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RAY LOYA

905.906.5692
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Office Space For Lease

3523 Mainway Unit B, Burlington



LEASE PRICE: \$9.95 Per Square Foot

TMI: \$5.84

UTILITIES: Pay separately

SIZE: 2250 SF
- 700 SF of office space
- 1550 SF of industrial space

ZONING: GE2

PARKING: Ample onsite parking

ADDITIONAL COMMENTS: Contact listing agent for additional information and to make an appointment to walk the lot.

COMMENTS:

- 2250 sf including 750 sf of office/showroom space and 1500 sf of clean industrial/warehouse
- Well maintained industrial condo
- Conveniently located at Walker’s Line and Mainway in the Judge and Jury complex
- Unit has terrific “retail” visibility and is clean and well finished
- Zoning offers a wide range of uses
- Tenant pays separately metered utilities
- Rental rate is for 1st year with reasonable annual escalations expected