



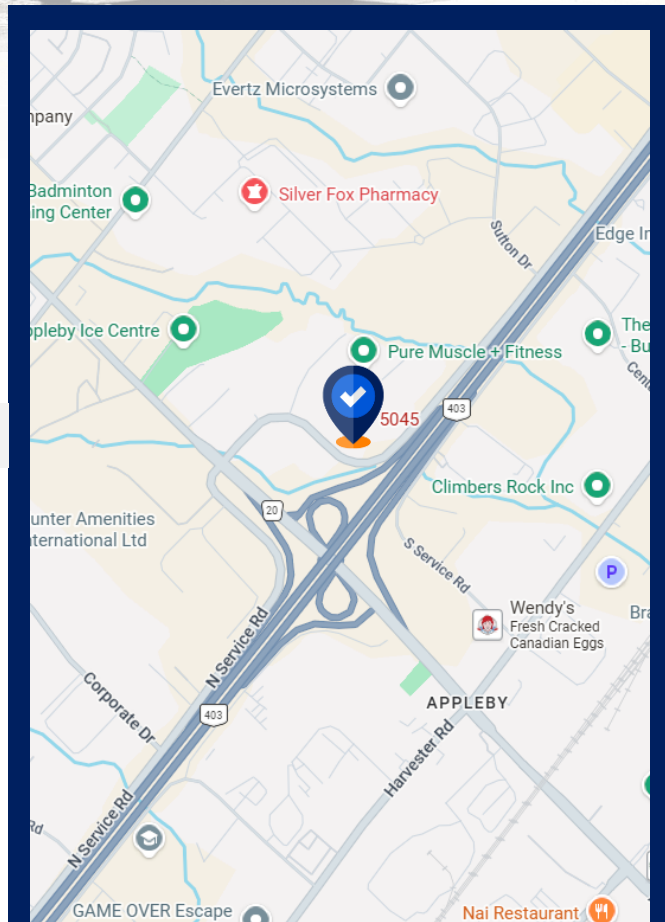
FOR SALE

Space Profile

Total Rentable Area	114,542 SF
Office	20,000 SF
Land	5.41 Acres
Zoning	BC1 and GE1
Listing Price	\$26,500,000
Taxes	\$212,351 (2025)

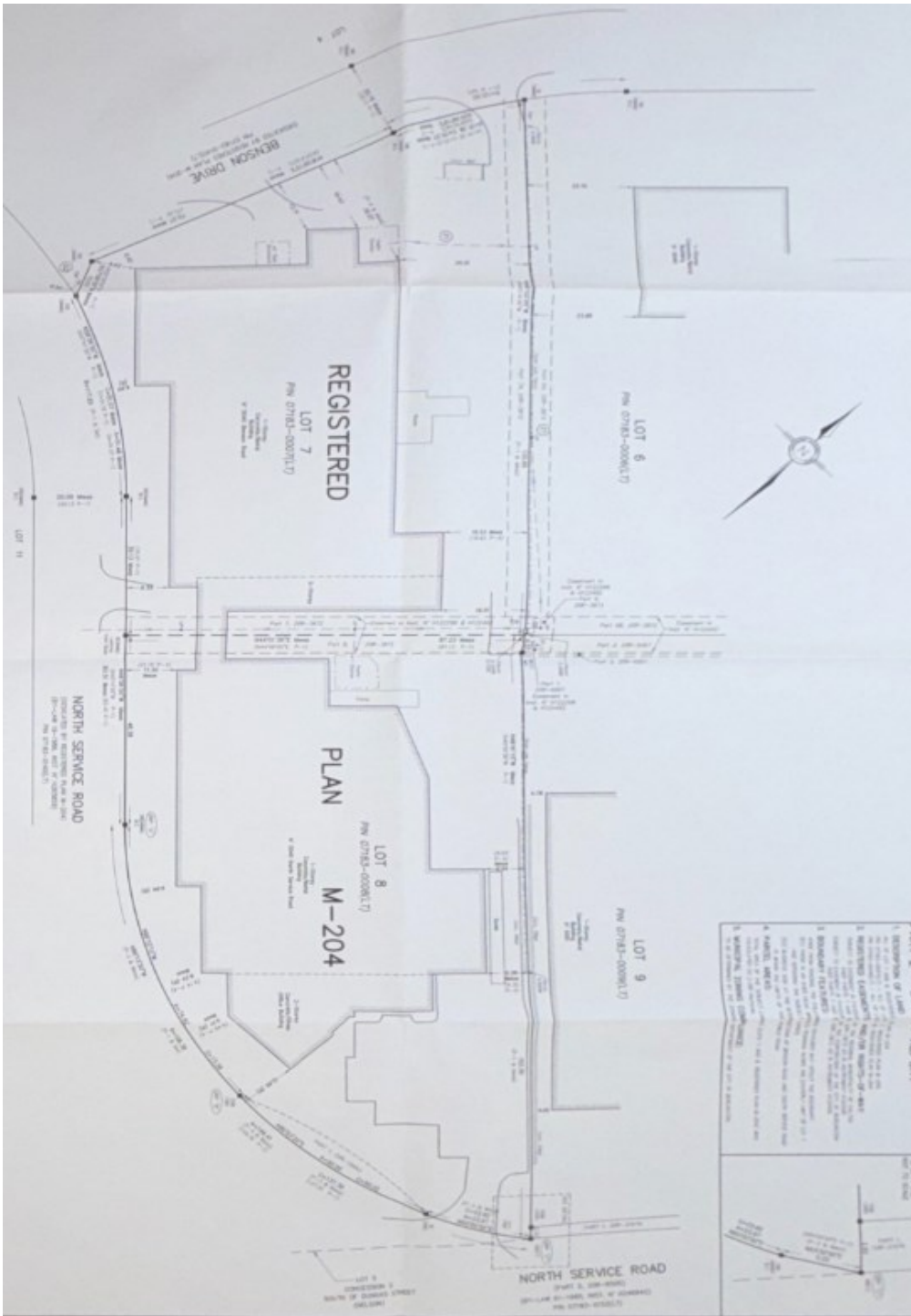
Features

- Heavy Manufacturing plant available for sale.
- High QEW exposure, and heavy power. 4500MVA of total power over separate feeds.
- Heavy Floor loads throughout, with clear heights ranging from 30-18 feet.
- Two points of access on site. Two separate addresses are combined - 5040 Benson Drive and 5045 North Service Road, Burlington.



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