

## Unique Freehold Property

**Address:** 4450 Mainway, Burlington, On, L7L 5Y5



### Property Summary:

- Office area: 4,472 SF
- Warehouse area: 4,640 SF
- Total building area: - /+9,112 SF
- Land area: - /+ 0.687 acre
- Category: Industrial
- Ceiling height: 23'
- Power: two (2) separate power supplies of each 400 amp/600 volt;
- Shipping: 2 Drive-in
- Parking: ample
- Occupancy: to be discussed;
- Taxes: \$18,408.80
- Asking Sale price: **\$3,500,000**



### Michael Nguyen

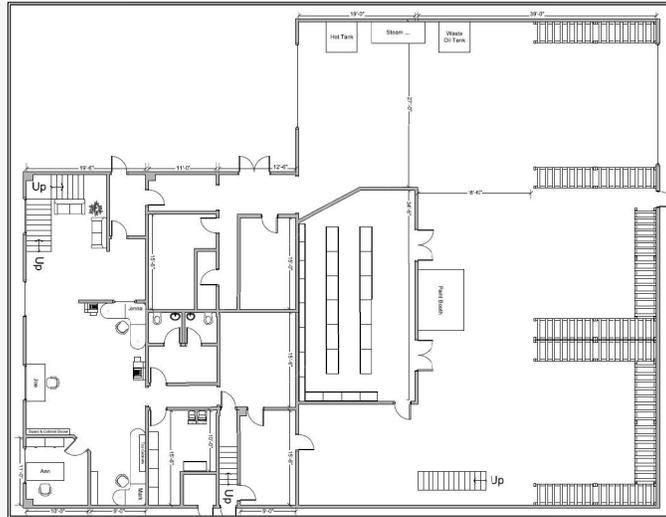
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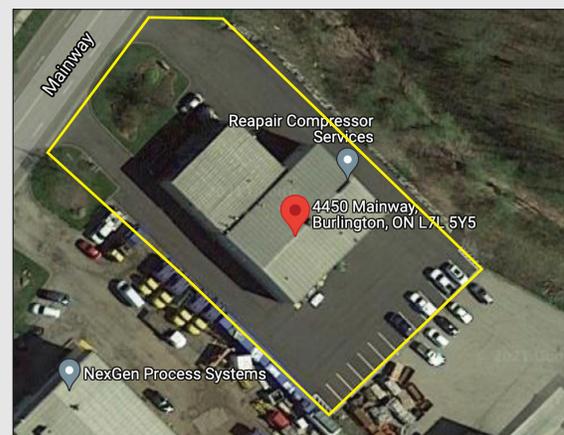
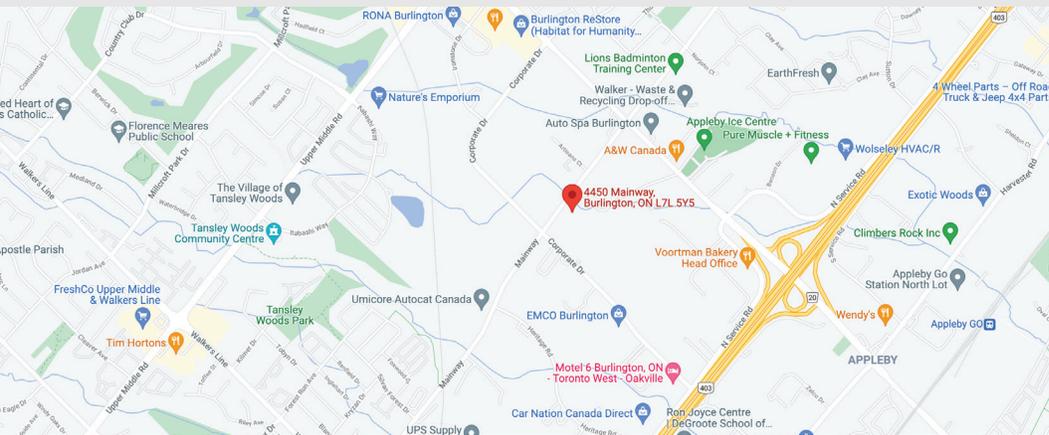
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GROUND FLOOR PLAN



## Highlights:

- Well maintained industrial ;
- Excellent opportunity for user / occupant;
- Easy access to QEW & 407



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