



**3335**

**NORTH  
SERVICE ROAD  
BURLINGTON, ON**

**\$15.00 psf**  
Net Rent

**\$3.95 psf**  
TMI (est. 2023)

**14,030**  
Square Feet

**Kevin J. McAleese**  
Broker of Record, SIOR  
905-634-4567  
mcaleese@bbsrealty.com

**Rod Wright, B.A.Sc.**  
Sales Representative  
905-634-4567  
rwright@bbsrealty.com

### NET RENT

\$15.00 PSF

### TMI (2023 est.)

\$3.95 PSF

### AVAILABLE SUITES

**Suite 1A** 14,030 Sq. Ft.

### UNIT HIGHLIGHTS

**Office Area** 2,029 Sq. Ft.

**Clear Height** 22'

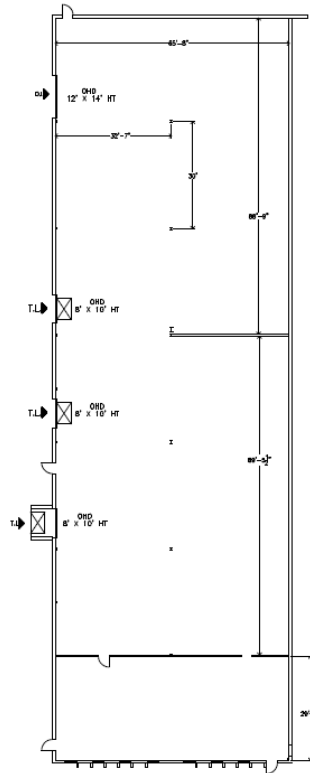
**Shipping** 3 Truck Level Doors  
1 Drive-In Door

**Availability** January 1, 2024



### PROPERTY HIGHLIGHTS

- Landlord recently repaved parking lot and installed new front entrances, doors, and windows
- Front office space recently renovated
- Warehouse has LED lighting
- Located along North Service Road with access to the QEW via Walkers Line



WAREHOUSE:  
12,001 S/F  
OFFICE:  
2,029 S/F  
TOTAL RSF  
14,030 S/F

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SQUARE FEET

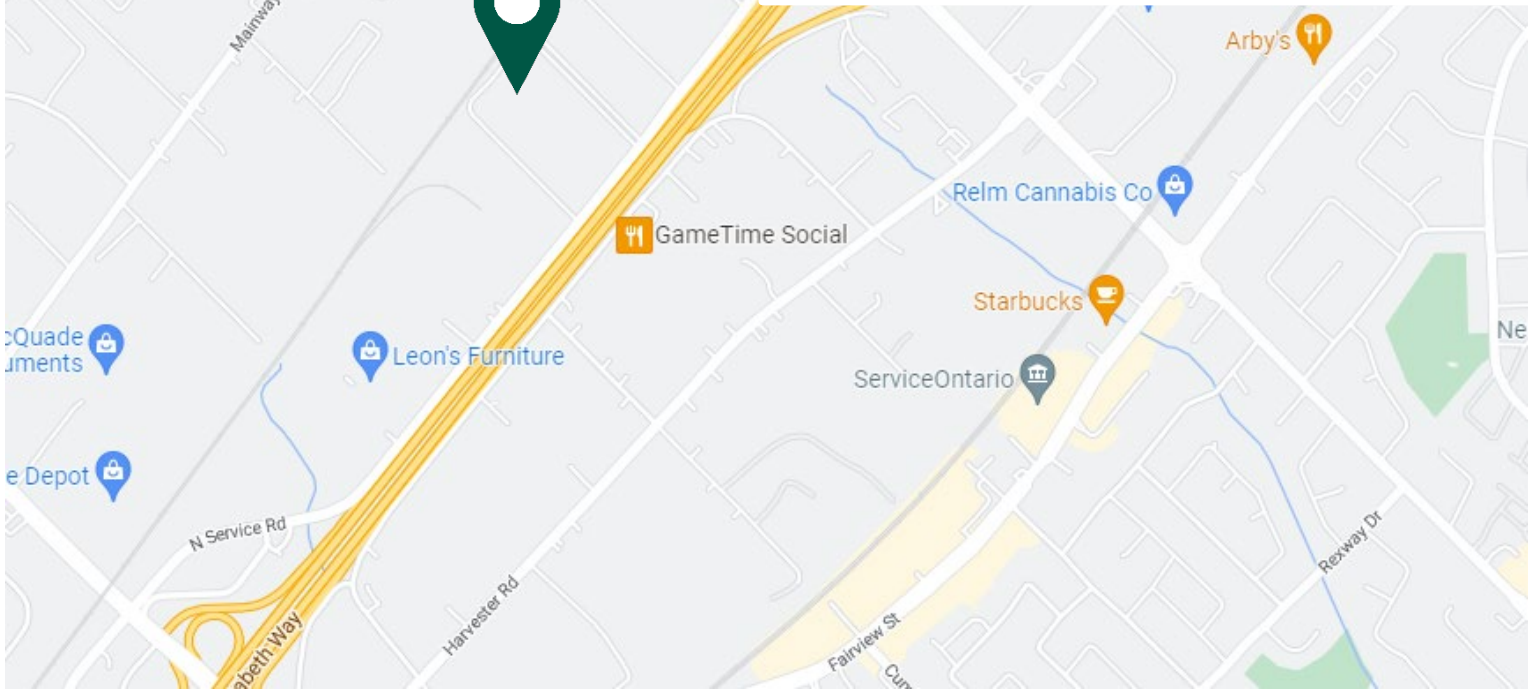
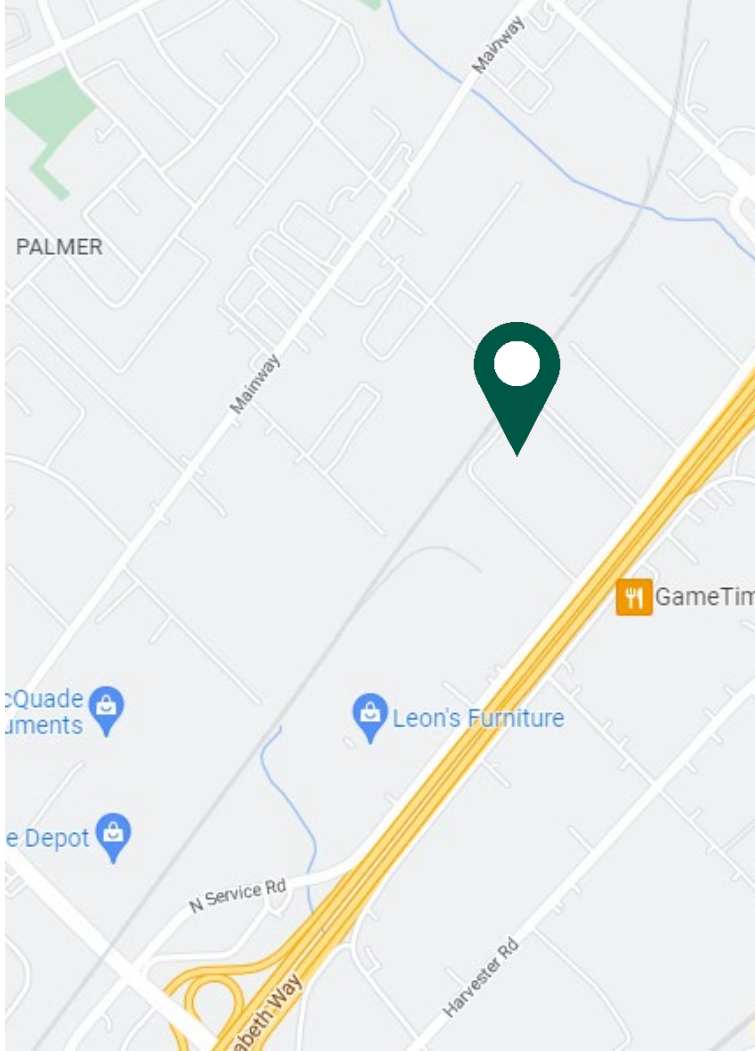
BURLINGTON OFFICE

5500 North Service Road, Suite 204, Burlington, ON L7L 6W6 Phone: 905.634.4567 Fax: 905.637.8724

**BBSREALTY.COM**

# 3335

**NORTH SERVICE RD  
BURLINGTON, ON**



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