

**AVISON
YOUNG**

INDUSTRIAL SPACE FOR LEASE

5353 John Lucas Drive

Burlington, ON

2,543 sf available

**NET
RENT**
Reduced



Space for Lease

5353 John Lucas Drive, Suite 105
Burlington, ON

Available Space

SUITE	105	INDUSTRIAL (sf)	2,543
REDUCED ASKING RENT (psf net)	\$15.00 \$12.95	SHIPPING	1 Truck Level Door
ADDITIONAL RENT (T&O 2026)	\$10.84*	AVAILABLE	Immediate

**Includes heat, hydro and common area janitorial except in-suite cleaning*

Very Clean & Prestigious Ground Floor Warehouse Unit With
Lots of Natural Light Within The Warehouse. Unique Truck Level Shipping.



Prestigious Burloak Business Park with great access to transit and major highways and arterial roads



Great location for image-conscious tenants with branding



Quick access to QEW at Burloak



Tons of employee amenities at Burloak Power Centre



Outside surface parking



New roof installed



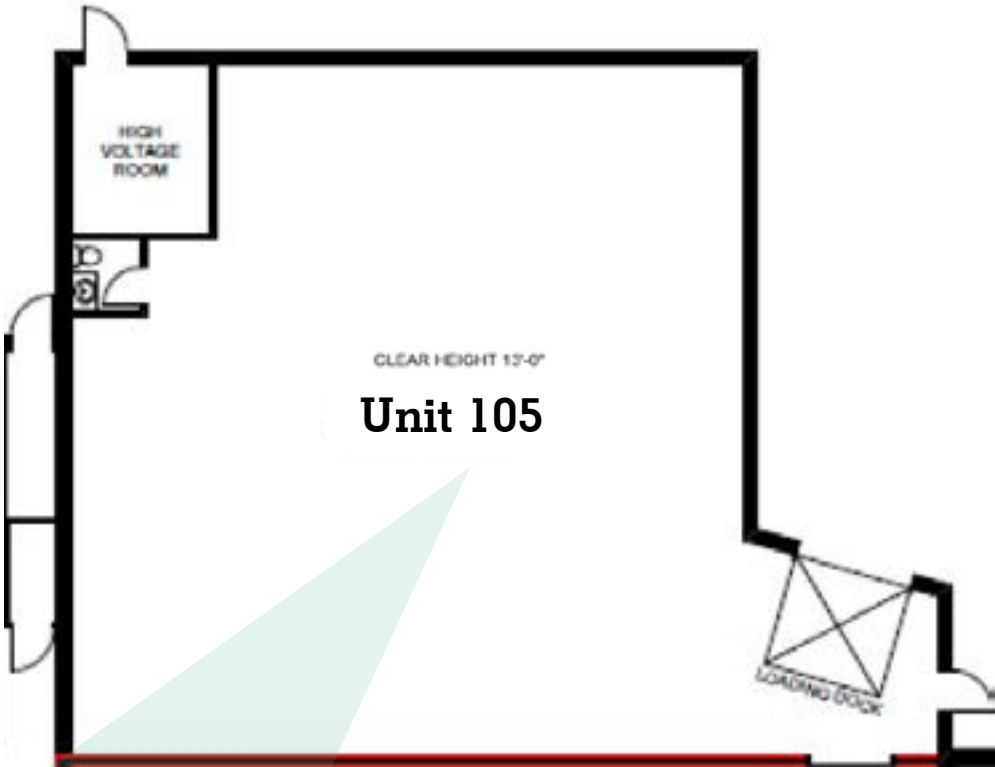
BC1 Zoning



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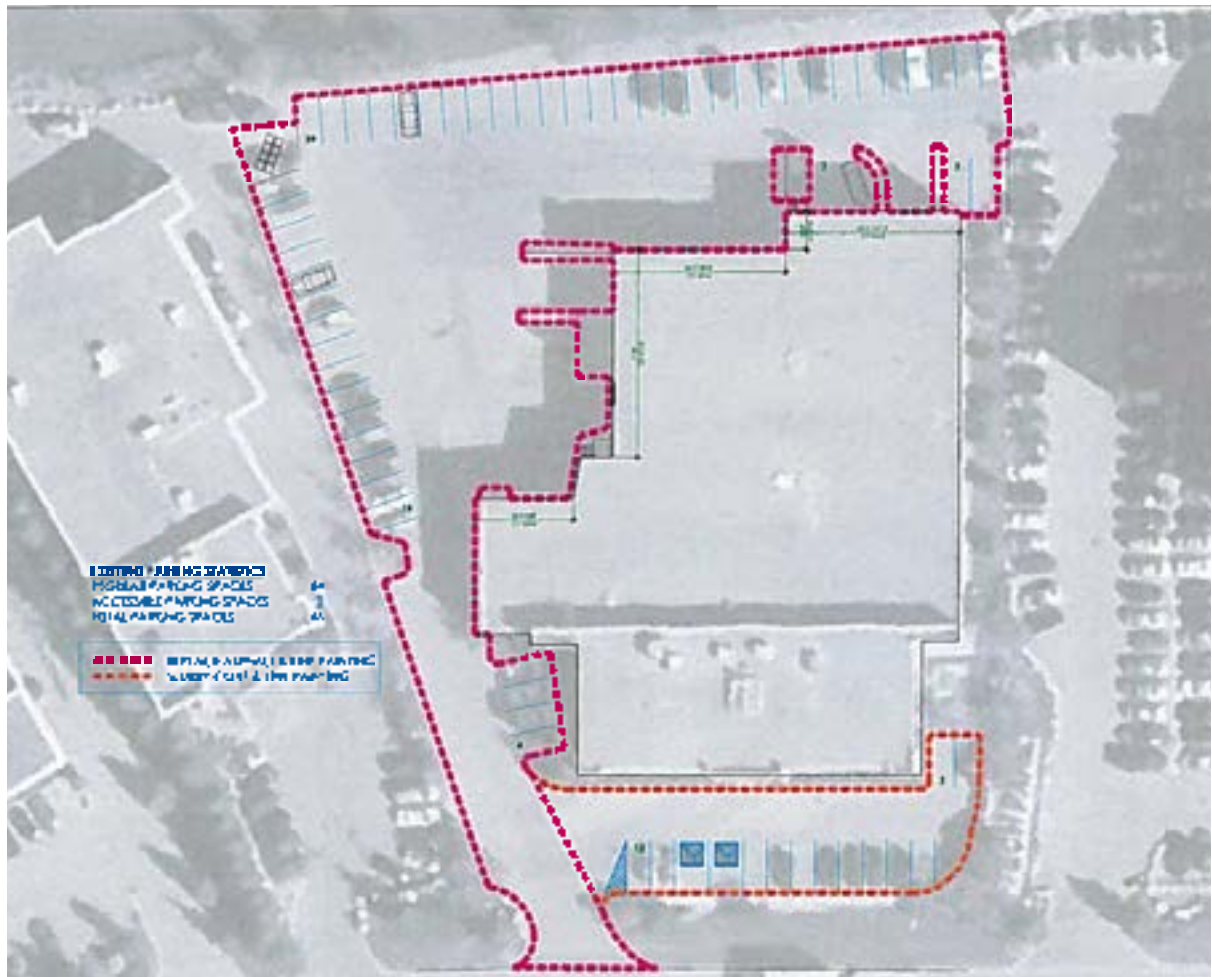
Floor Plan Unit 105 - 2,543sf



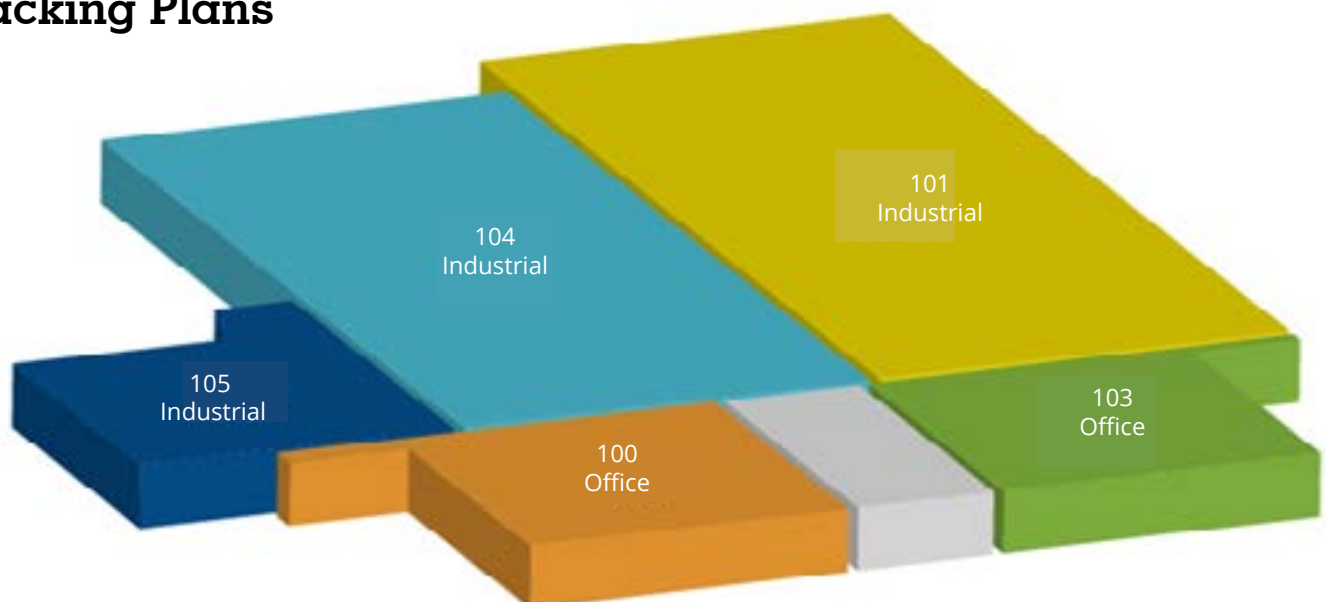
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Parking Site Plan



Stacking Plans



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Photos



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Zoning - BC1, Business Corridor Permitted Uses

EMPLOYMENT / OFFICE USES

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade
- Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit

- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating and/or assembly facility

OFFICE / SERVICE COMMERCIAL

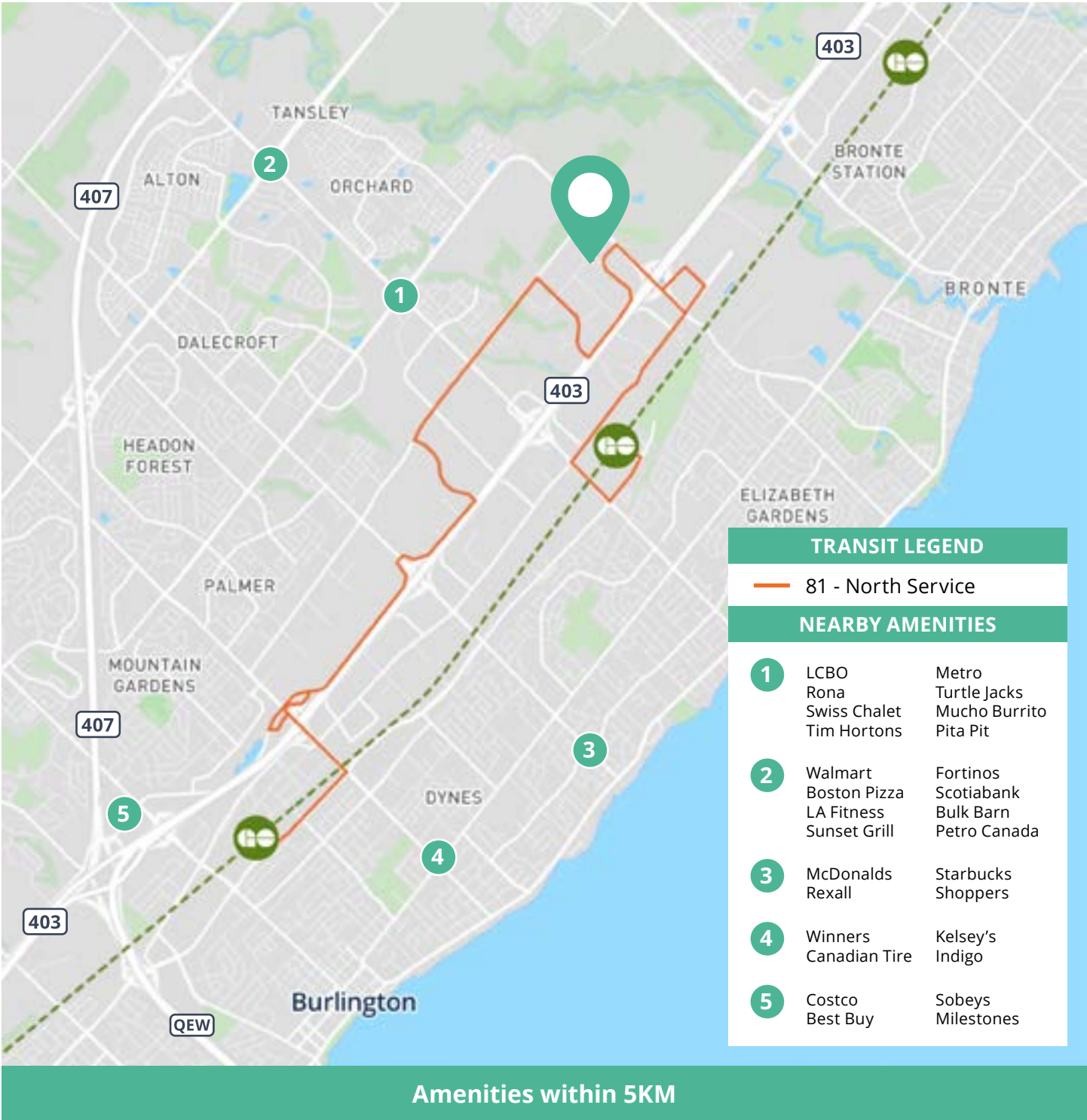
- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment



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Transit & Amenities



101

Restaurants
(major chains)



79

Retail
(major chains)



28

Gas Stations



20

Banks



11

Fitness Centres

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**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**

Platinum member