palladium

BUSINESS CENTRE

FOR SALE

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 10,843 SF to 15,401 SF and a combined total of up to 110,415 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 PROGESS

- **OPPORTUNITIES FROM 10,843 SF**
- **ZONING: BUSINESS CORRIDOR (BC1-319)**
- **ANTICIPATED OCCUPANCY Q4 2026**



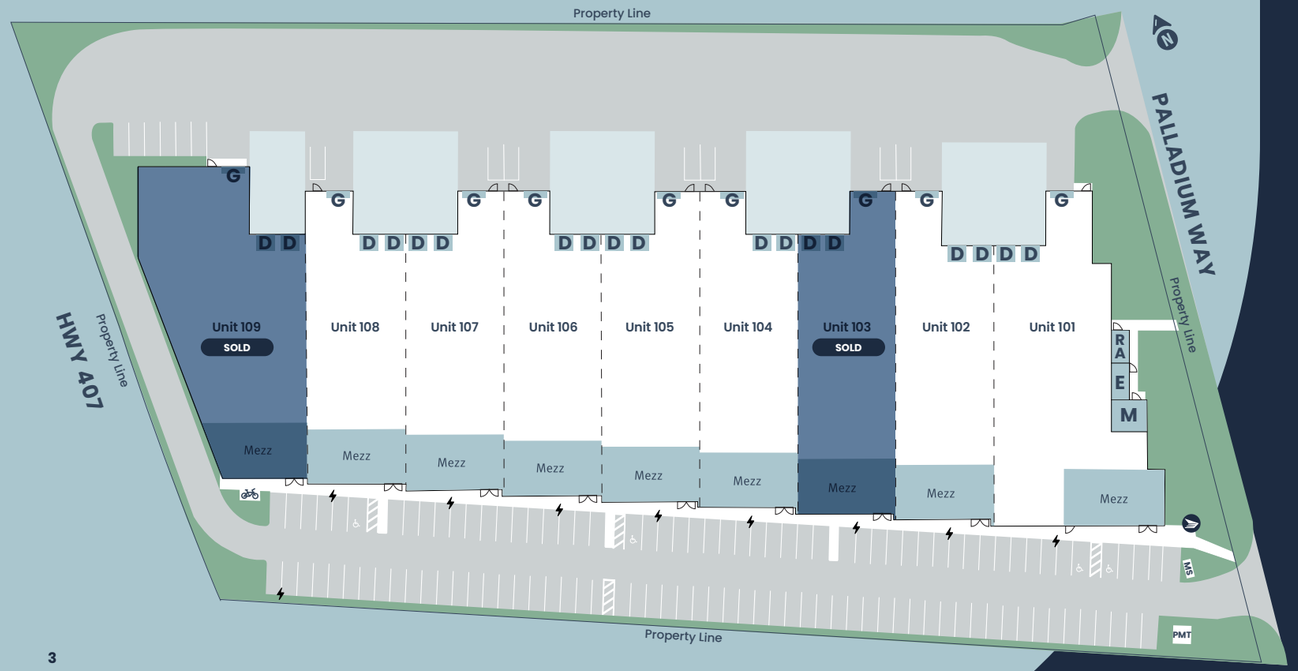
/ UNIT BREAKDOWN & SITE PLAN

Build Stronger

UNIT #	UNIT FOOTPRINT SF	MEZZ SF	TOTAL SF	PRICE PSF	LOADING	PARKING STALLS
101	13,485	1,916	15,401	-	1G, 2D	17
102	9,983	1,832	11,815	-	1G, 2D	13
103			SOLD			
104	9,787	1,835	11,622	$445	1G, 2D	13
105	9,574	1,830	11,404	$445	1G, 2D	12
106	9,382	1,832	11,214	$445	1G, 2D	12
107	9,185	1,833	11,018	$445	1G, 2D	12
108	9,014	1,829	10,843	$445	1G, 2D	11
109			SOLD			

LEGEND

G Grade Loading
D Dock Loading
MS Monument Sign
M Mechanical Room
E Electrical Room
RA Roof Access
Bicyle 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

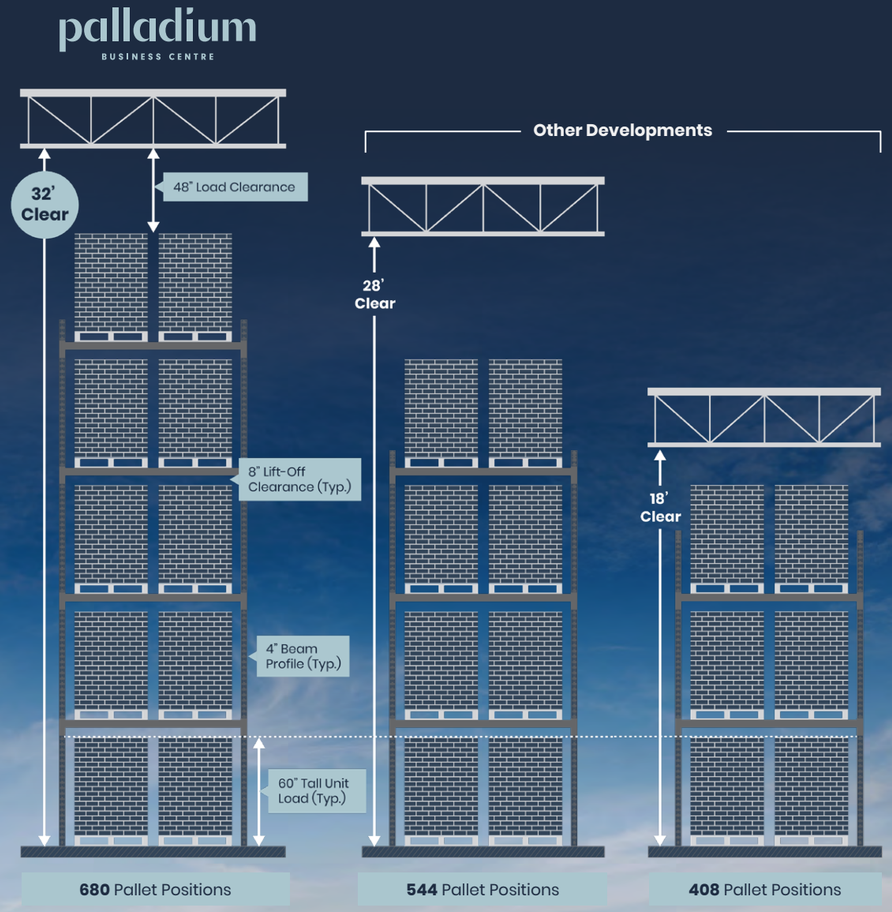
Service Plus
12-month warranty on all material & workmanship defects from the date of substantial completion

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.





This image is a conceptual rendering for illustrative purposes only.

/ LOCATION

The Burlington Advantage

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 convenient connections to the QEW and Highway 403, Palladium provides efficient connectivity to Toronto, Hamilton, and the Greater Golden Horseshoe. Both Pearson International Airport and John C. Munro Hamilton International Airport are easily accessible, supporting straightforward and reliable regional and international travel and shipping.

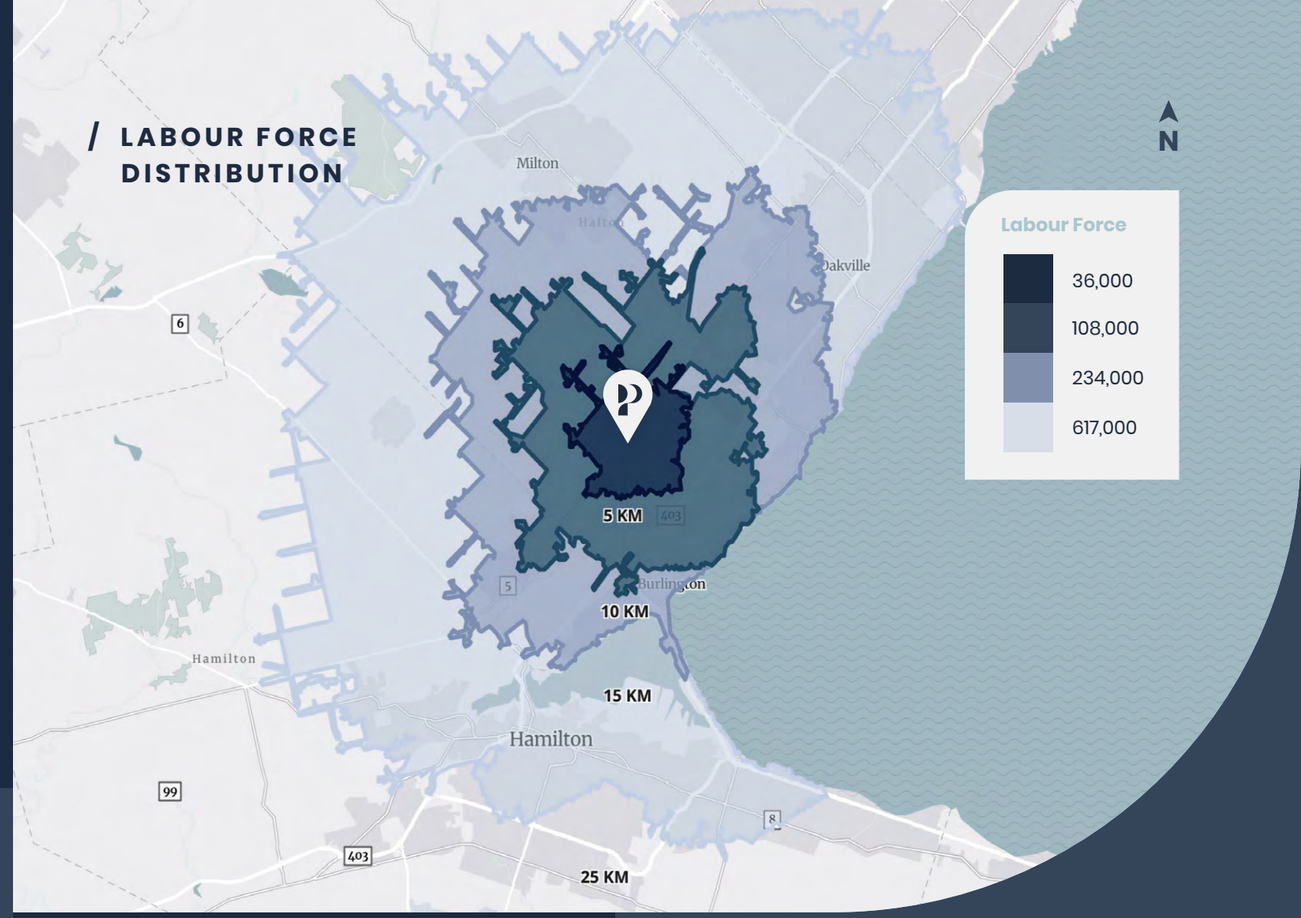
The area is served by Burlington Transit, with local bus routes 11, 12, and 51 connecting to GO Transit for broader regional access. The nearest stop, Thomas Alton at Columbus, is just a one-minute walk from Palladium Way, ensuring a reliable commute for employees and convenient access for clients and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



DRIVE TIMES

10 min	Burlington GO Station
10 min	QEW/403 Highway
20 min	Downtown Hamilton
25 min	Port of 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

BOLT BY BEEDIE
399 Healey Road,
Bolton, ON

Completed 2025



Now Selling

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

Completed 2024



Over 60% Subscribed

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

Completed 2025



Over 50% Subscribed

MARQUEE BY BEEDIE
3250 Markham Road,
Scarborough, ON

Anticipated Occupancy
Q4 2026



Now Selling

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