

HIGH TECH/PHARMACEUTICAL FACILITY

5347 John Lucas Drive, Burlington, ON L7L 6A8



SALE PRICE:	\$2,650,000 CAD
PRICE PER UNIT:	\$2,650,000 CAD
LOT SIZE:	0.96 Acres
BUILDING SIZE:	16,671 SF
DRIVE IN DOORS	2
DOCK HIGH DOORS:	1
CEILING HEIGHT:	12-18 FT
YEAR BUILT:	1998
ZONING:	General Employment
CROSS STREETS:	QEW/Burloak Drive

PROPERTY OVERVIEW

Single tenant flex office warehouse building

PROPERTY FEATURES

- Great Triple A Tenant with Lease Expiring May 2020
- Ample Parking
- Perfect For High Tech And Pharmaceutical.

KW COMMERCIAL
156 Duncan Mill Rd,
Unit 1
Toronto, ON M3B 3N2

YIGAL ACHREN
Director
416.356.5896
yigalachren@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR SALE

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR
Gemalto Canada Inc.	16,671	June 1, 2015	May 31, 2017	\$150,039	\$9.00
Gemalto Canada Inc.	16,671	June 1, 2017	May 31, 2020	\$158,375	\$9.50
TOTALS/AVERAGES	33,342			\$308,414	\$9.25

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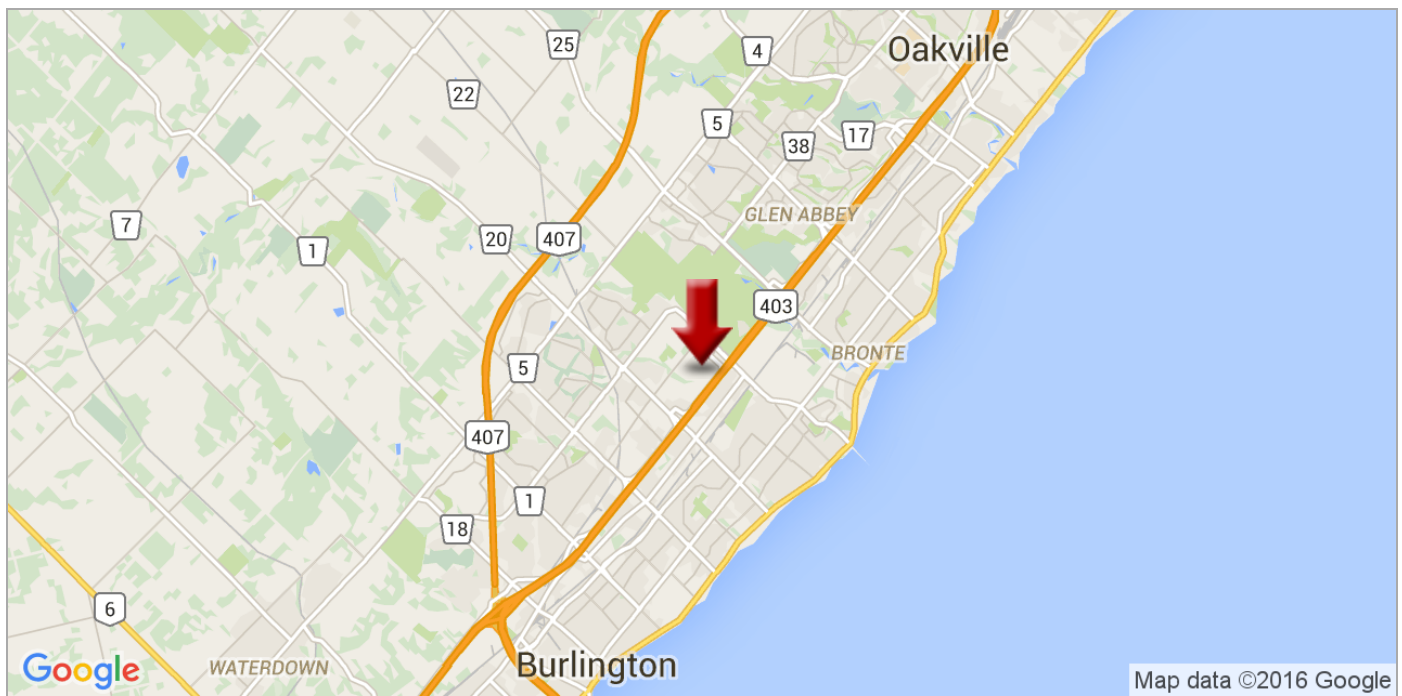
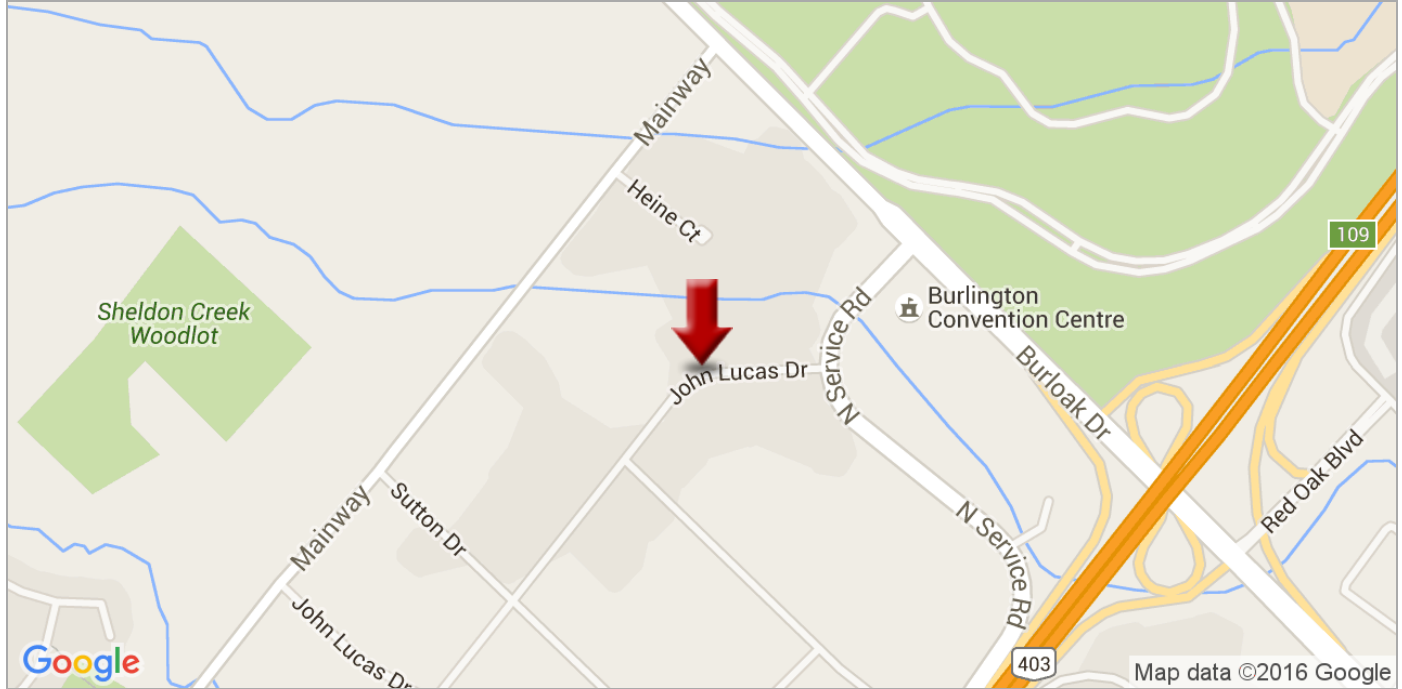
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