



**3325** **NORTH SERVICE  
ROAD, UNIT 101  
BURLINGTON, ON**

**\$14.75 psf**

Net Rent

**\$4.25 psf**

TMI (est. 2025)

**23,977**

Square Feet

**Kevin J. McAleese**

Broker of Record, SIOR

905-634-4567

mcaleese@bbsrealty.com

**Rod Wright, B.A.Sc.**

Sales Representative

905-634-4567

rwright@bbsrealty.com

# 3325

**NORTH SERVICE RD**  
**BURLINGTON, ON**

## **Yorkbury Square Realty Incentive Program: “The Sound & Value Driven Choice”**

**For each qualified tour registered prior to September 30<sup>th</sup>, 2025  
receive a:**

- JBL Flip 6 Waterproof Bluetooth Wireless Speaker



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## UNIT 101

### NET RENT

\$14.75 PSF

### TMI (2025 est.)

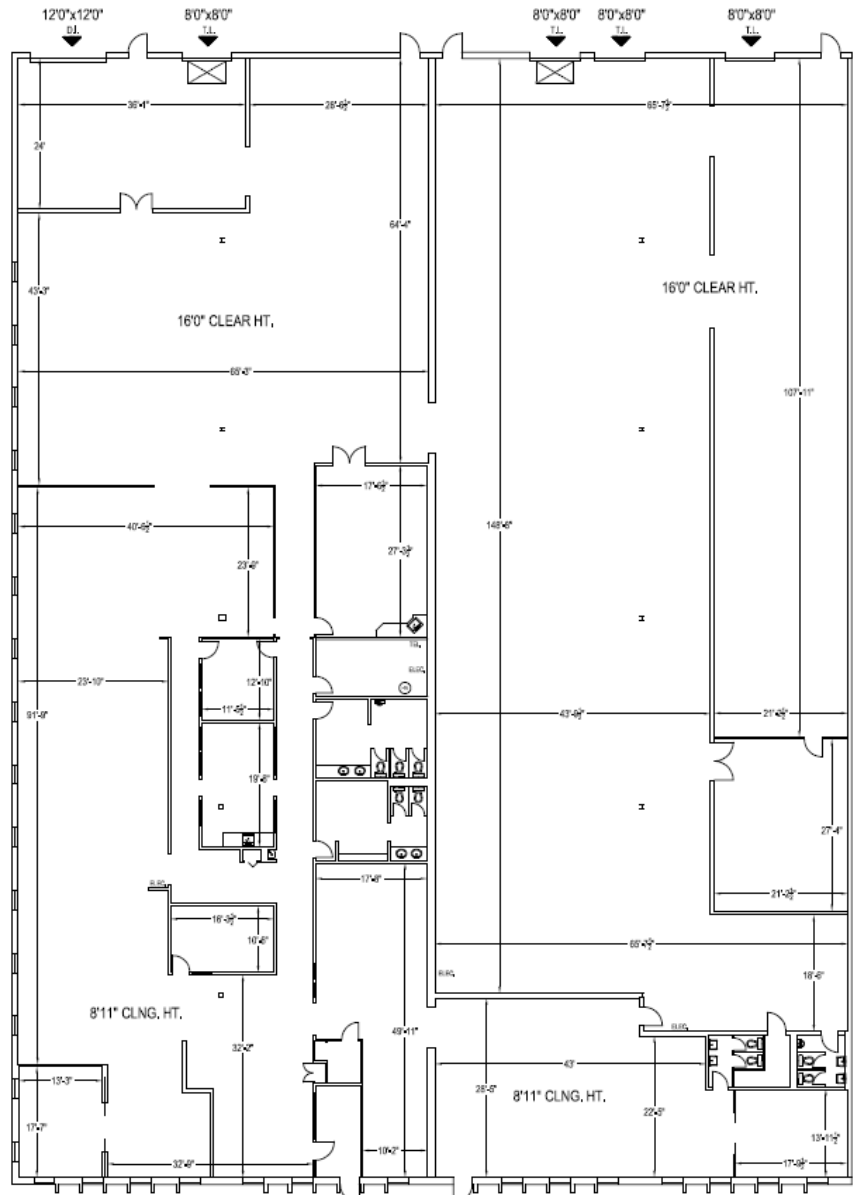
\$4.25 PSF

### SQUARE FEET

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### PROPERTY HIGHLIGHTS

- Unit is divisible
- Great QEW exposure
- Great parking
- Very clean unit
- Approximately 50% air conditioned
- 4 truck level & 1 drive in
- 2 separate 100 amp / 6- volt services



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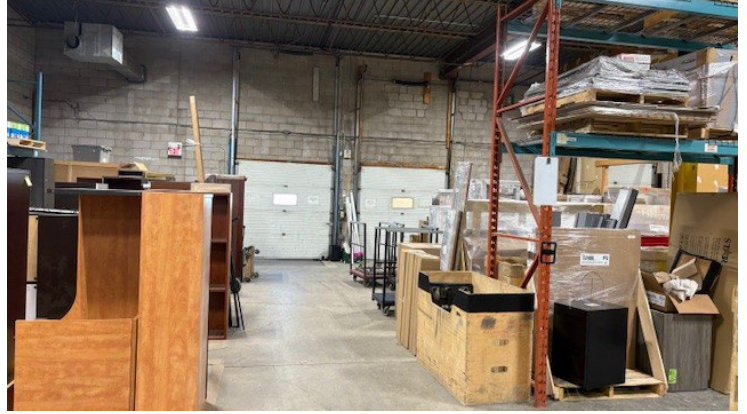
5500 North Service Road, Suite 204, Burlington, ON L7L 6W6 Phone: 905.634.4567 Fax: 905.637.8724

**BBSREALTY.COM**

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**UNIT 101**



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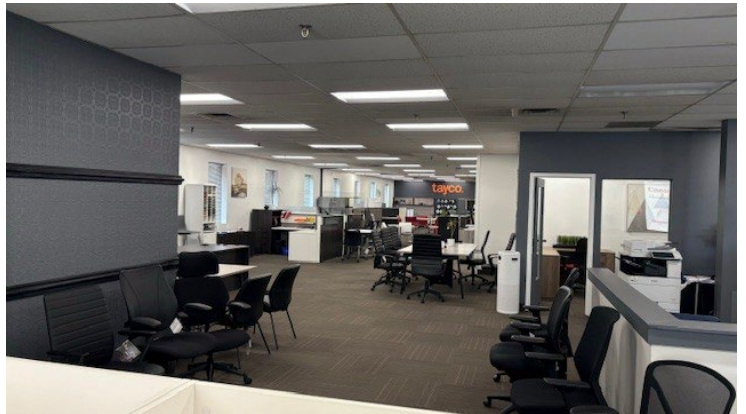
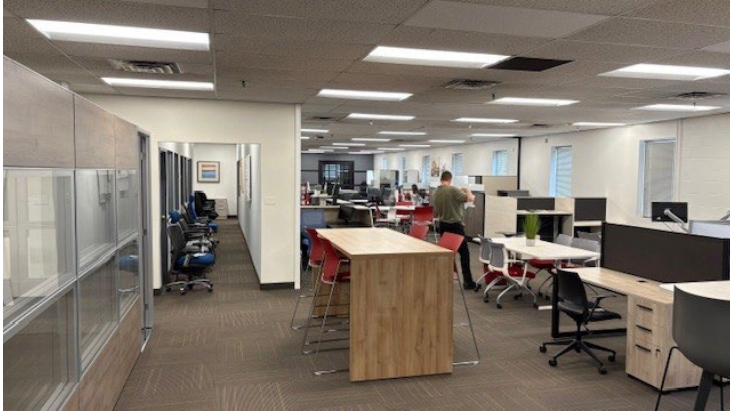
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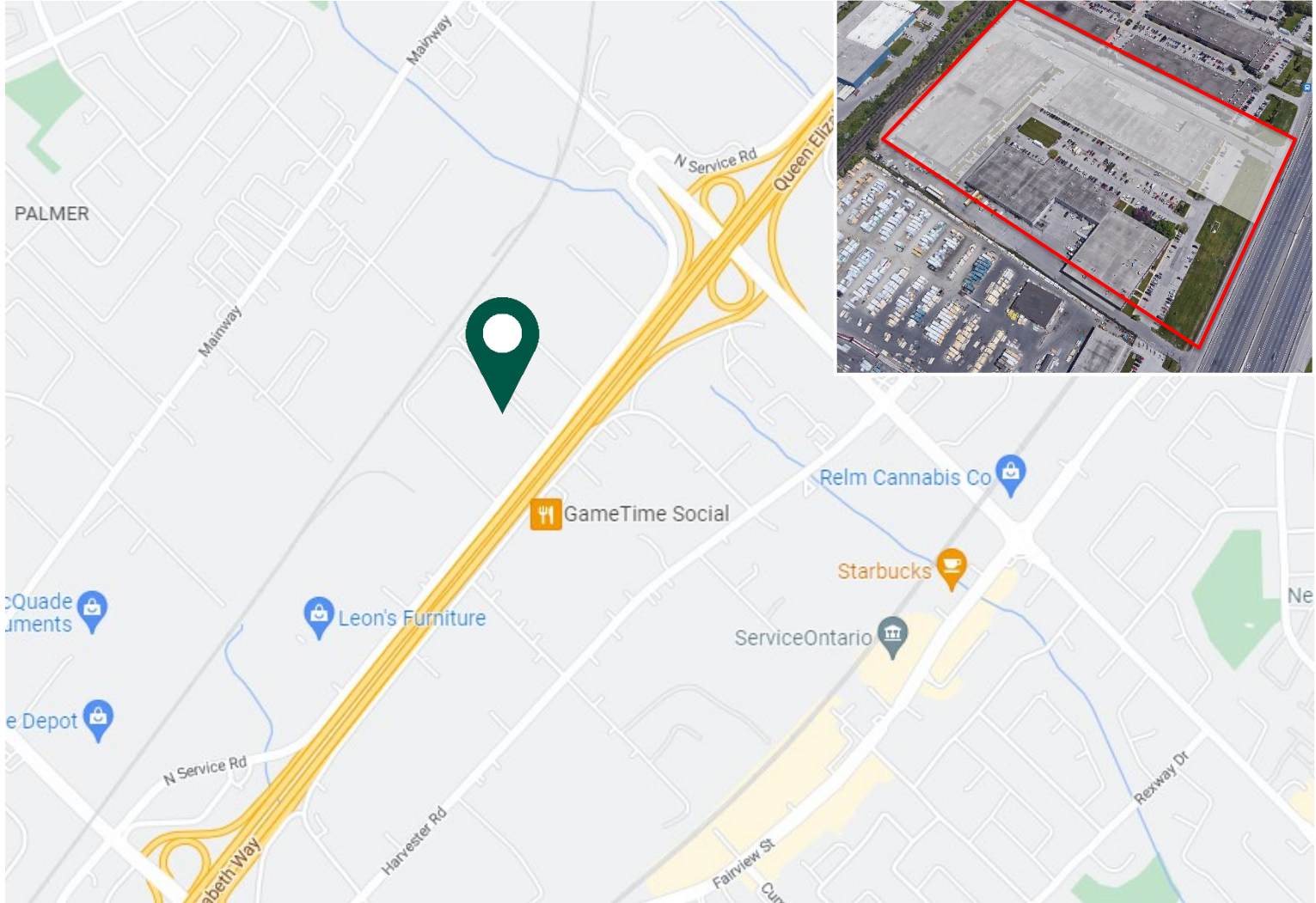
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