

# 3400 Landmark Road

Burlington, ON

# FOR LEASE

## Walker & Mainway



**THREE MONTHS GROSS RENT FREE ON 3-5 YEAR LEASES!**

	Units 3-4	Units 3-6	Units 5-6	Units 7-8
<b>Total Area</b>	5,875 sq. ft.	12,528 sq. ft.	6,653 sq. ft.	6,665 sq. ft.
<b>Office Area</b>	750 sq. ft.	2,250 sq. ft.	1,500 sq. ft.	500 sq. ft.
<b>Warehouse</b>	5,125 sq. ft.	10,278 sq. ft.	5,153 sq. ft.	6,165 sq. ft.
<b>Power</b>	600V, 400A	600V, 400A	600V, 100A	600V, 200A
<b>Shipping</b>	1 Truck Level	3 Truck Level	2 Truck Level	2 Truck Level
<b>Lease Rate</b>	\$5.75 psf net	\$5.75 psf net	\$5.75 psf net	\$5.75 psf net

**Remarks**

- New paint and carpet in office **(Units 7-8)**
- Painted warehouse **(Units 3-6)**
- Warehouse AC **(Units 3-4)**
- Truck Level Shipping
- Immediate possession
- TMI for all units: \$4.77 psf (2010)
- Clear height is 18 feet
- M-1 zoning

*For further information, please contact:*

**Bill Mason**  
 Sales Representative  
[bmason@indusite.com](mailto:bmason@indusite.com)



1015 Matheson Boulevard East, Suite 11 | Mississauga, ON L4W 3A4 | T: 905.624-3500 F: 905.624.2636 | [www.indusite.com](http://www.indusite.com)

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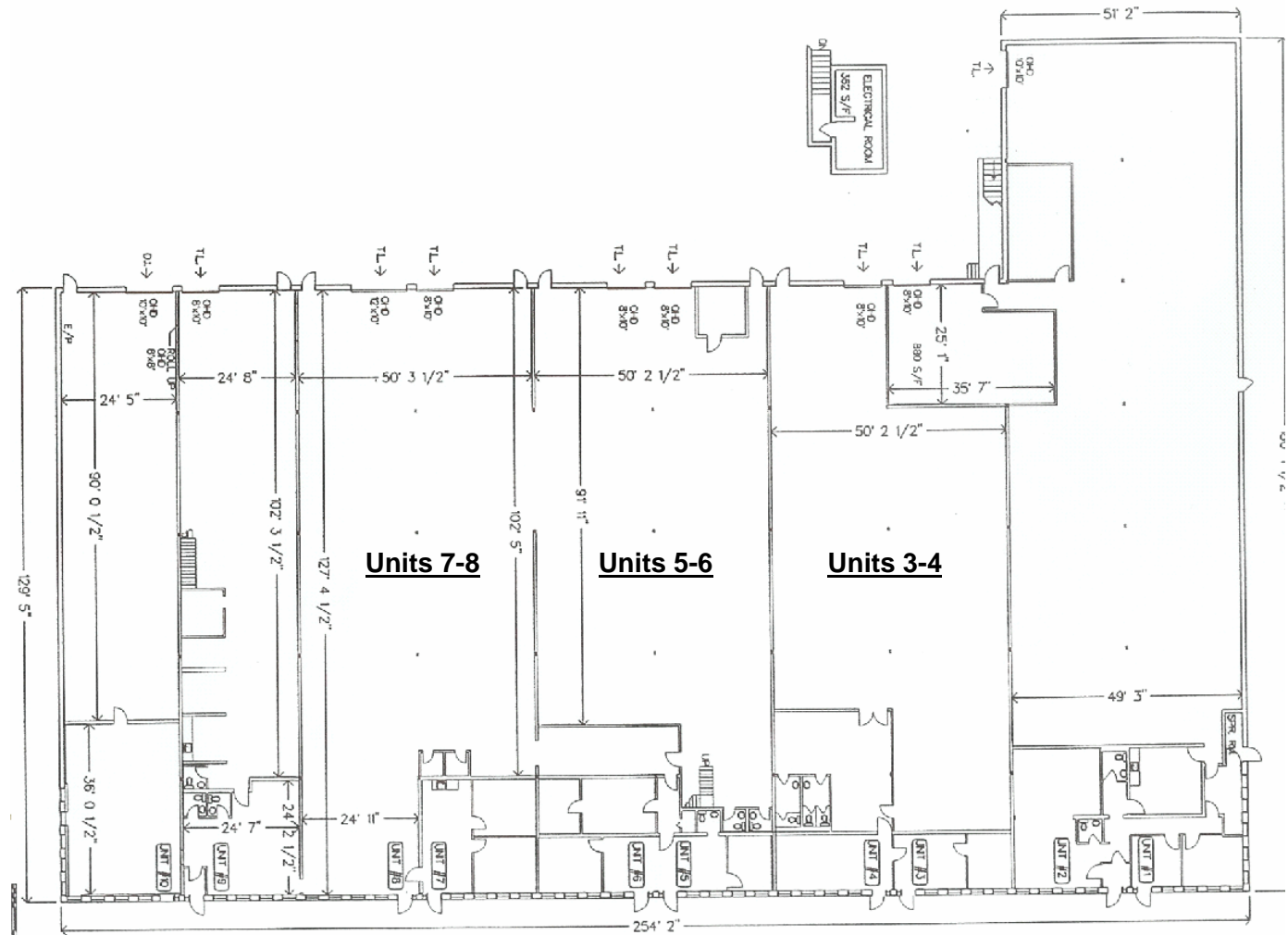
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## Landmark & Blair

### Floor Plan



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