

3100 • MAINWAY

DESIGNED FOR EFFICIENCY



FOR LEASE

New Tier-1 Distribution Centre

OCCUPANCY Q3 2023

3100 Mainway, Burlington, ON

Cartera

Colliers

STATE-OF-THE-ART DISTRIBUTION CENTRE OCCUPANCY Q3 2023

3100 • MAINWAY

3100 Mainway Distribution Centre is designed for efficiency featuring 250,000 SF of class “A” speculative industrial development in Burlington. The base building consists of the fundamental elements such as recycled and locally sourced material, in order for tenants to achieve sustainability objectives.

Strategically located in Canada’s Innovation Corridor, 3100 Mainway has access to a diverse labour pool of 1.6 million people within a 45-minute commute. The site is efficiently located to provide business connectivity throughout Metro Toronto with close proximity to QEW, Highways 403, 407, Burlington’s three GO stations.



PROPERTY
252,292 SF



40' CLEAR



**EFFICIENT BUILDING
CONFIGURATION**



**PROXIMITY TO QEW,
HIGHWAYS 403, 407**



OCCUPANCY
Q3 2023

PROPERTY DETAILS

BUILDING SIZE
252,292 SF
OFFICE AREA
3% (CAN BE BUILT-TO-SUIT)
SHIPPING
48 TRUCK LEVEL DOORS 11 KNOCK-OUT DOORS 2 DRIVE-IN DOORS
CLEAR HEIGHT
40'
BAY SIZE
55' X 50' 60' LOADING BAYS
AUTO PARKING
231 CAR PARKING SPACES
TRUCK DOCK APRON
60' CONCRETE APRON AND 130' SHIPPING COURT
ZONING
GE1
POWER SUPPLY
2,500 AMPS



ZERO
CARBON
READY



TARGETING
LEED
SILVER



EFFICIENT
BUILDING
CONFIGURATION



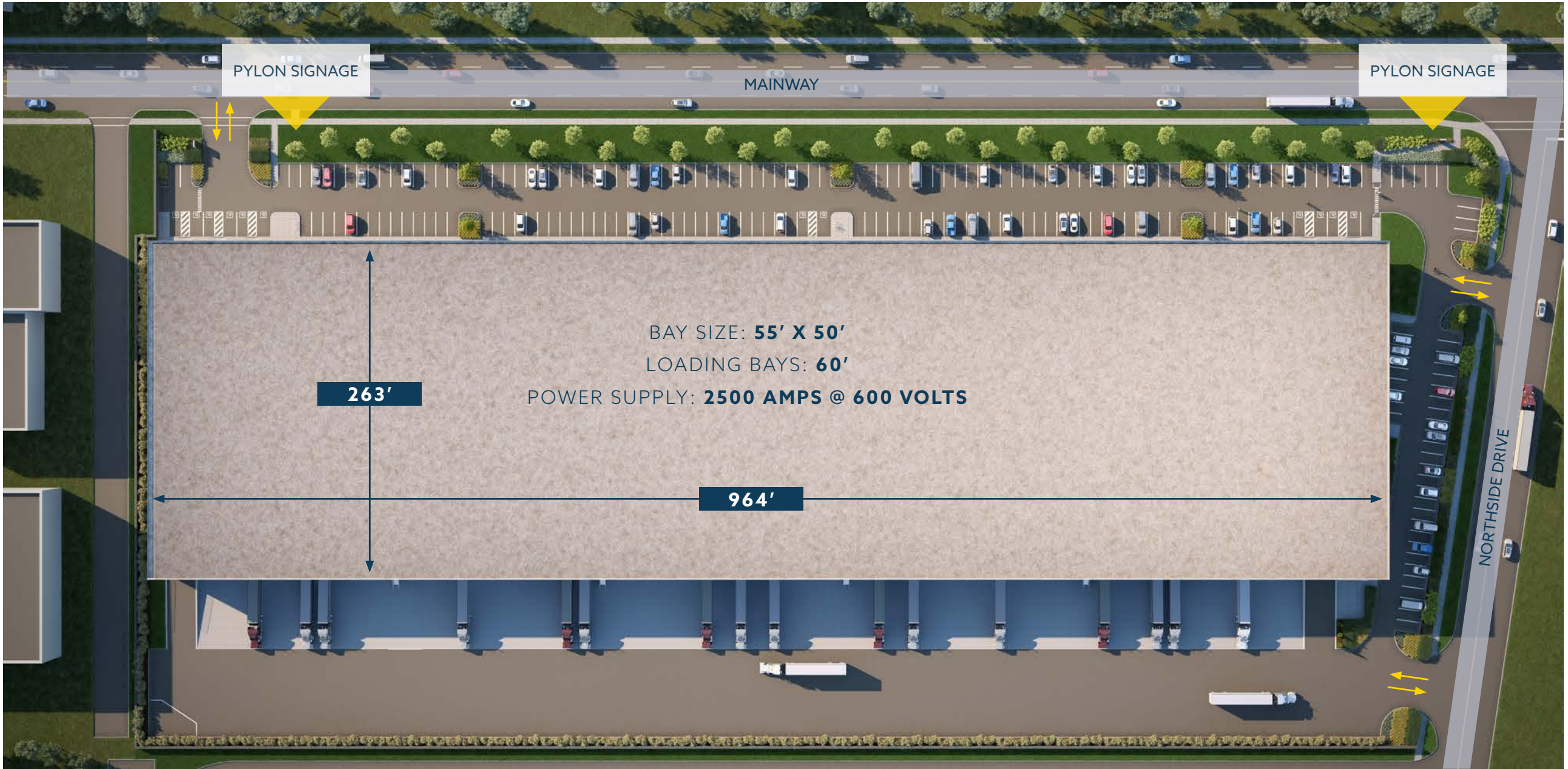
FULL PERIMETER
ACCESS
(3 ACCESS POINTS)




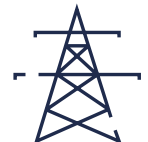


SEPARATE SHIPPING
AREA WITH
130' SHIPPING COURT



ABILITY TO
FENCE/SECURE
SHIPPING COURT



THE BUILDING IS BEING DESIGNED TO LEED SILVER AND ZERO CARBON READY STANDARDS, TO FUTURE PROOF AND IMPROVE THE OVERALL ENERGY EFFICIENCY.

	Increased insulation in building envelope.
	Sufficient power supply to support future conversion to electrical heating.
	Sufficient support in roof structure for possible future integration of solar power.
	LEED features include: EV charging stations, bicycle parking, efficient LED lighting and connected to multiple forms of transportation.



CLEAR HEIGHT

40'

36'

286,325 SF

32'

342,612 SF

28'

428,265 SF

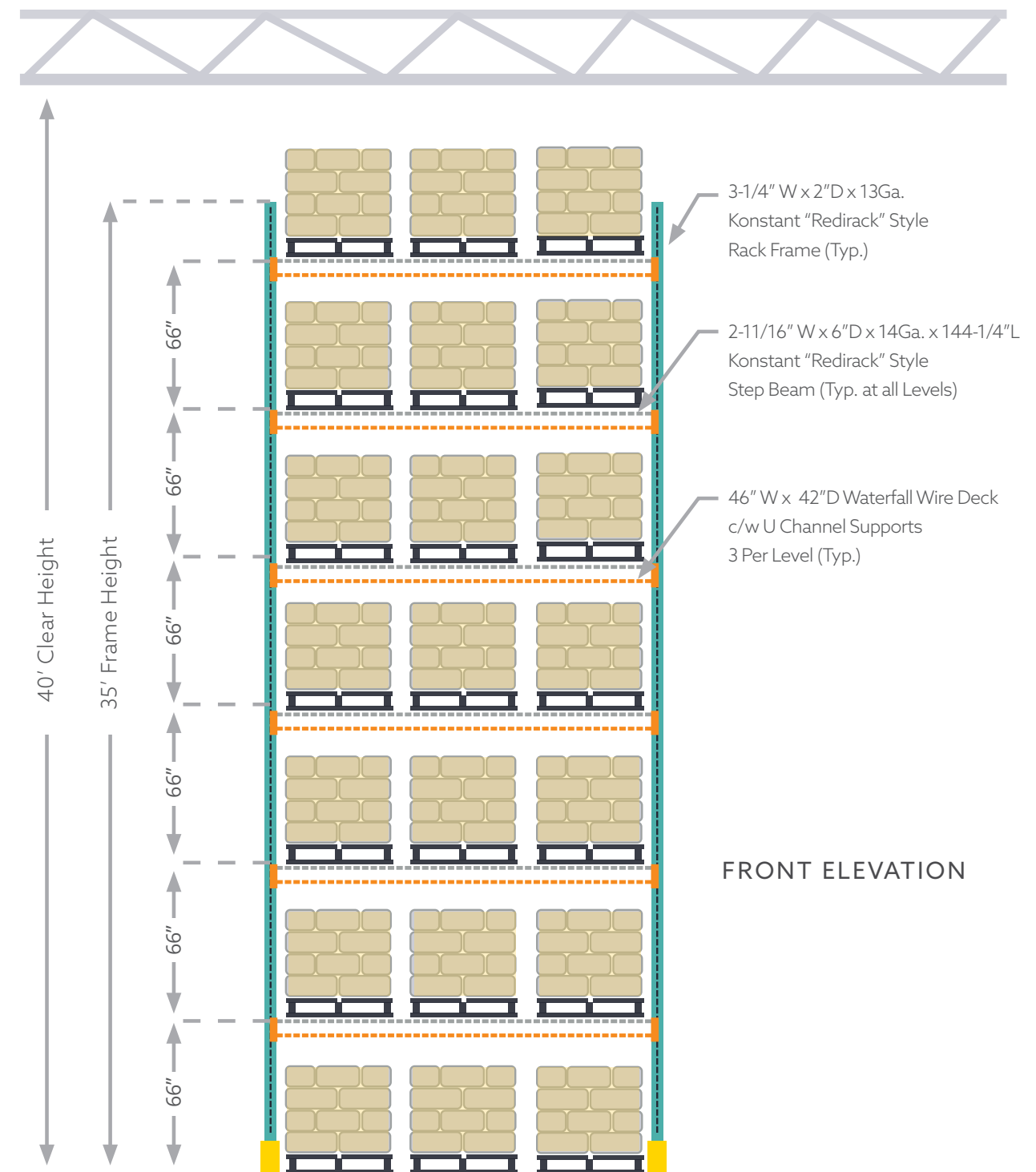
WHEN COMPARING 40' VS 28'

Space reduction savings is **183,542 SF**

Potential rental savings in excess of **\$29M** over 10 years

Example Storage REQUIREMENT





32,841
PALLET POSITIONS

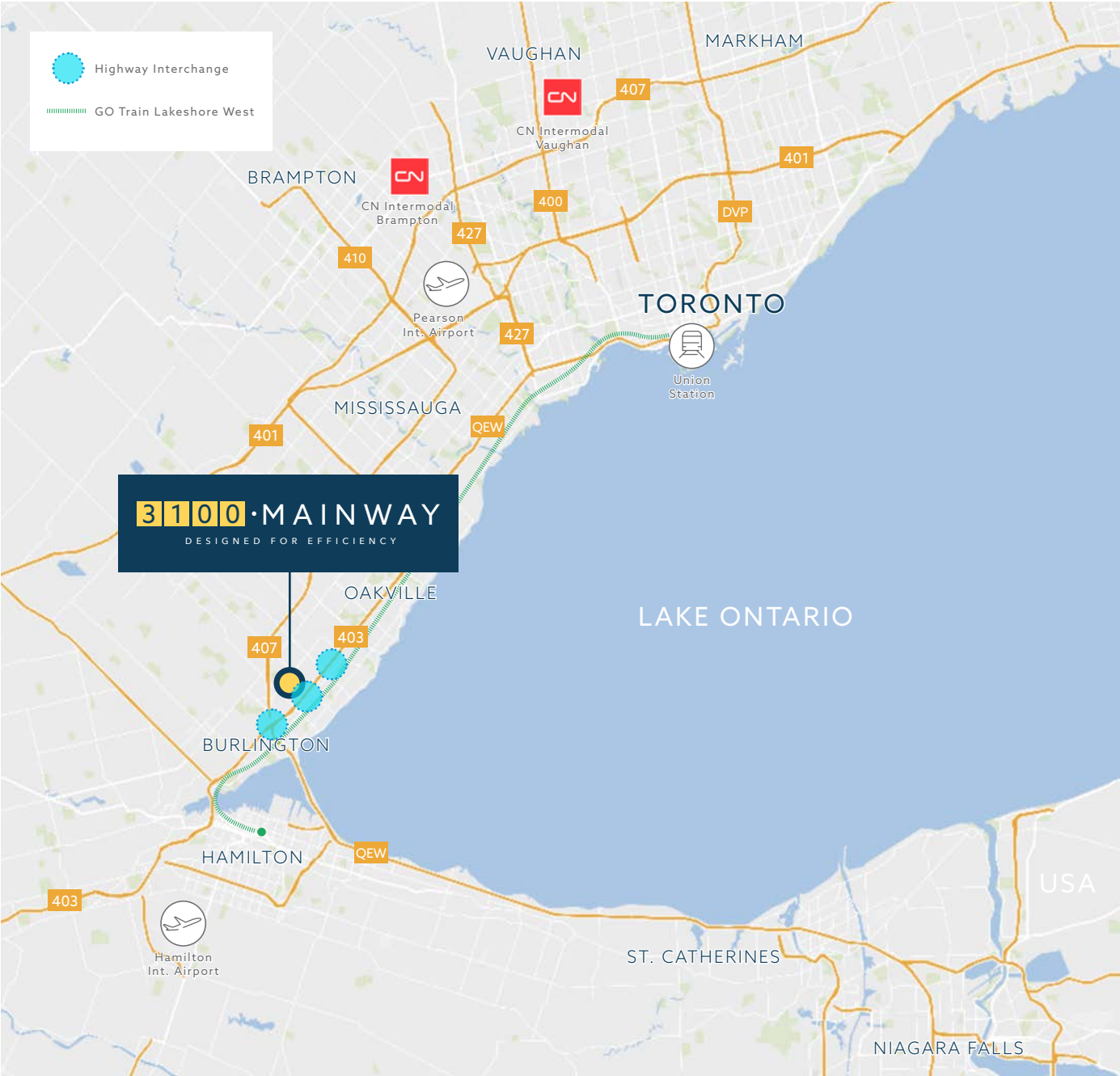


UNPARALLELED ACCESSIBILITY, CONVENIENCE, AND PROXIMITY

3100 Mainway Distribution Centre is strategically located in Canada’s Innovation Corridor. Offering convenient access to business connectivity throughout Metro Toronto with close proximity to QEW, Highways 403, 407, and Burlington’s three GO stations, this property provides multiple route options to destinations across the GTA and other Southern Ontario markets as well as to the U.S. border in Windsor and Niagara Falls.

TRAVEL TIMES FROM 3100 MAINWAY

	2KM 6MIN Highway 403	6KM 10MIN Highway 407	42KM 27MIN Highway 410	22KM 28MIN Highway 401	38KM 29MIN Highway 427
	23KM 32MIN Hamilton Int. Airport	49KM 40MIN Pearson Int. Airport		101KM 60MIN US border Fort Erie	318KM 3HR 10MIN US border Windsor
	54KM 37MIN CN Intermodal Brampton	69KM 55MIN CN Intermodal Vaughan			



TRUCK ROUTES

	3 MIN TO HWY QEW Via Guelph Line	7 MIN TO HWY 407 Via Guelph Line & Dundas Street	22 MIN TO HWY 401 Via Guelph Line	23 MIN TO HWY 427 Via HWY 403/QEW	26 MIN TO HWY 410 Via HWY 403/QEW
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ACCESS AND LOCATION



A DIVERSE ECONOMY

The City of Burlington fosters a diverse economy with a focus on knowledge based, technology intensive industries, backed by the city's thriving economic and technological infrastructure providing a myriad of opportunities for business expansion. In an effort to better understand the challenges business owners face today, The Burlington Economic Development Corporation, in partnership with the 'Red Tape Red Carpet Task Force', is mandated to identify and eliminate barriers to growth so that businesses can locate, expand and thrive. Burlington is optimized for multi-sector strength, with a well-balanced mix of employment opportunities and the quality of life means employee retention rates are higher.



4.5 MILLION PEOPLE
within commuting
distance



1,600 NEW JOBS
Created here in 2019,
an increase of 21%



\$10.6 BILLION
Burlington's
annual GDP



68% LABOUR FORCE
PARTICIPATION RATE
Higher than the
national average




AMENITIES & CORPORATE NEIGHBOURS



MAJOR AMENITIES

Within 10 Minutes Drive

	50		13
	Shopping Places		Gas Stations
	75		10
	Restaurants		Banks
	6		
	Hotels		

TOP PRIVATE SECTOR EMPLOYERS

- 1 BOEHRINGER INGELHEIM
- 2 COGECO
- 3 UPS
- 4 BUNZL CANADA INC.
- 5 SECTOR TECHNOLOGY
- 6 PUROLATOR
- 7 PIONEER DISTRIBUTION
- 8 NALCO CANADA
- 9 HOOD PACKAGING CORPORATION

DEMOGRAPHICS



WORK FORCE



10 KM
Population
271,772
Labour Force
153,978
Median Age
41.8



20 KM
Population
1,028,415
Labour Force
566,707
Median Age
40.0



30 KM
Population
1,699,626
Labour Force
926,201
Median Age
39.9



OUR TEAM



Carttera is a leading Canadian real estate developer and institutional fund manager. Carttera is currently developing over 20 office, mixed-use, industrial and multi-residential projects in the GTA and GMA with a total combined value in excess of \$6 billion, and has successfully developed over 10 million square feet of multi-award-winning commercial projects and over 5,900 condominium units and apartments.

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