATIONS



# AMENITY MAP

## RETAIL

1. Guess Factory
2. Tommy Hilfigur
3. Old Navy Outlet
4. Nike
5. Kitchen Stuff Plus
6. The Home Depot
7. BMW Oakville
8. Hyundai Oakville
9. Subaru Oakville
10. Toyota Oakville
11. Rexall
12. The Beer Store
13. LCBO
14. Fortinos

## SPORT & ENTERTAINMENT

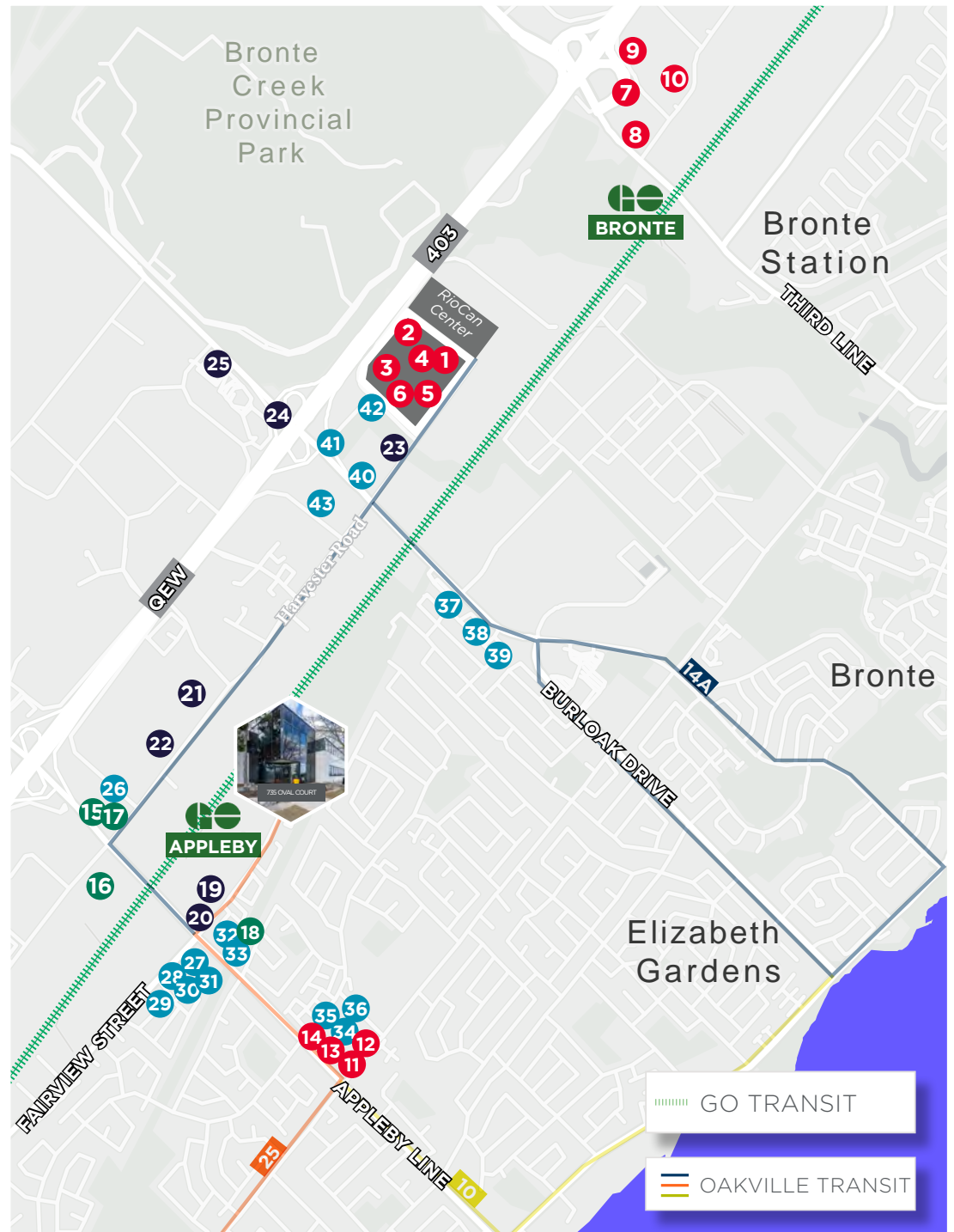
19. Burlington Training Centre
20. Barbella Fitness Studio
21. Climbers Rock
22. Apex Barbell Club
23. Cineplex
24. Cinemas Oakville
25. Atrium Banquet Conference Centre
26. Burlington Convention Centre

## GAS STATIONS

15. Circle K
16. Pioneer
17. Esso
18. Petro Canada

## FOOD/ RESTAURANTS

26. Wendys
27. McDonald's
28. QB Sports Bar
29. 7 Spice Bar & Masala
30. Subway
31. Quesada Burritos
32. Starbucks
33. Dairy Queen
34. The Burger's Priest
35. Gino's Pizza
36. barBURRITO
37. Sunset Grill
38. Freshii
39. Kudo Sushi
40. Kelsey's
41. Montana's
42. Milestones
43. Tim Hortons





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