

FOR LEASE
FREESTANDING INDUSTRIAL BUILDING
735 Oval Court
Burlington, ON



**UP TO 54,145 SF WITH CN RAIL
CONNECTIVITY**

GATED & SECURED SHIPPING YARD

**FLEXIBLE SHORT-TERM
LEASE OPPORTUNITY**

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PROPERTY HIGHLIGHTS



ADDITIONAL FEATURES

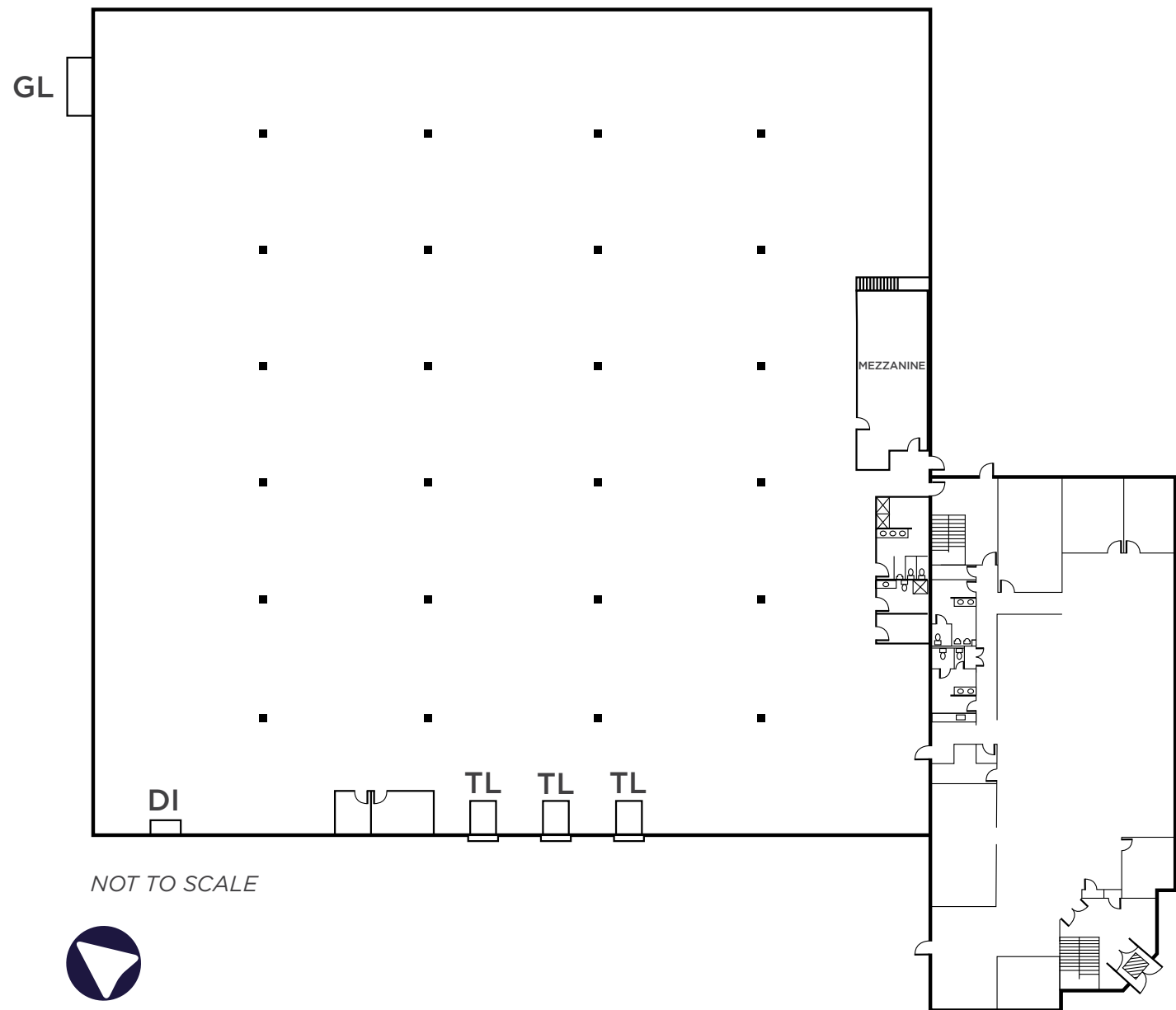
- Flexible short term lease opportunity (24-60 months)
- Fully gated & secured shipping yard
- Rail spur with CN Rail connectivity
- Well appointed, move-in ready office space with lots of natural light
- Bonus mezzanine not included in rentable area

Building Information

	Option 1 Full Building	Option 2 Ground Floor
Total Size:	54,145 SF	46,906 SF
Warehouse:	40,006 SF	40,006 SF
Office:	14,138 SF	6,900 SF
Net Rent:	Option 1 - \$11.50 PSF Option 2 - \$11.95 PSF	
Site area:	4.24 Acres (GeoWarehouse)	
Clear Height:	23'	
Shipping:	3 TL & 1 DI	
Power: (Tenant to Verify)	1200 Amps; 600 Volts	
Taxes (2025):	\$117,161.00	
Occupancy:	30 Days	

PROPERTY FLOOR PLANS

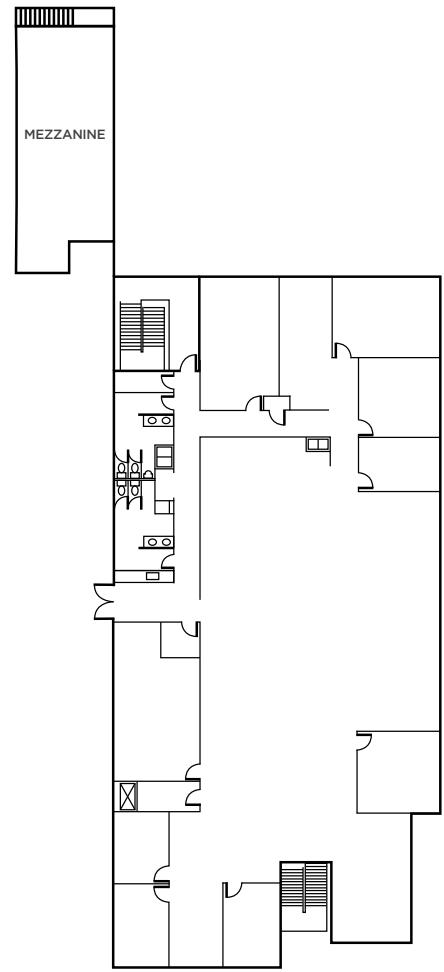
GROUND FLOOR



NOT TO SCALE



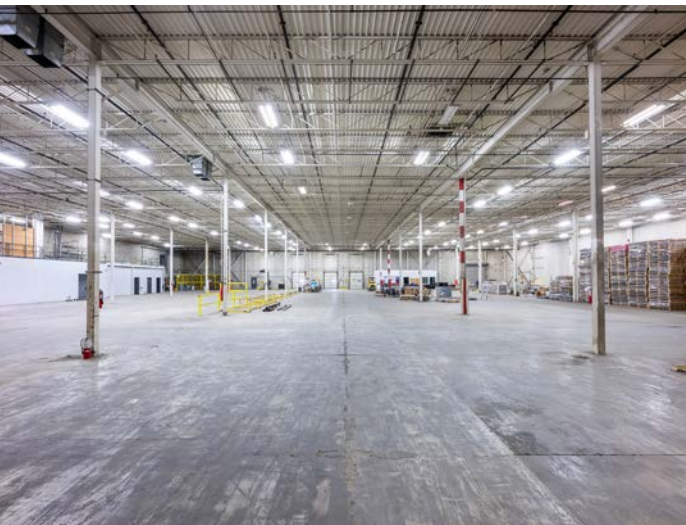
SECOND FLOOR



EXTERIOR PHOTOS



GROUND FLOOR INTERIOR PHOTOS



SECOND FLOOR INTERIOR PHOTOS



DRIVE TIMES MAP



QUEEN ELIZABETH WAY
2 KMS



PEARSON INTERNATIONAL
AIRPORT
45.1 KMS



LAKESHORE WEST
GO TRANSIT LINE AND
NEAREST STATIONS

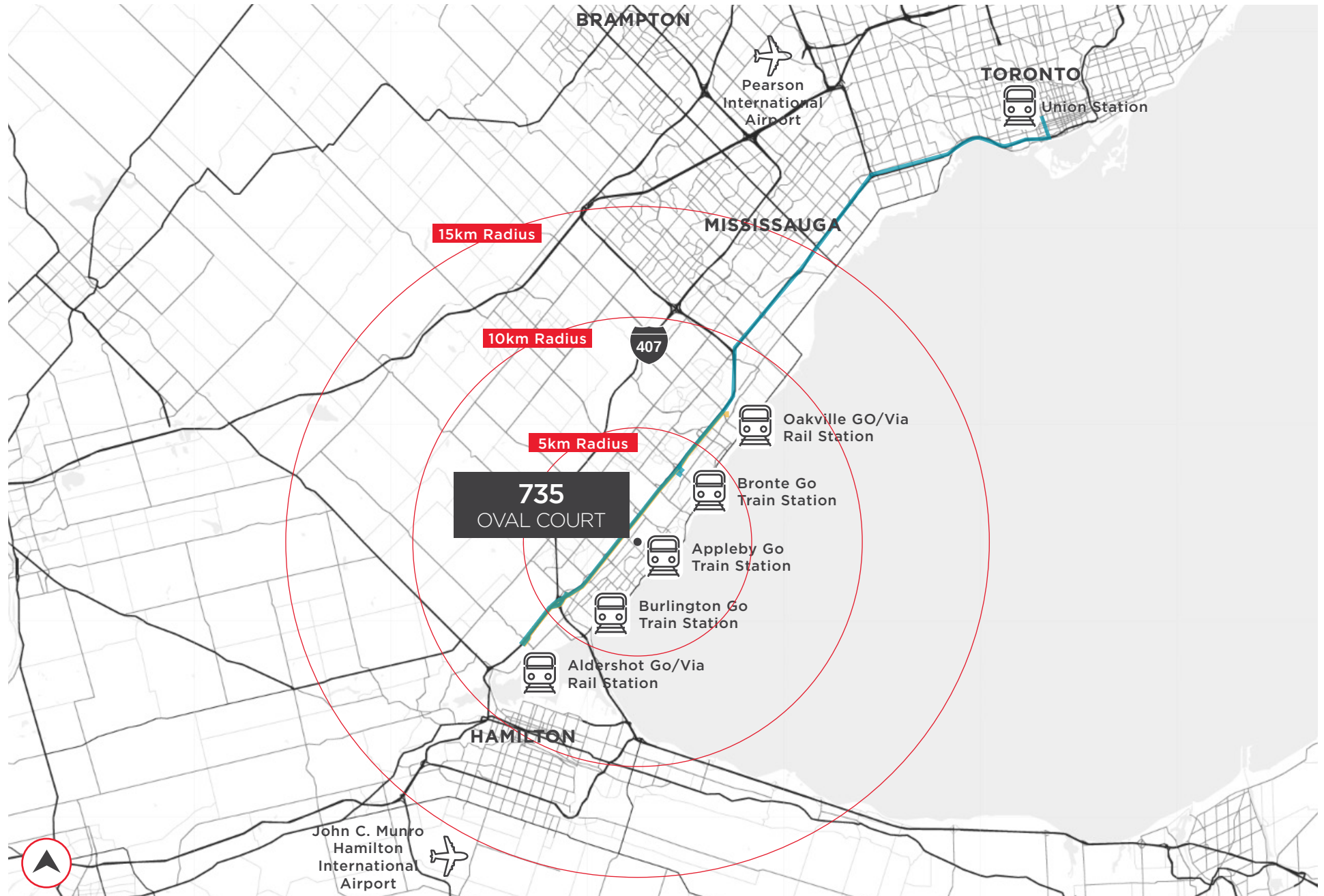


HIGHWAY 407
7.5 KMS



JOHN C. MUNRO HAMILTON
INTERNATIONAL AIRPORT
37.7 KMS

VIA RAIL LINE AND
NEAREST STATIONS



AMENITIES 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

SPORTS & ENTERTAINMENT

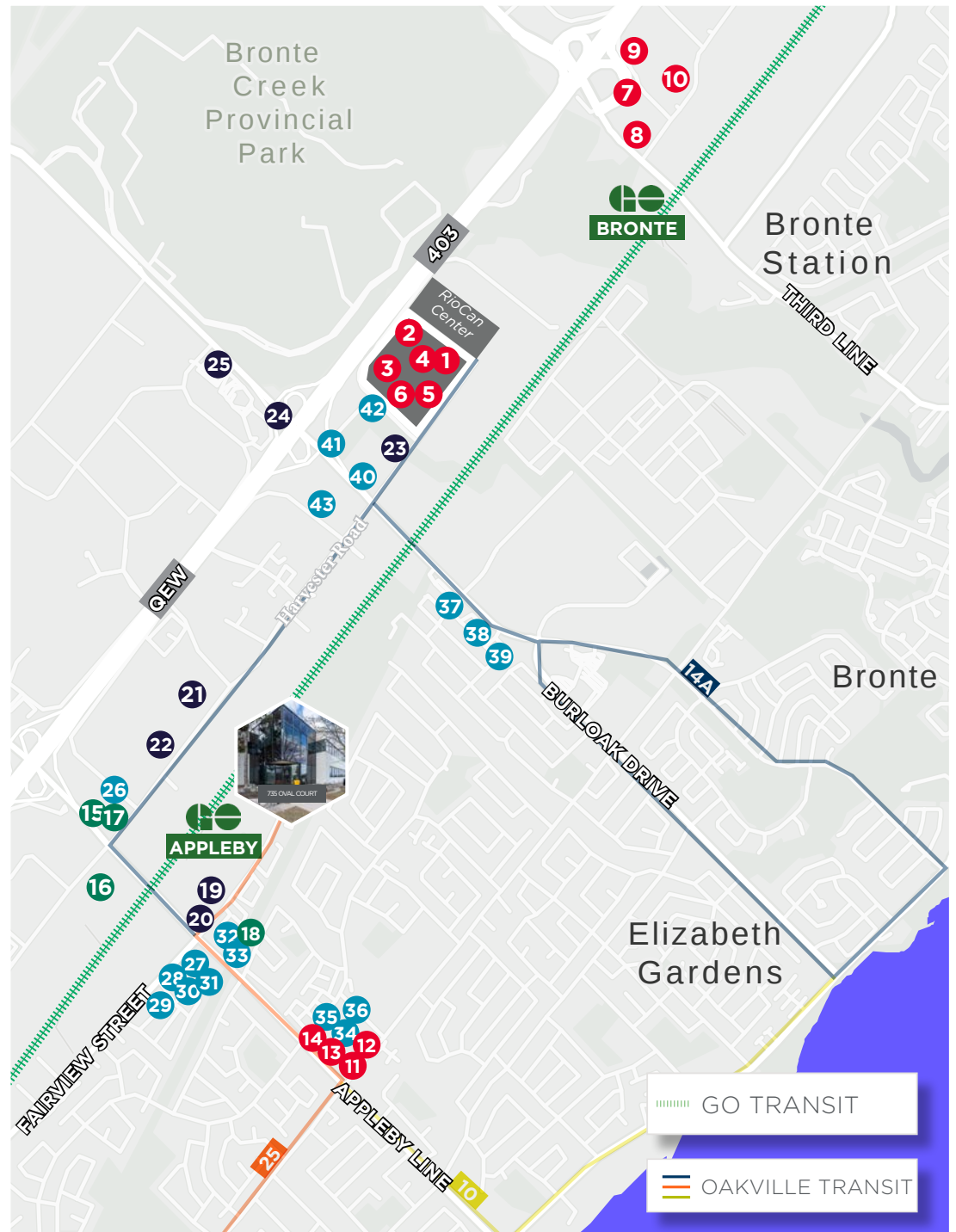
19. Burlington Training Centre
20. Barbella Fitness Studio
21. Climbers Rock
22. Apex Barbell Club
23. Cineplex Cinemas Oakville
24. Atrium Banquet Conference Centre
25. Burlington Convention Centre

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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