

For Sale and Lease: Industrial



**Lennard:**

# 777 Walkers Line Burlington

152,679 SF Industrial Freestand on 10.7 acres  
Units available from 43,246 SF





## Property Highlights



Total Building Area

**152,679 SF**

Office Area

**40,195 SF**

Rentable Units

**from 43,246 SF**



Shipping Doors

**4 Truck Level**

**2 Drive-In**



Lot Size

**10.7 Acres**



Clear Height

**13'8" - 25'7"**



Zoning

**GE-1**



Crane

**1 x 10 ton**

Outside  
storage yard



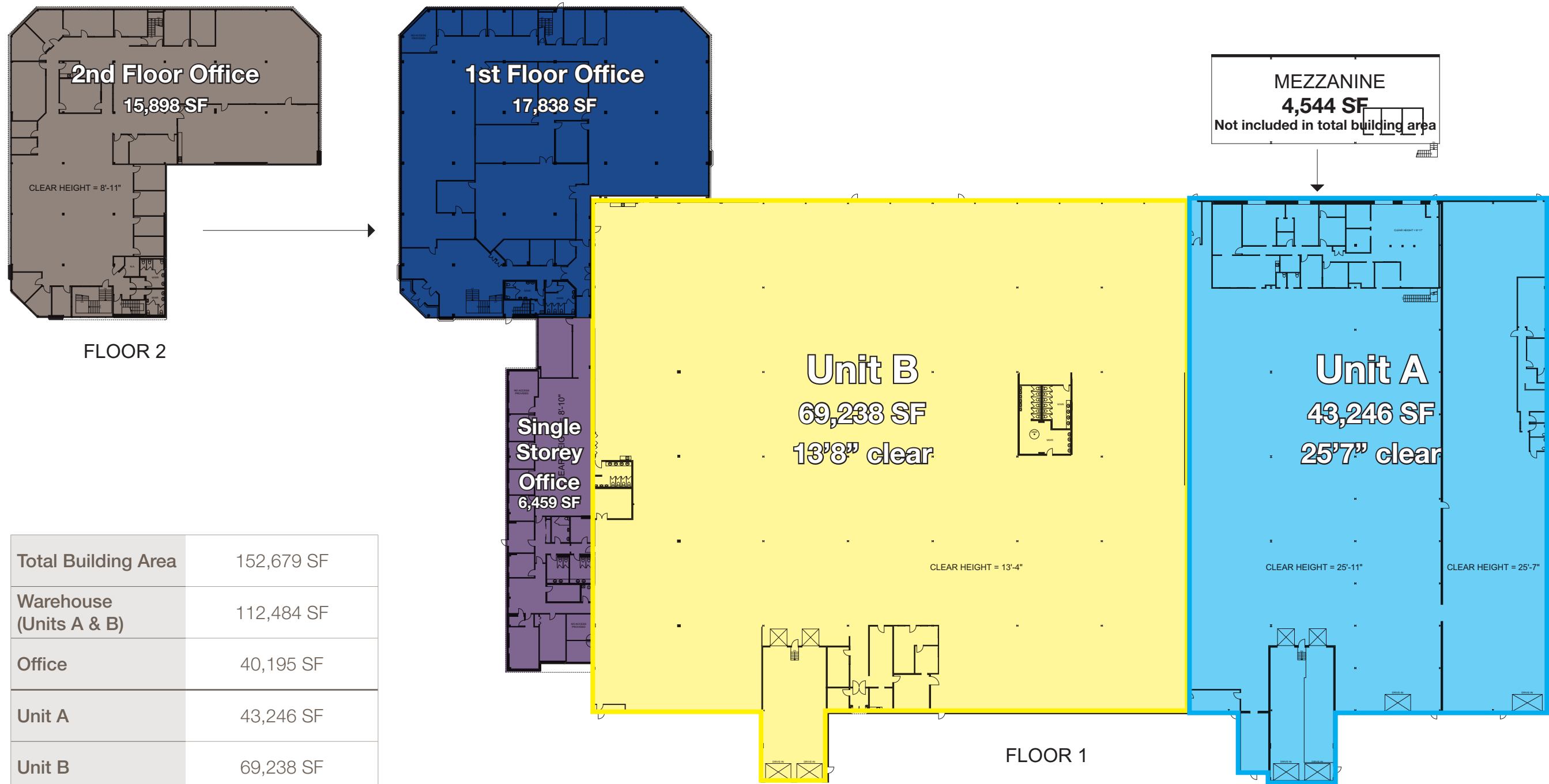


# Offering Details

	Entire Building	Unit A	Unit B	Units A & B
Total Area	152,679 SF	43,238 SF	69,238 SF	112,484 SF
Office Area	40,195 SF	None	None	None
Lot Size	10.7 Acres	N/A	N/A	N/A
Clear Height	13'8" - 25'7"	25'7"	13'8"	13'8" - 25'7"
Shipping Doors	4 Truck Level 2 Drive-In	2 Truck Level 2 Drive-In	2 Truck Level	4 Truck Level 2 Drive-In
Asking Price	\$26,900,000	\$11.95 per SF Net	\$8.95 per SF Net	\$10.95 per SF Net
Taxes / Additional Rent	\$62,524.87 (2024) Annual	TBC	TBC	TBC
Possession	Immediate			



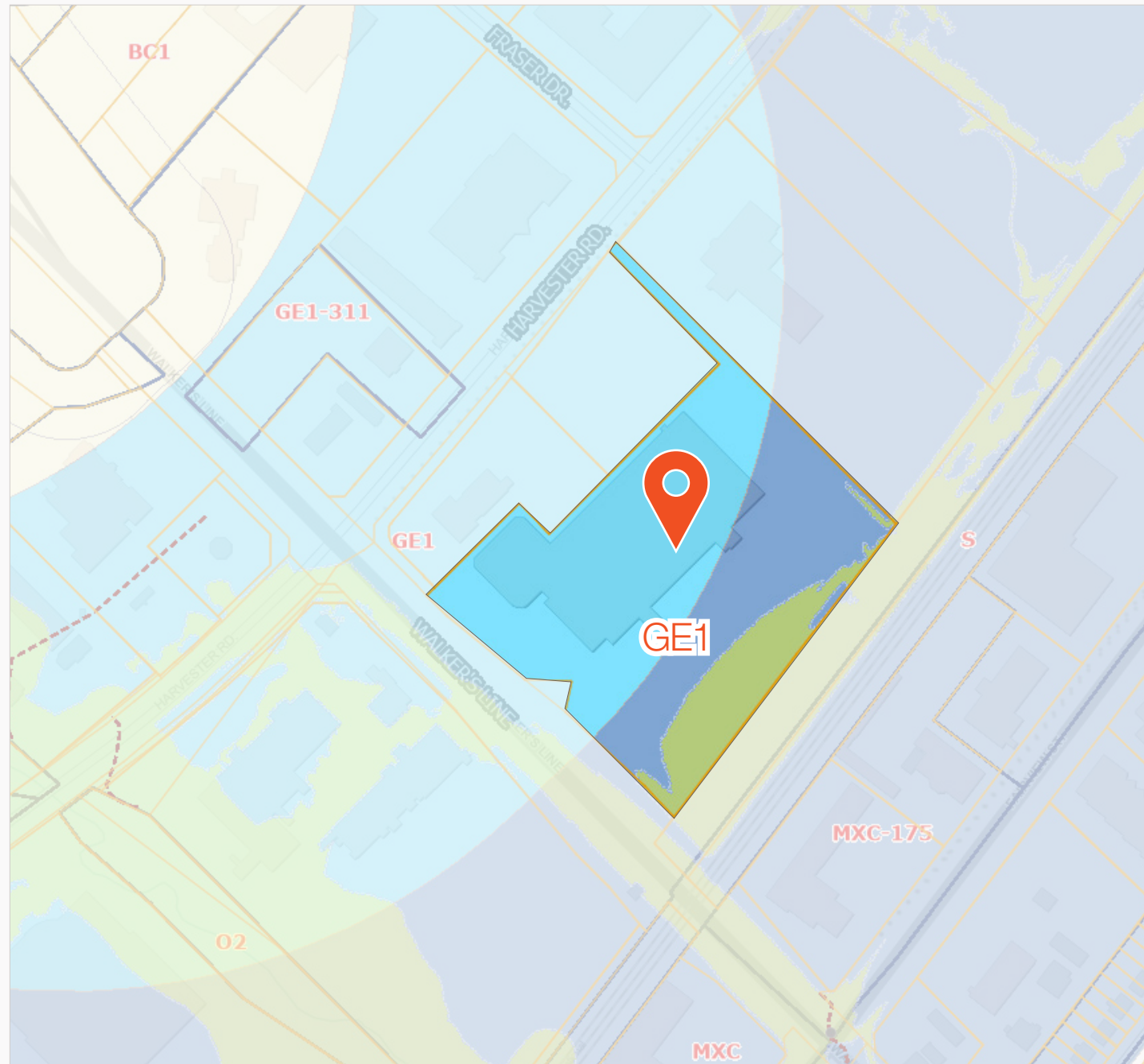
# Floor Plan







# Zoning



## GE-1 General Employment\*

Permitted Uses include:

### Industrial

Transportation, Communication, and Utilities (b)  
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 (c)  
Recycling Facility  
Truck Depot  
Metal, Wood, Paper, Plastic, Machine, and Chemical Industries  
Wholesale Trade  
Private Propane Facility Parts 1, 2.7  
Construction and Trade Contractors  
Wholesale Building and Construction Materials  
Machinery and Equipment  
Public Transportation  
Cannabis Production Facility (j)  
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 and High Technology

Pharmaceuticals & Medicines  
Veterinary Service  
Parking Lot  
Accessory Dwelling Unit (for security or maintenance)  
Crematory  
Other Industrial Operations - General manufacturing, processing, fabricating, and/or assembly facility

### Office

All Office Use

### Hospitality

Hotel  
Convention / Conference Centre  
Banquet Centre  
Caterer

### 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

### Retail

Convenience Store (f)  
Nursery or Garden Centre (f)  
Machinery & Equipment (f)  
Computer Hardware & Software (f)  
Office Furniture & Equipment (f)

### Service Commercial

Standard Restaurant (f)  
Standard Restaurant with Dance Floor (f)  
Fast Food Restaurant (f)  
Convenience Restaurant (f)

\*Please see City of Burlington Zoning By-Law for complete list of permitted uses, exceptions, and conditions.





# Location & Drive Times







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