



1050

LEGRESLEY WAY
BURLINGTON | ON

FOR LEASE

Modern Industrial
Space with Flexible
Configurations &
Head Office Presence

Colliers

THE OPPORTUNITY

Functional Building with Prominent QEW Exposure and Excellent Connectivity

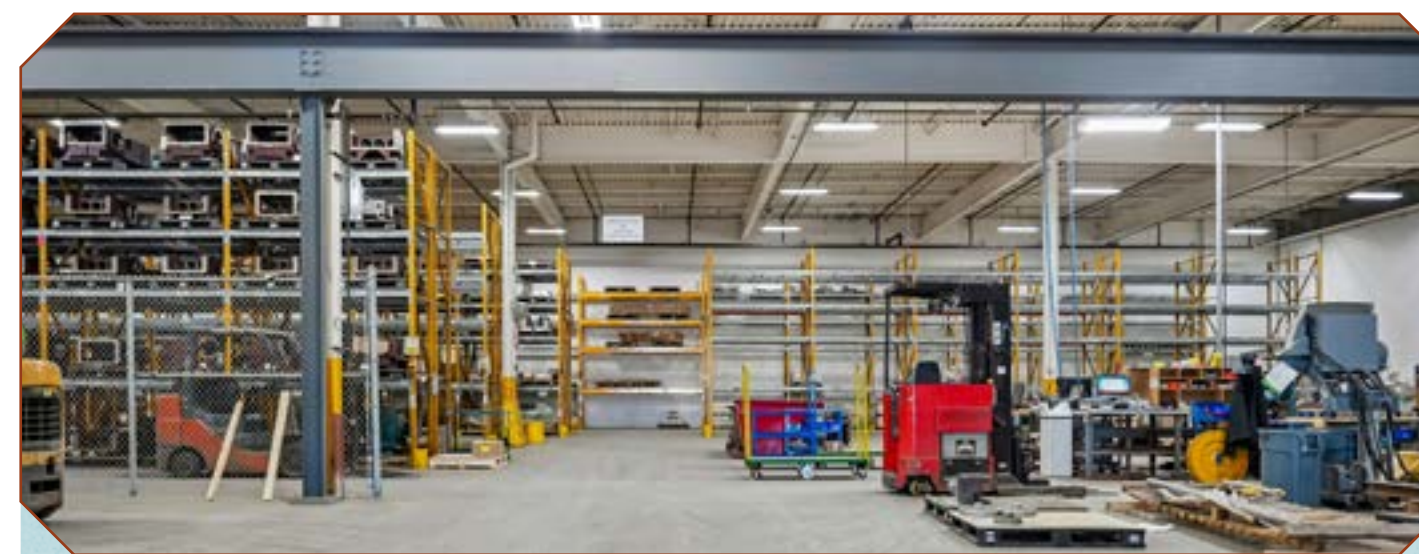
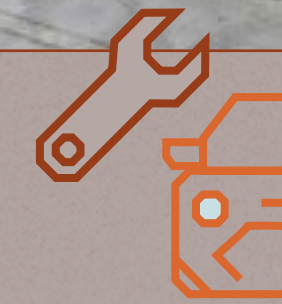
1050 LEGRESLEY WAY offers highly desirable, professionally managed industrial space for lease in a prime Burlington location, with direct access to North Service Road.

Featuring modern clear height, excellent shipping capabilities and well-appointed professional office space, the building provides a functional environment for a wide range of industrial users. Three configurations are available—Unit A, Unit B or Units A-B combined—offering the flexibility to accommodate varying operational and space requirements.

Strategically located minutes from the QEW, the property provides convenient highway access and proximity to numerous retail amenities. **1050 LEGRESLEY WAY** presents an excellent opportunity for businesses seeking modern, flexible industrial space in one of Burlington's most established employment areas.



GE1 ZONING



OPTIMAL TENANT
FUNCTIONALITY



PRIME LOCATION IN THE
HEART OF BURLINGTON



FLEXIBLE BUILDING
CONFIGURATION



[OPPORTUNITY](#)

[SPECIFICATIONS](#)

[SITE PLAN](#)

[ZONING](#)

[LOCATION](#)

[TRANSIT](#)

[AMENITIES](#)

[BURLINGTON](#)

[OUR TEAM](#)

[CONTACT US](#)

SPECIFICATIONS

Total Available Area	111,524 SF
Office	18,075 SF
Warehouse	93,449 SF
Clear Height	21'4"
Shipping	6 TL / 3 DI
Sprinklers	Yes
Heating	Gas Forced Air Closed
Zoning	GE1
Year Built	1963
Possession	February 1, 2027
Asking Rate	\$14.25 PSF Net
TMI (2026)	\$3.78 PSF



Fully Vacant
Possession
Feb 1, 2027



Taxes
\$3.78 PSF



Asking Rate
\$14.25 PSF Net

Unit
Available Area
Office Area
Warehouse Area
Shipping

A-B

111,524 SF
18,075 SF
93,449 SF
6 TL / 3 DI

A

67,606 SF
14,886 SF
52,720 SF
3 TL / 2 DI

B

43,918 SF
3,189 SF
40,729 SF
3 TL / 1 DI

[OPPORTUNITY](#)

[SPECIFICATIONS](#)

[SITE PLAN](#)

[ZONING](#)

[LOCATION](#)

[TRANSIT](#)

[AMENITIES](#)

[BURLINGTON](#)

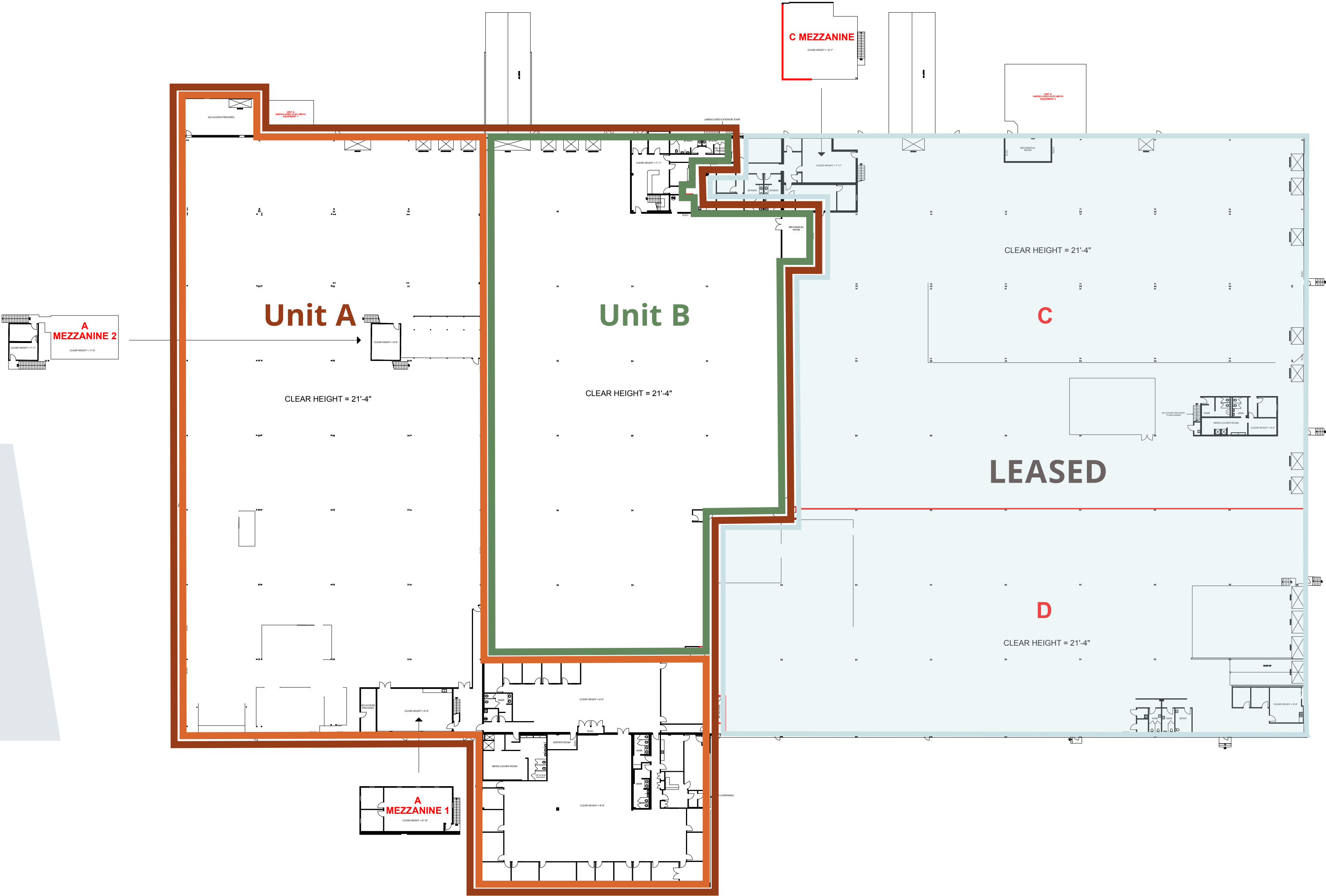
[OUR TEAM](#)

[CONTACT US](#)

SITE PLAN

Unit A-B
Unit A
Unit B

Available Area
111,524 SF
67,606 SF
43,918 SF



ZONING

GE1 (General Employment)

AUTOMOTIVE

- Car Wash per Part 1, 2.9
- Motor Vehicle Sales, Leasing, Rental, and Service
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

HOSPITALITY

- Convention/Conference Centre
- Banquet Centre
- Caterer

SERVICE COMMERCIAL

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses

RECREATION

- Recreational Establishment

RETAIL

- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

OFFICE

- All Office Uses

INDUSTRIAL

- Transportation, Communication, and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Wholesale Trade

- Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- Private Propane Facility per Part 1, 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics

- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility



PRIME LOCATION FOR EFFORTLESS LOGISTICS

Burlington's strategic position within the Greater Toronto Area makes it a vital center for industrial operations. With quick access to major highways such as the Queen Elizabeth Way (QEW), Highway 403, and Highway 407, it offers seamless connectivity to Toronto, Hamilton, and other key markets across Southern Ontario. Furthermore, its proximity to the U.S. border strengthens its appeal for businesses engaged in cross-border trade.

The city benefits from a robust transportation network, offering excellent connectivity. The city is served by both Canadian National (C.N.) and Canadian Pacific (C.P.) railways, ensuring efficient freight movement. Additionally, Hamilton International Airport, just a short drive away, provides cargo services that support the industrial sector, enabling seamless domestic and international logistics.

Toronto

Largest city and economic hub in Canada

Airports

Five major airports within an hour

Hamilton

One of Canada's largest and vital business seaports

U.S. Border

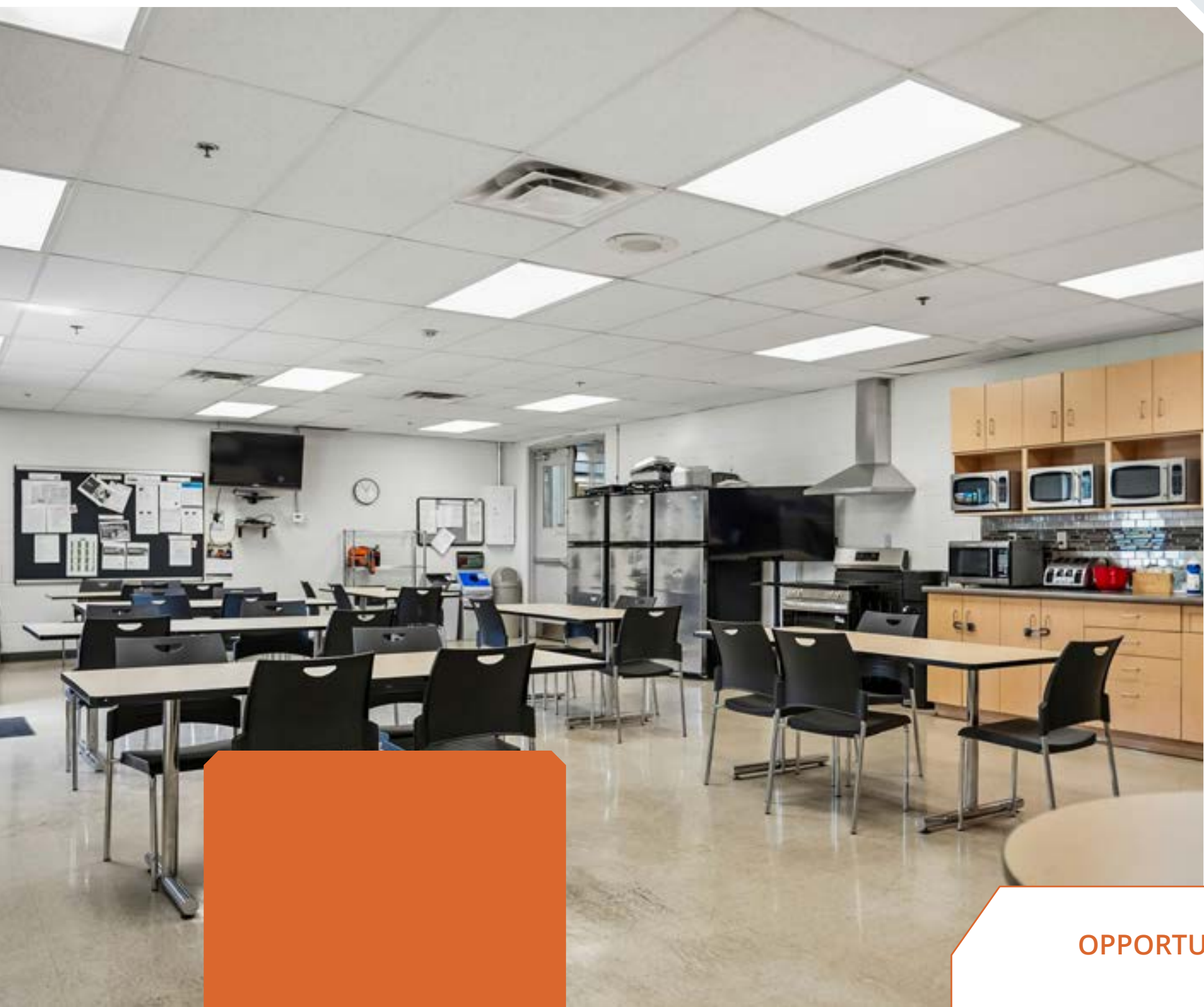
Key international border crossings

[OPPORTUNITY](#)[SPECIFICATIONS](#)[SITE PLAN](#)[ZONING](#)[LOCATION](#)[TRANSIT](#)[AMENITIES](#)[BURLINGTON](#)[OUR TEAM](#)[CONTACT US](#)

CONNECTIVITY

TRANSIT

- GO Transit – Lakeshore West Line
- 1 Appleby GO Station | 7 MINS
- 2 Burlington GO Station | 8 MINS
- 3 Bronte GO Station | 10 MINS
- 4 Oakville GO Station | 14 MINS
- 5 Burlington Transit Stop: Route 6 | 2 MIN WALK
- 6 Burlington Transit Stop: Route 25 | 5 MIN WALK



HIGHWAYS

- HWY 407 | 2 MINS
- QEW | 7 MINS

AIRPORTS

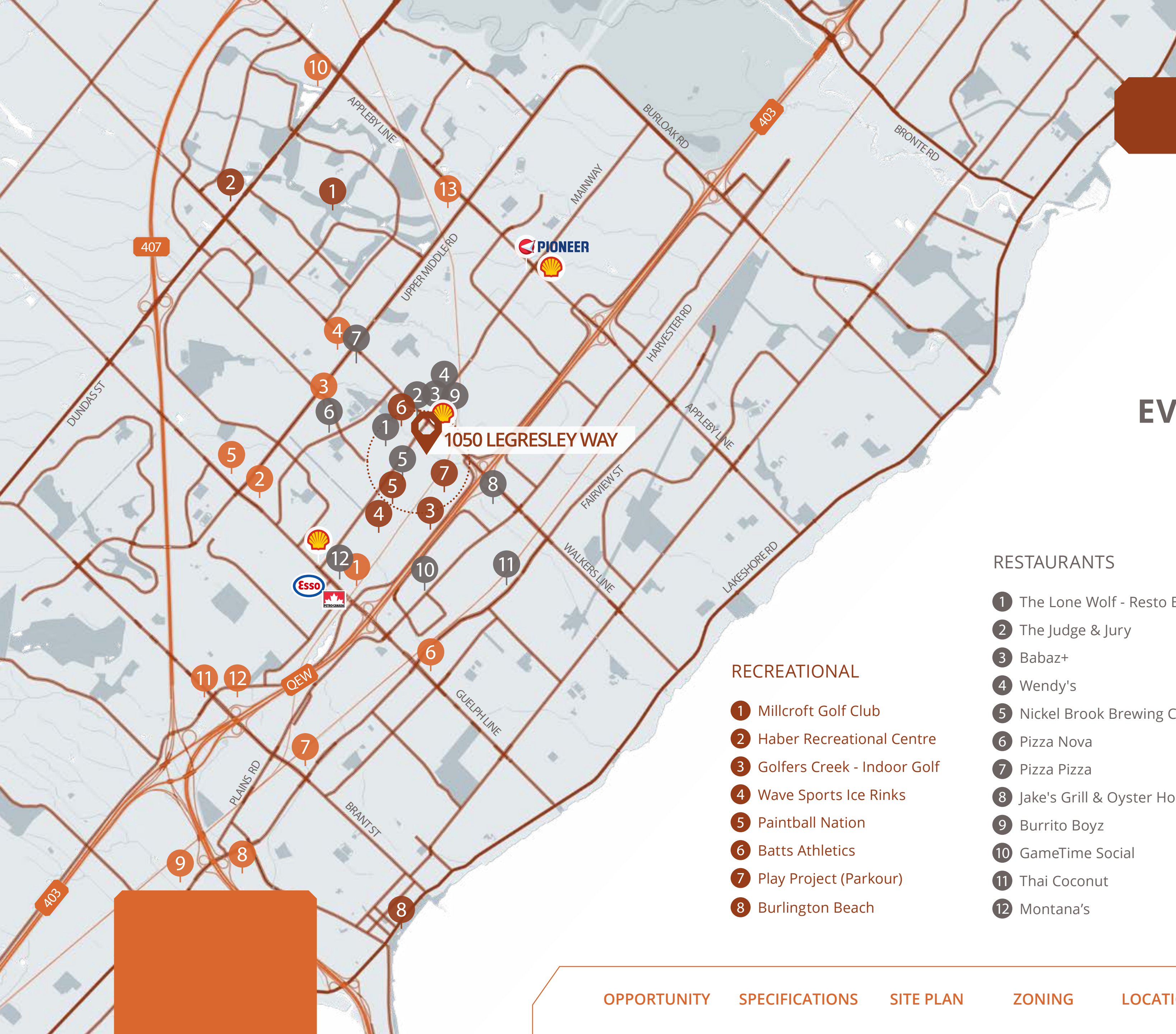
- 1 Toronto Pearson International Airport | 26 MINS
- 2 John C. Munro Hamilton International Airport | 22 MINS
- 3 Burlington Executive Airpark Airport | 16 MINS

NEIGHBOURHOODS

- Downtown Burlington | 9 MINS
- Downtown Oakville | 14 MINS
- Mississauga – Square One | 22 MINS
- Downtown Toronto | 35 MINS

YOUR ACCESS POINT FOR VITAL AMENITIES AND CONVENIENCE

ENJOY THE CONVENIENCE OF HAVING
EVERYTHING YOU NEED WITHIN REACH!



RECREATIONAL

- 1 Millcroft Golf Club
- 2 Haber Recreational Centre
- 3 Golfers Creek - Indoor Golf
- 4 Wave Sports Ice Rinks
- 5 Paintball Nation
- 6 Batts Athletics
- 7 Play Project (Parkour)
- 8 Burlington Beach

RESTAURANTS

- 1 The Lone Wolf - Resto Bar
- 2 The Judge & Jury
- 3 Babaz+
- 4 Wendy's
- 5 Nickel Brook Brewing Co.
- 6 Pizza Nova
- 7 Pizza Pizza
- 8 Jake's Grill & Oyster House
- 9 Burrito Boyz
- 10 GameTime Social
- 11 Thai Coconut
- 12 Montana's

RETAIL

- 1 The Home Depot
- 2 Burlington Heights Plaza
- 3 Heldon Plaza
- 4 Freshco
- 5 Giant Tiger
- 6 Burlington Centre
- 7 Walmart
- 8 Mapleview Shopping Centre
- 9 Ikea
- 10 SmartCentres Burlington North
- 11 Burlington Power Centre
- 12 Costco
- 13 Millcroft Shopping Centre

CORPORATE NEIGHBOURS (WITHIN 0.5 KM RADIUS)

- CARSTAR (Aro Motors)
- TCR Machining Ltd.
- Air Separation Technologies
- Gray Automotive Group
- Sandtron Automation Ltd.
- Purolator
- Win Chemicals Ltd.
- JMC - Automation in Packaging
- Digital Electric Inc.
- HTM Sensors
- Force Enterprises Ltd.
- Access Rescue Canada
- EGH Evergreen Holdings
- Maple Mechanical
- Zodiac Pool Systems Canada
- SITECH Eastern Canada Ltd.
- Jobsite Industrial Rental Services

BURLINGTON: A HUB OF EXPERTISE & STRATEGY

The city of Burlington, recognized as one of the largest among the four municipalities that make up the Regional Municipality of Halton, is home to 1050 LeGresley Way. This city serves as the geographic center of Canada’s most extensive consumer and industrial market, known as the “Golden Horseshoe” urban corridor.



A GATEWAY TO TOP TALENT AND SKILLED PROFESSIONALS

Host to 20 Post-Secondary Institutions:

- Brock University
- Mohawk College
- Sheridan College
- McMaster’s DeGroote School of Business
- Access to a regional labour pool of approximately 4.5 million employees

SHAPING ECONOMIC FUTURE

Burlington’s Key Industries:

- Advanced Manufacturing
- Biomedical & Life Sciences
- Clean Technologies
- Food & Beverage
- Information & Communications Technology
- Professional & Technical Services



Source: <https://investburlington.ca/>

1050

LEGRESLEY WAY BURLINGTON | ON

CONTACT US

BEN WILLIAMS*, SIOR
Executive Vice President
+1 416 620 2874
Ben.Williams@colliers.com

BRYAN FALDOWSKI*
Executive Vice President
+1 289 266 1009
Bryan.Faldowski@colliers.com

COLLIERS | WEST OFFICE
401 The West Mall, Suite 800
Toronto, ON M9C 5J5



COLLIERSCANADA.COM

*Sales Representative | This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.

[OPPORTUNITY](#)

[SPECIFICATIONS](#)

[SITE PLAN](#)

[ZONING](#)

[LOCATION](#)

[TRANSIT](#)

[AMENITIES](#)

[BURLINGTON](#)

[OUR TEAM](#)

[CONTACT US](#)