



FOR SUBLEASE

4,400 SF + 0.33 ACRES EXCESS LAND

1150

WALKERS LINE, UNIT 2

Burlington, ON

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ABOUT THE OPPORTUNITY

1150 Walkers Line is a 4,400 SF flex office space with 2,200 SF of clean warehouse/shop space on the main floor and a full second floor of professional office space above. The warehouse/shop is very clean and practical in its layout featuring two (2) oversized drive-in doors with floor drains, sprinklers and a fresh coat of paint.

The second floor office is very clean with a professional look and feel, currently laid out in an open office concept with work desks and furniture in place. There is a medium sized boardroom and kitchenette. The entire back wall is wall-to-wall windows overlooking the paved rear yard and a door providing direct access to the secure 0.33 acres of outdoor storage land.





BUILDING HIGHLIGHTS

BUILDING SIZE	4,400 SF	ZONING	GE1
OFFICE SIZE	2,200 SF	ASKING RATE	\$23.50 PSF Gross
CLEAR HEIGHT	10'		
SHIPPING	2 drive-in doors (10'H x 12'W)		

COMMENTS

- Private unit on two (2) floors with double door entrance
- Second floor professional office space with boardroom & kitchenette (furniture can be made available)
- Very clean warehouse/shop space with abundant natural light
- Two (2) oversized drive-in doors and floor drains
- Includes approx 0.33 acres of paved, gated & fenced outdoor storage land
- Fully sprinklered with floor drains in the warehouse/shop
- Immediate access to highway 403 via Walkers Line interchange
- Plenty of amenities nearby
- Sublease expires August 29, 2028
(speak to listing agents re: potential longer term)

INTERIOR PHOTOS



INTERIOR PHOTOS





DRIVE TIMES & DISTANCES

DESTINATION	DISTANCE
QEW	3 min 1 KM
HWY 401	20 min 25 KM
HWY 407	10 min 9 KM
HWY 403	6 min 6 KM
HWY 410	30 min 40 KM
HWY 427	35 min 45 KM
Toronto Pearson Airport	35-40 min 50 KM
Gardiner Expressway	40-45 min 55 KM
Downtown Toronto	50-55 min 60 KM



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