



palladium

BUSINESS CENTRE

NOW SELLING

**4231 PALLADIUM WAY,
BURLINGTON, ON**



Developed by

Beedie/

Marketed by

Colliers

/ OPPORTUNITY

Unlock Potential

Palladium Business Centre (“Palladium”) is Beedie’s premier industrial development in Burlington offering nine industrial condo units designed for today’s forward-thinking businesses. With units ranging from 10,998 SF to 15,621 SF and a combined total of up to 111,925 SF available, Palladium presents a rare

ownership opportunity for both investors and owner-occupiers. Each unit is designed for operational efficiency, featuring two dock-level doors and one grade-level loading door, a pre-built mezzanine for storage or office use, 32’ clear height to maximize cubic capacity, and ample on-site parking.

VIEW CONSTRUCTION PROGRESS

🔑 OPPORTUNITIES FROM 10,998 SF

🏠 ZONING: BUSINESS CORRIDOR (BC1-319)

🕒 ANTICIPATED OCCUPANCY Q3 2026



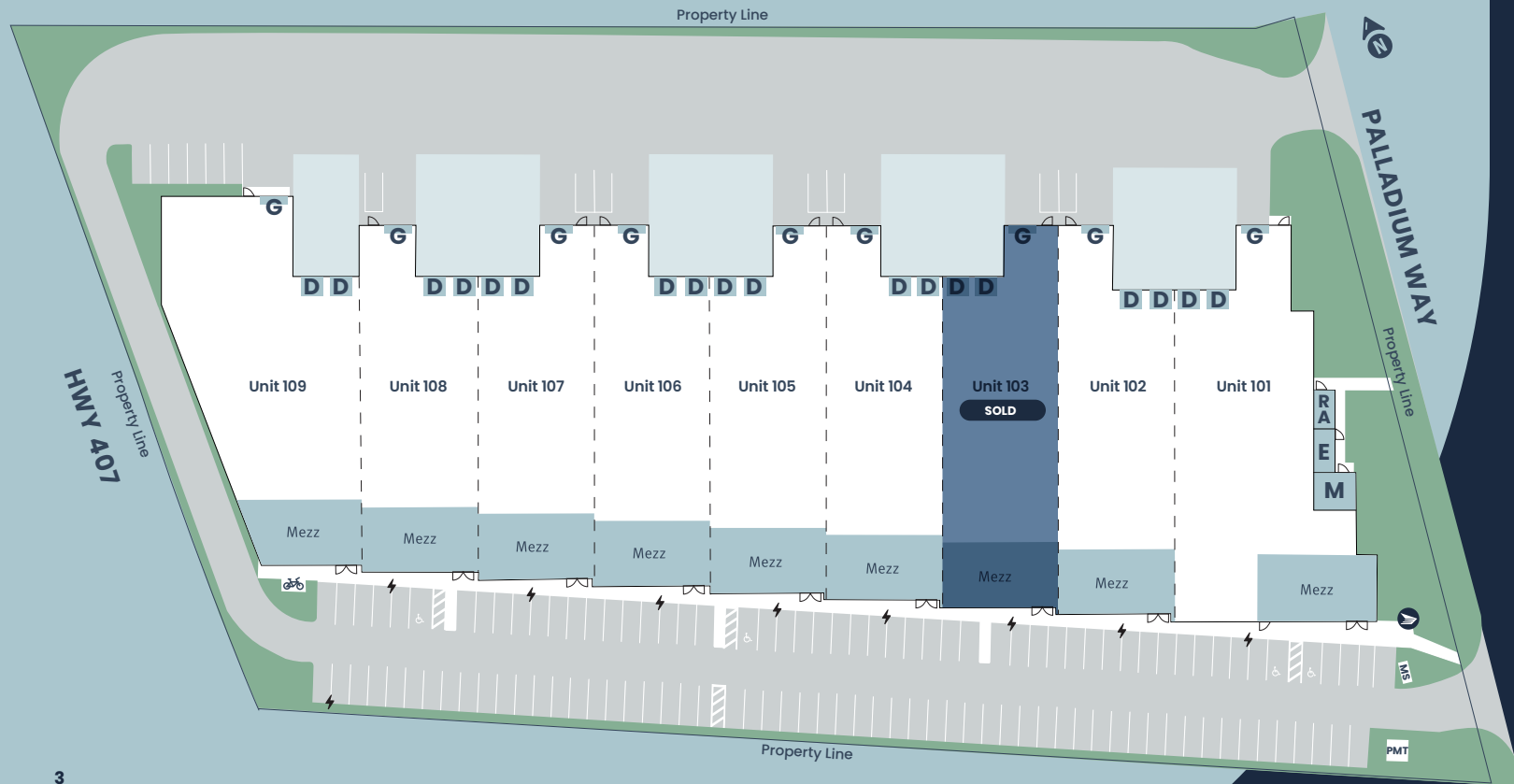
/ UNIT BREAKDOWN & SITE PLAN

Build Stronger

UNIT #	UNIT FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING STALLS
101	13,676	1,945	15,621	-	1G, 2D	17
102	10,107	1,861	11,968	-	1G, 2D	13
103	SOLD					
104	9,909	1,861	11,770	\$445	1G, 2D	13
105	9,707	1,861	11,568	\$445	1G, 2D	12
106	9,504	1,861	11,365	\$445	1G, 2D	12
107	9,300	1,861	11,161	\$445	1G, 2D	12
108	9,137	1,861	10,998	\$445	1G, 2D	11
109	13,651	1,849	15,500	-	1G, 2D	17

LEGEND

- G** Grade Loading **D** Dock Loading **MS** Monument Sign **M** Mechanical Room **E** Electrical Room **RA** Roof Access
- Bicycle Parking Mailbox EV Conduit **PMT** Pad-Mounted Transformer SOLD



/ BUILDING FEATURES

Beedie takes a buyer-centric approach, designing and building industrial condominium units that are high-quality, efficient, and thoughtfully planned. At Palladium, this forward-thinking philosophy translates into real value: saving clients time, resources, and up to \$25 PSF. With above-market specifications, Beedie enables businesses to resume operations with minimal disruption and maximum efficiency, allowing owners and occupiers to focus on what matters most — growth.

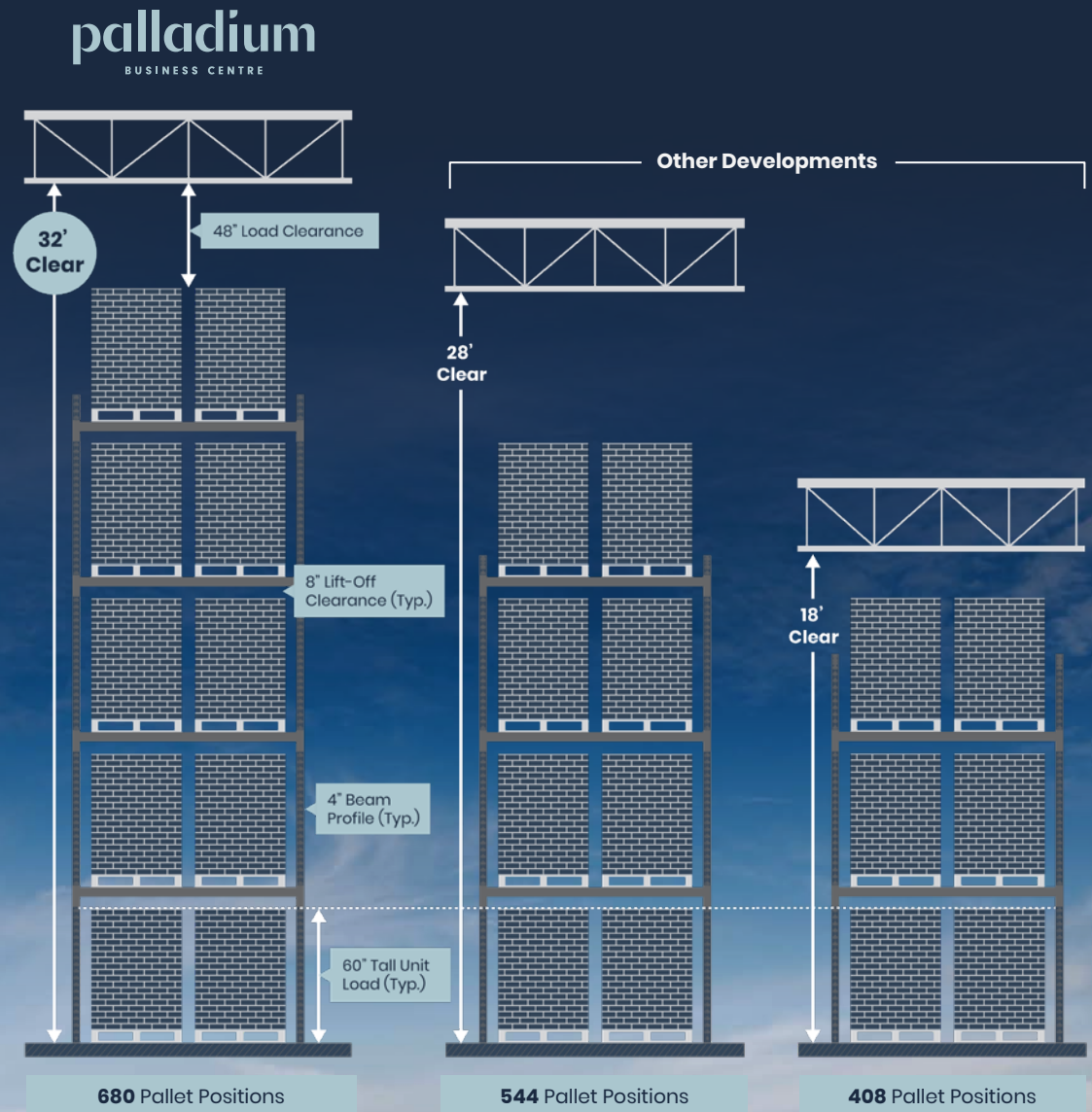
- Construction**
Pre-cast concrete
- Ceiling Height**
32' clear
- Loading**
Dual 9' x 10' dock loading doors (with levellers) & single 12' x 14' grade in every unit
- Power**
200 amps at 600/347 volts dedicated via a pad-mounted transformer per unit
- Sprinklers**
ESFR sprinkler system
- Lighting**
High efficiency LED
- Floor Load**
700 lb PSF warehouse floor load capacity
- Mezzanine**
Concrete, complete with guardrail & 100 lb PSF floor load capacity
- Heaters**
Gas-fired unit heaters
- Recirculation Fans**
Minimum of 3 ceiling fans per unit
- Interior Warehouse**
Interior walls painted white for greater illumination
- Washrooms**
Units delivered with built-out wheelchair accessible washrooms
- Parking**
Ample on-site vehicle parking & truck maneuvering space
- Service Plus**
12-month warranty on all material & workmanship defects from the date of substantial completion

Space to Grow

Set your sights higher. Growth starts with setting goals and reaching them. Palladium is built for exactly that. With ceiling heights that reach 32', well beyond the standard 28', this space is designed for businesses aiming higher.

Stack your inventory, expand your operations, and plan for more. Palladium opens up vertical possibilities that give you a true edge in efficiency and capacity. Here, the ceiling is a target.

Every detail of Palladium supports progress, from efficient loading to flexible unit design. So go ahead, set your goals high, Palladium gives you the space to meet them.



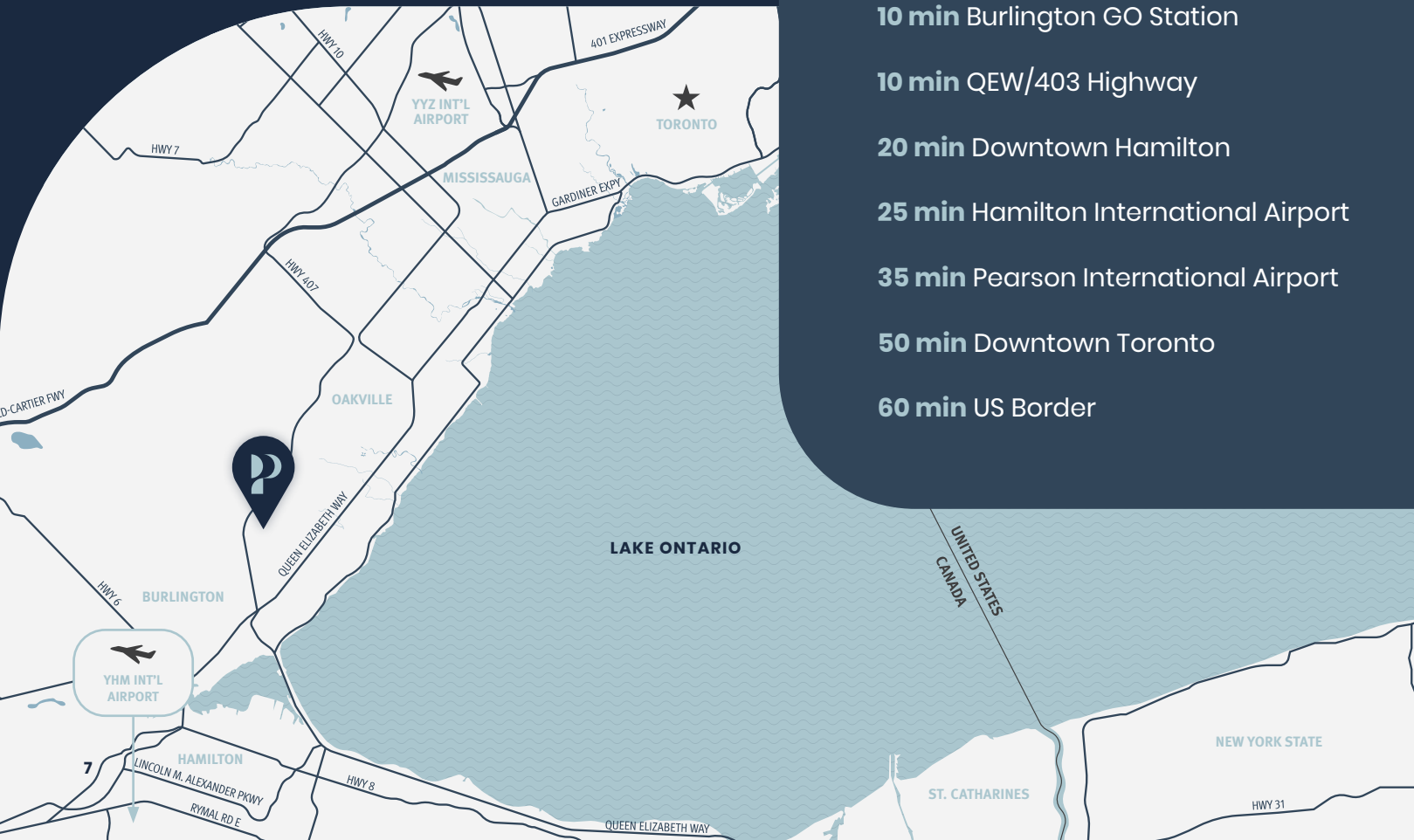
/ LOCATION

Built Around Efficiency

Strategically located on Palladium Way in Burlington, the location offers dual access to major highways and is minutes from key commercial corridors along Appleby Line and Walkers Line.

With immediate access to Highway 407 and just a 10-minute drive to the QEW and Highway 403, Palladium provides efficient connectivity to Toronto, Hamilton, and the Greater Golden Horseshoe. Pearson International Airport is only 35 minutes away, and John C. Munro Hamilton International Airport is even closer—making regional and international shipping straightforward and consistent.

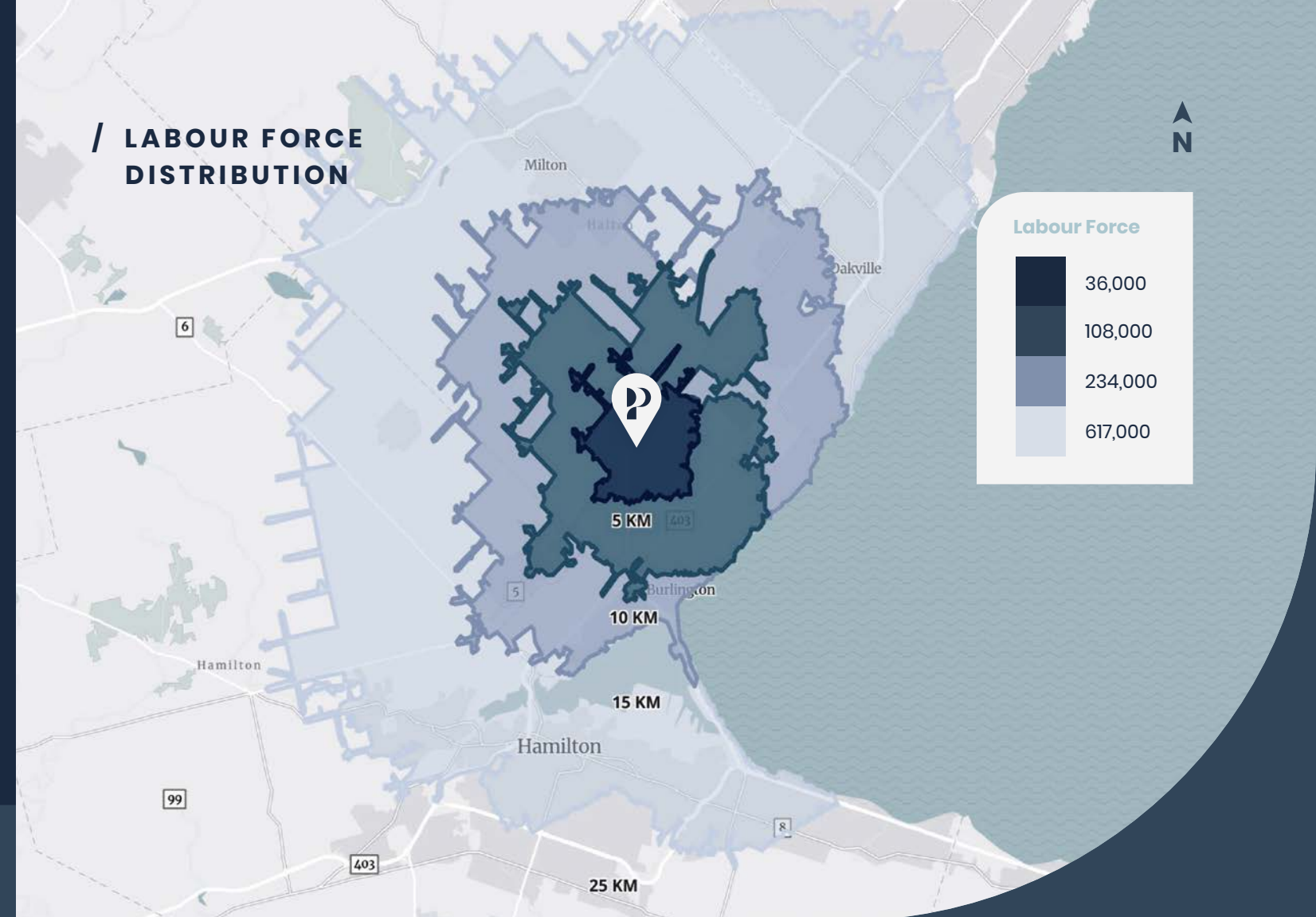
The area is supported by Burlington Transit, offering local bus routes 11, 12, and 51 that connect to GO Transit for wider regional access. The nearest bus stop, Thomas Alton at Columbus, is just a one-minute walk from Palladium Way, ensuring a reliable commute for employees and convenient access for clients and visitors.



DRIVE TIMES

- 10 min** Burlington GO Station
- 10 min** QEW/403 Highway
- 20 min** Downtown Hamilton
- 25 min** Hamilton International Airport
- 35 min** Pearson International Airport
- 50 min** Downtown Toronto
- 60 min** US Border

/ LABOUR FORCE DISTRIBUTION



AMENITIES

- Steps from Thiara Supermarket and restaurants like Poblano Mexicana, Bombay Chili, and Blk Swan Kitchen Hub
- Adjacent to Palladium Park and near Haber Recreation Centre
- Minutes to downtown Burlington, the lakefront, restaurants, and hotels
- Close to cultural destinations like the Burlington Performing Arts Centre and Art Gallery of Burlington

/ MARKET UPDATE

The Greater Toronto Area has shown signs of an active yet stable market this quarter, with a slight increase in availability at 4.6% and demand remaining consistent across key markets. Net absorption reached 4.1 million square feet, marking the strongest quarterly performance in nearly two years and signalling renewed confidence. With under-construction inventory at an eight-year low, prime, strategically positioned modern developments such as Palladium Business Centre stand out as rare opportunities, offering long-term value for investors and owner-occupiers.

Source: Colliers Q4 2025 Toronto Industrial Market Report

EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL CONDO

With over 70 years of industrial development experience in Western Canada and more than 35 million square feet of new space delivered across North America, Beedie is proud to continue its expansion into the Greater Toronto Area with Palladium Business Centre.

Beedie's industrial condominium ownership model is well-established and highly sought-after in British Columbia and Alberta, with over 60 successful projects completed. It offers small to mid-sized businesses the opportunity to own premium industrial space within a professionally managed development—combining long-term equity building with hassle-free maintenance.

Every Beedie project is thoughtfully planned, from site selection to final construction, with a focus on delivering high-quality, efficient, and functional units. Their award-winning developments and loyal client base speak to the consistent value they provide.

Over the past decade, Beedie has supported businesses at every stage—from leasing, to first-time ownership, to expansion into multiple units and custom build-to-suit facilities. This reflects the lasting value and flexibility of the Beedie ownership model. When you buy with Beedie, you're investing in more than just space—you're partnering with a trusted developer committed to your long-term success.

[LEARN MORE](#)

Beedie/

**MORNINGSIDE
BUSINESS CENTRE**
2560, 2450 & 2340
Morningside Avenue,
Toronto, ON

Completed 2023



Final Unit Remaining

**THREE OAKS
BUSINESS CENTRE**
3303, 3313 & 3323
Superior Court,
Oakville, ON

Completed 2024



Over 50% Subscribed

**MAVERICK
BUSINESS CENTRE**
180 & 190
Allstate Parkway,
Markham, ON

Completed 2025



Now 33% Subscribed

BOLT BY BEEDIE
399 Healey Road,
Bolton, ON

Completed 2025



Now Selling

CONTACT

SIMON HENDERSON
Vice President, Sales Representative

T 647 642 5579
E simon.henderson@colliers.com

KENNEDY BANKS
Senior Sales Representative

T 905 746 6259
E kennedy.banks@colliers.com

DOUG MURRAY, SIOR
EVP, Sales Representative

T 905 320 5721
E doug.murray@colliers.com

JUSTIN VENANCIO
Senior Sales Representative

T 647 518 0846
E justin.venancio@colliers.com

PALLADIUMBYBEE.DIE.COM

Marketed by

Colliers