

# Industrial

- 3375 North Service Rd, Burlington, Ontario L7N 3G2



**STRATEGIC LOCATION**  
with **QEW EXPOSURE**

3375 North Service Road  
Burlington, Ontario

**EXPOSURE**  
• Separate Potential - Facing QEW

**OFFICE AREA**  
• Flexible Designs • Flexible Layouts

**WAREHOUSING • LIGHT MANUFACTURING**  
• 10,000 sq ft (300,000 sq ft) available in 4,000 sq ft modules

**CEILING HEIGHT**  
• Warehouse 18' • Office 9'

**ELECTRICAL SERVICE**  
• Standard 600 V / 100 amp • 15 KVA Transformer  
• Other Configurations Available

**HEAT**  
• Warehouse - efficient gas fired unit heaters  
• Office - central air conditioning equipment

**TRUCK LEVEL • DRIVE IN DOOR**  
• Truck Level Doors 9' x 10'  
• Drive In Doors (standard) 14' x 14'

**SPRINKLER SYSTEM**  
• Fully Sprinklered

**PARKING**  
• Single, Tandem and Visitor Parking

**ZONING**  
• Suitable for a wide range of manufacturing, warehousing, and commercial business uses

**LEASING INQUIRIES**  
(905) 649-1360

## Basic Details

Property Type:	<b>Industrial</b>
Listing Type:	<b>For Lease</b>
Listing ID:	<b>W9360210</b>
Price:	<b>\$16</b>
Year Built:	<b>0</b>
Lot Area:	<b>0 Sqft</b>

## Address

Country:	<b>CA</b>
Province:	<b>Ontario</b>
City:	<b>Burlington</b>
Postal Code:	<b>L7N 3G2</b>
Street:	<b>North Service</b>
Street Number:	<b>3375</b>
Street Suffix:	<b>Rd</b>
Floor Number:	<b>0</b>
Longitude:	<b>W80° 12' 27.7"</b>
Latitude:	<b>N43° 21' 47.7"</b>

## Features

✓ Heating System:	<b>Gas Forced Air Clod</b>
✓ Elevator:	<b>None</b>
✓ Parking:	<b>6</b>

Agent Info

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