

INDUSTRIAL • FOR LEASE

1121 WALKERS LINE, UNIT 3

BURLINGTON, ON

86,682 SQ. FT. WITH YARD FOR PARKING / STORAGE

ASKING RATE

**\$13.95 NET
PER SQ. FT.**



ABILITY TO SECURE
SHIPPING YARD

UNIT 3 - AVAILABLE

LEASED

LEASED



WALKERS LINE

JONATHAN LEARY*
Executive Vice President
905 315 3695
jonathan.leary@cbre.com

DAVID MERKER*
Associate Vice President
905 315 3676
david.merker@cbre.com

MAX LEWIS*
Sales Associate
905 315 3692
max.lewis@cbre.com

CBRE

PROPERTY DETAILS

\$13.95 net per sq. ft.
ASKING RATE

\$3.62 net per sq. ft.
TMI (2026 EST.)

86,682 sq. ft.
TOTAL SIZE

8,257 sq. ft.
OFFICE & SHOWROOM/RETAIL AREA

24' & 30' sq. ft.
CLEAR HEIGHT
(with some cross beams at 20' and 27')

6 truck-level **2** drive-in
SHIPPING
*4 doors existing; 2 can be reinstalled as needed

600A
POWER

± 0.75 acres
YARD AREA

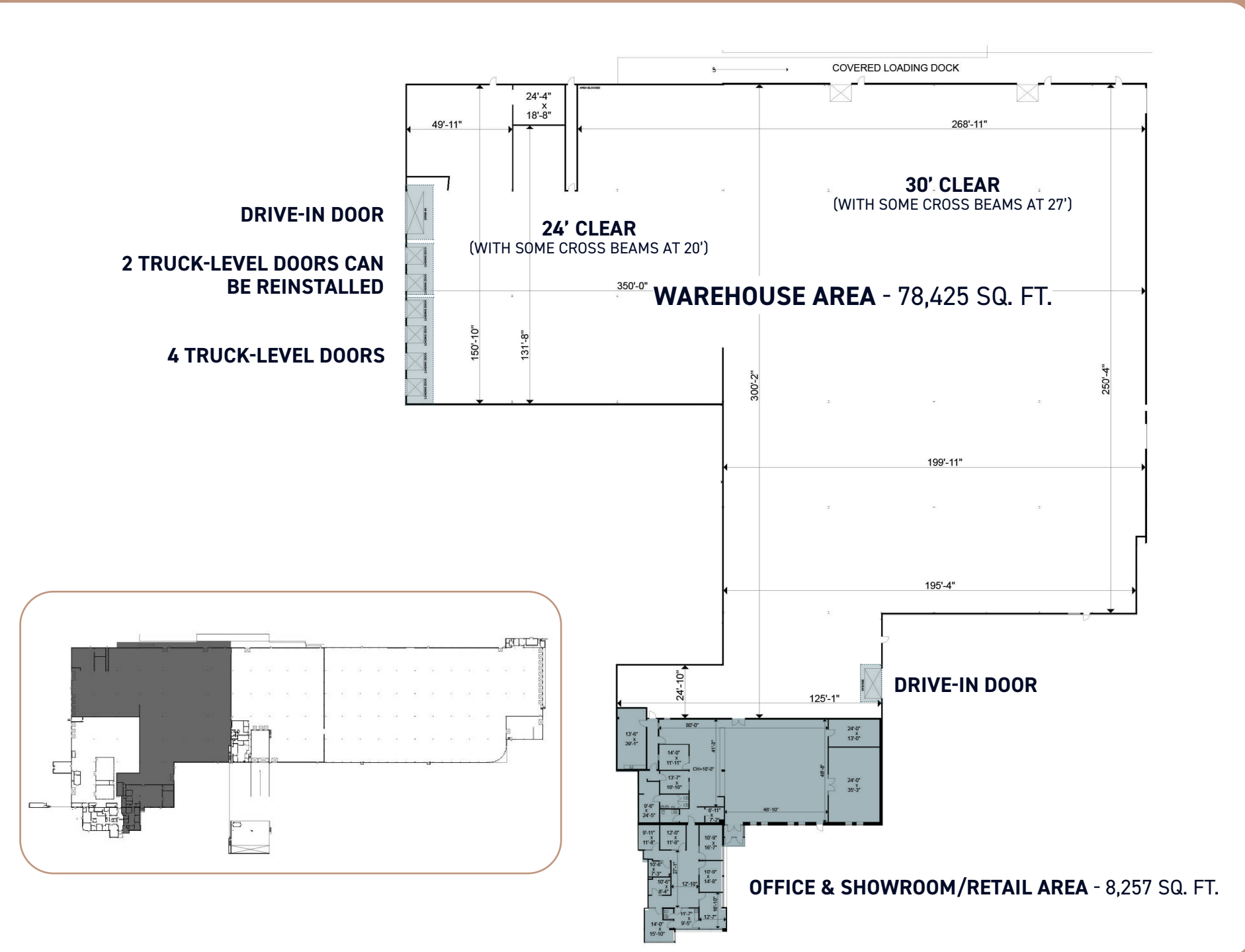
Immediate
AVAILABILITY

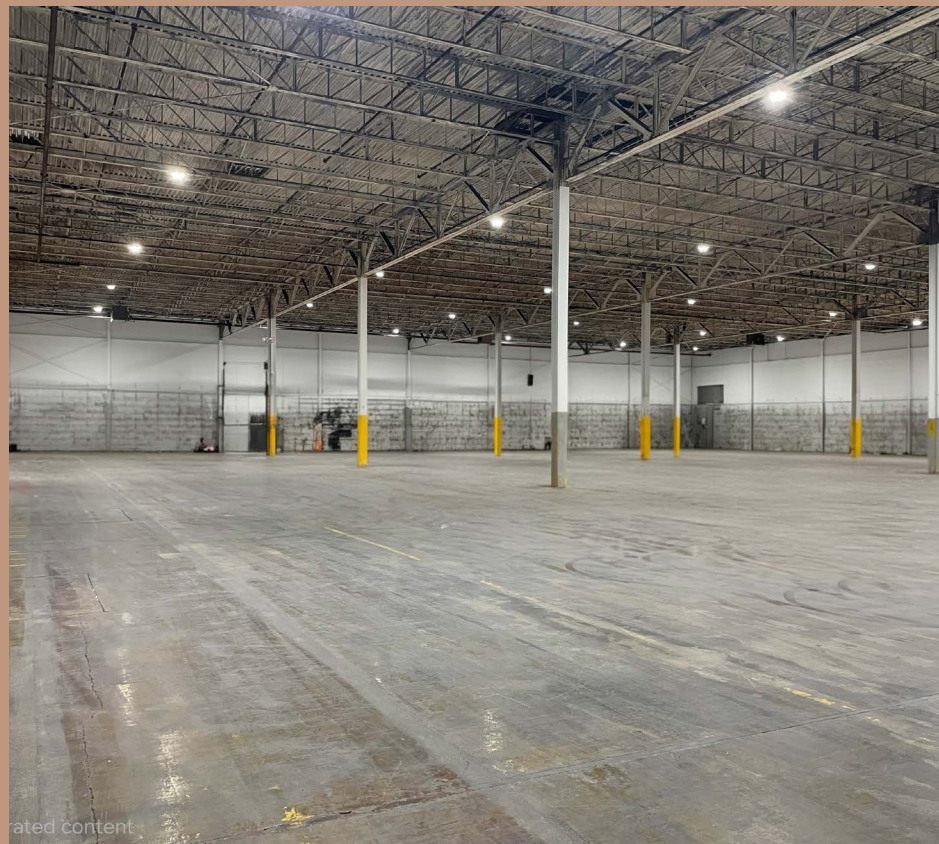
PROPERTY HIGHLIGHTS

- Located in Central Burlington at the Walkers Line and QEW interchange (NE quadrant) with immediate highway access
- Prime Walkers Line signage opportunity
- Large showroom/retail area in place
- Oversized yard allows for outside storage or parking



ABILITY TO SECURE SHIPPING YARD





QUICK CONNECTIONS TO REGIONAL, NATIONAL AND INTERNATIONAL MARKETS

Located in Ontario's Greater Golden Horseshoe, Burlington provides immediate access to national and international transportation networks.

1 MIN · 500 M
QEW

13 MIN · 7.5 KM
HIGHWAY 407

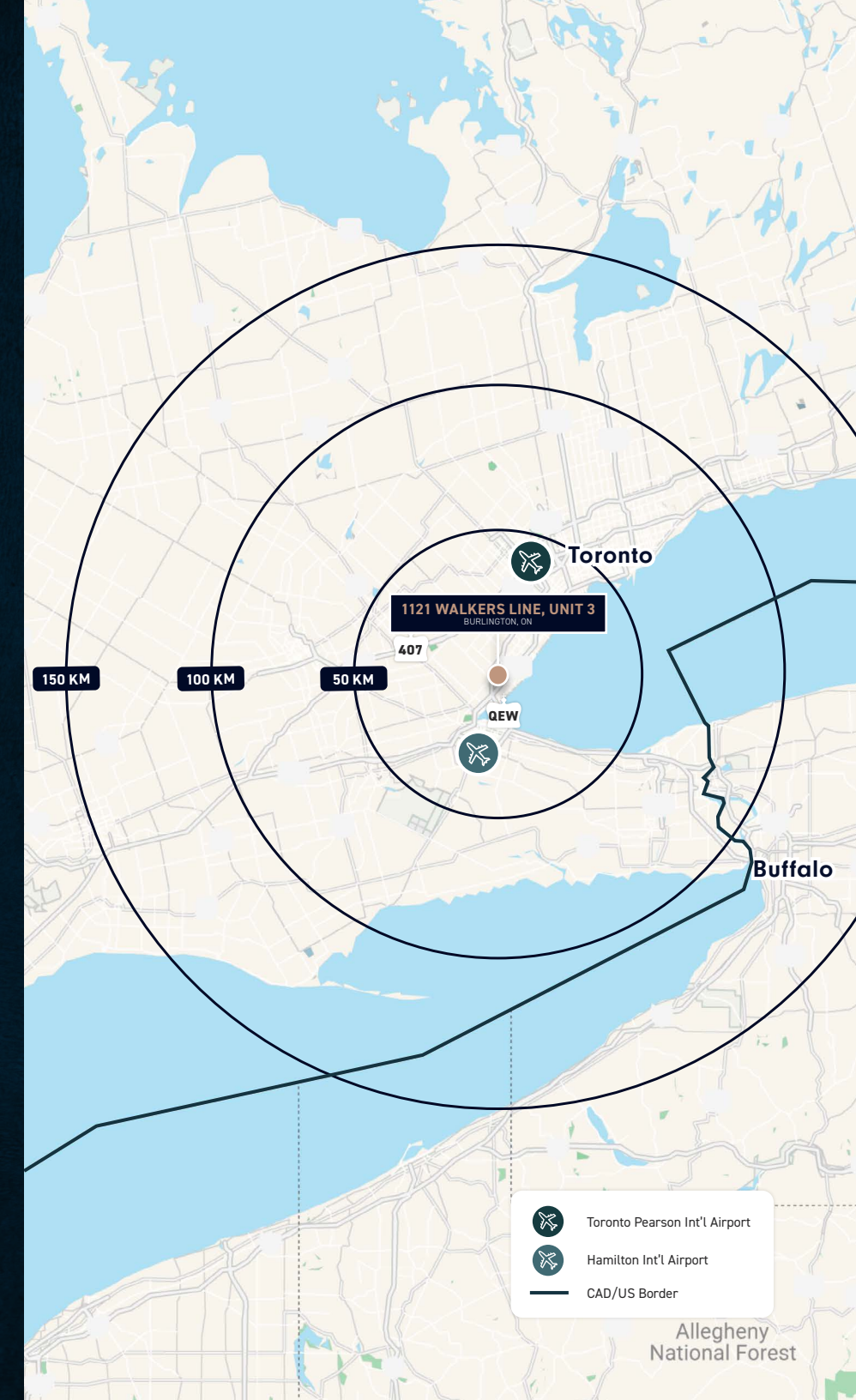
38 MIN · 45.0 KM
TORONTO PEARSON AIRPORT

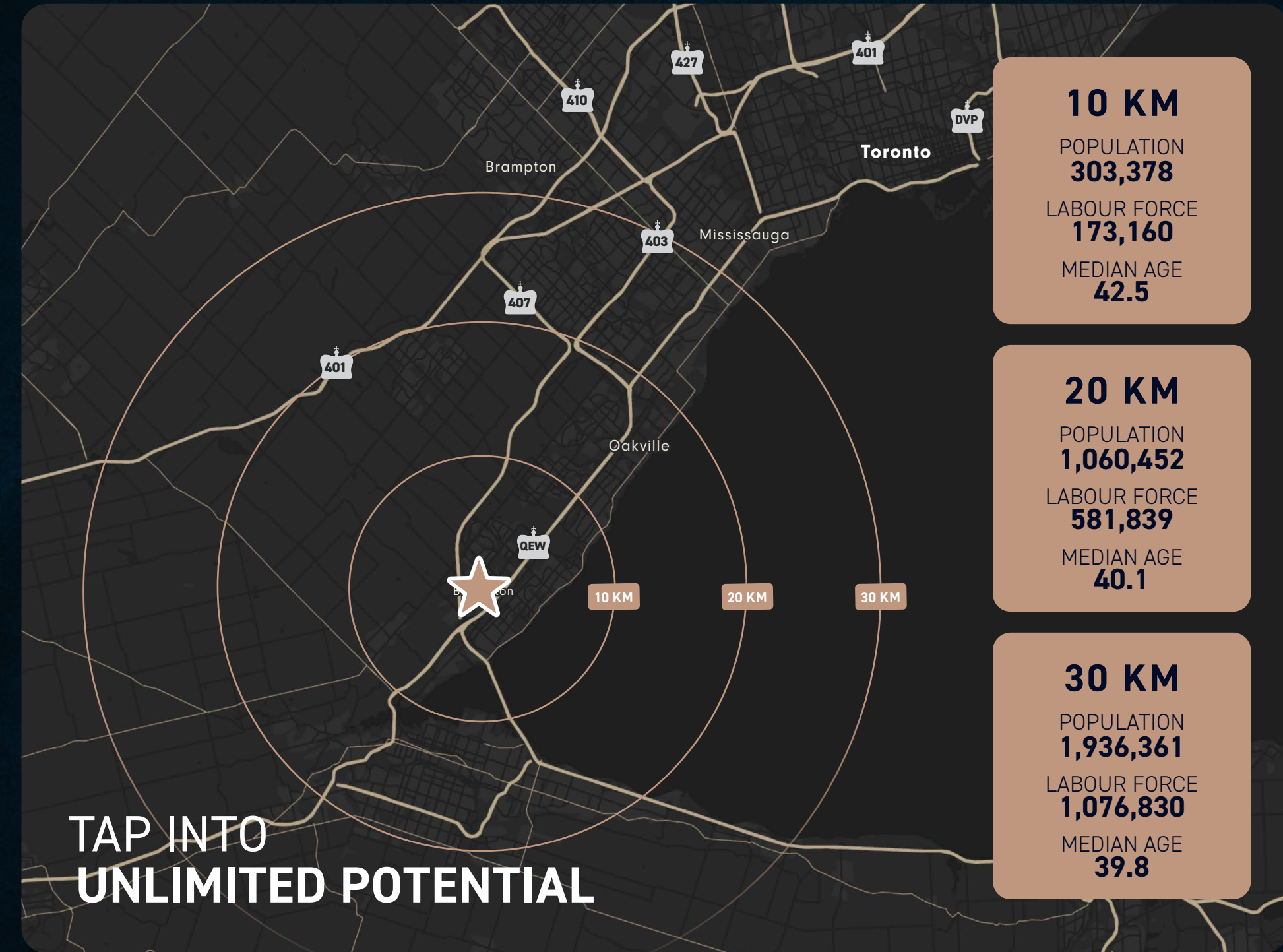
1 HR 17 MIN · 106.0 KM
US BORDER (BUFFALO)

56 MIN · 52.0 KM
DOWNTOWN TORONTO

25 MIN · 34.0 KM
HAMILTON INTERNATIONAL AIRPORT

3 HR 12 MIN · 324.0 KM
US BORDER (DETROIT)





TAP INTO UNLIMITED POTENTIAL

INDUSTRIAL • FOR LEASE

1121 WALKERS LINE, UNIT 3

BURLINGTON, ON



JONATHAN LEARY*
Executive Vice President
905 315 3695
jonathan.leary@cbre.com

DAVID MERKER*
Associate Vice President
905 315 3676
david.merker@cbre.com

MAX LEWIS*
Sales Associate
905 315 3692
max.lewis@cbre.com

CBRE

***SALES REPRESENTATIVE | CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST | 5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth