



For Lease

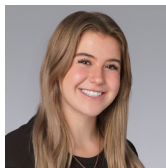
2 Masonry Court, Burlington

Freestanding Flex Office-Industrial-Retail



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Property Overview

Address 2 Masonry Court

Location Burlington

Zoning MXE

Area
Option 1:
16,949 SF
Option 2:
10,764
Option 3:
6,185 SF

Lot Size 1.07 Acres

Shipping 1 Truck-level door

Clear Height 18'8"

Parking 43 Spaces

Availability Immediate

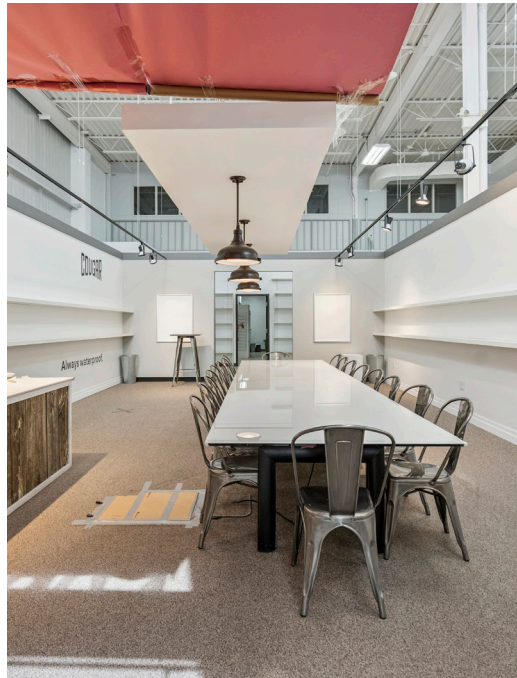
Net Lease Rent:

\$14.50 PSF

Property Taxes: (2024):

\$3.35 PSF



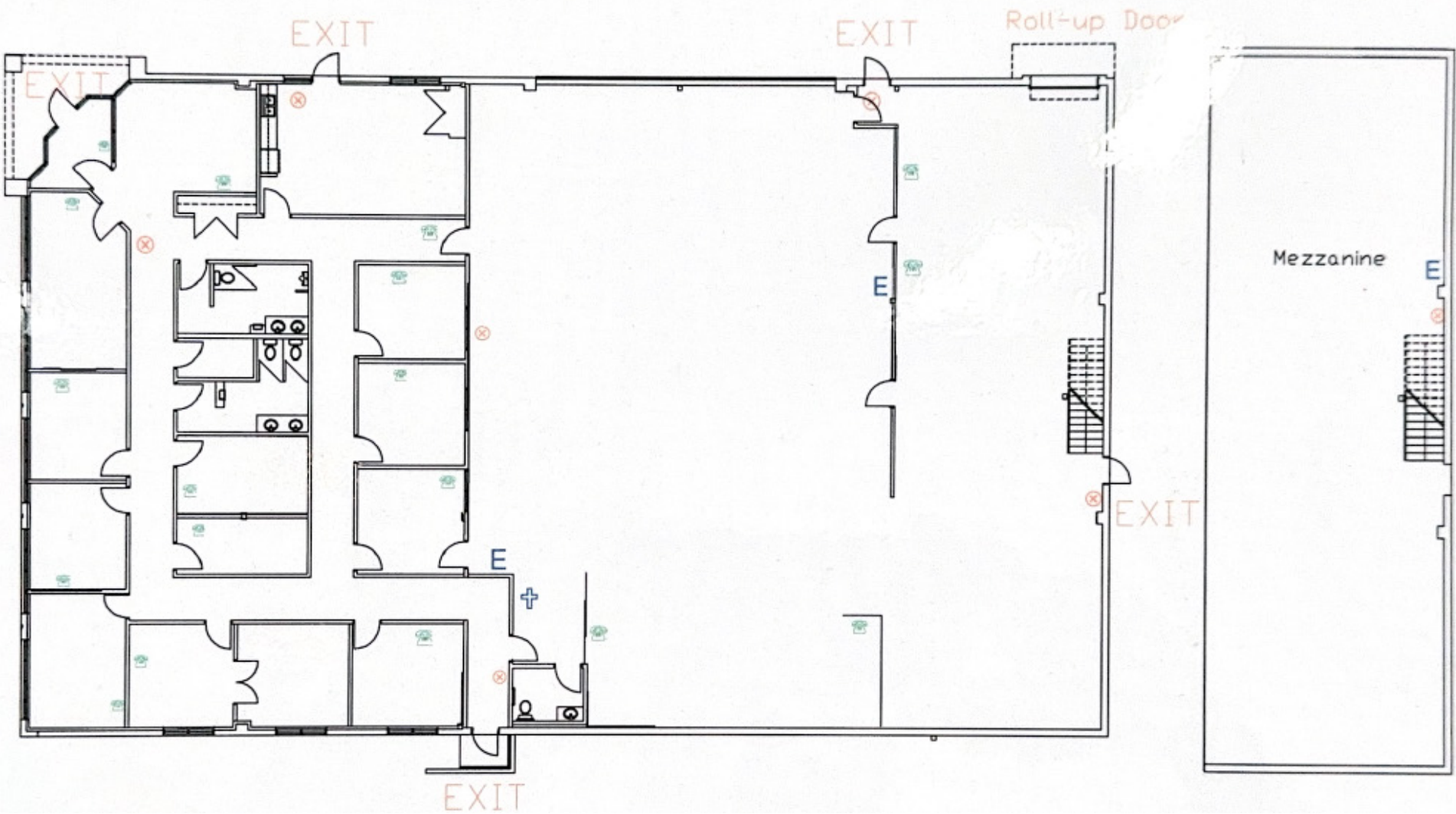




Location Map



Floor Plan

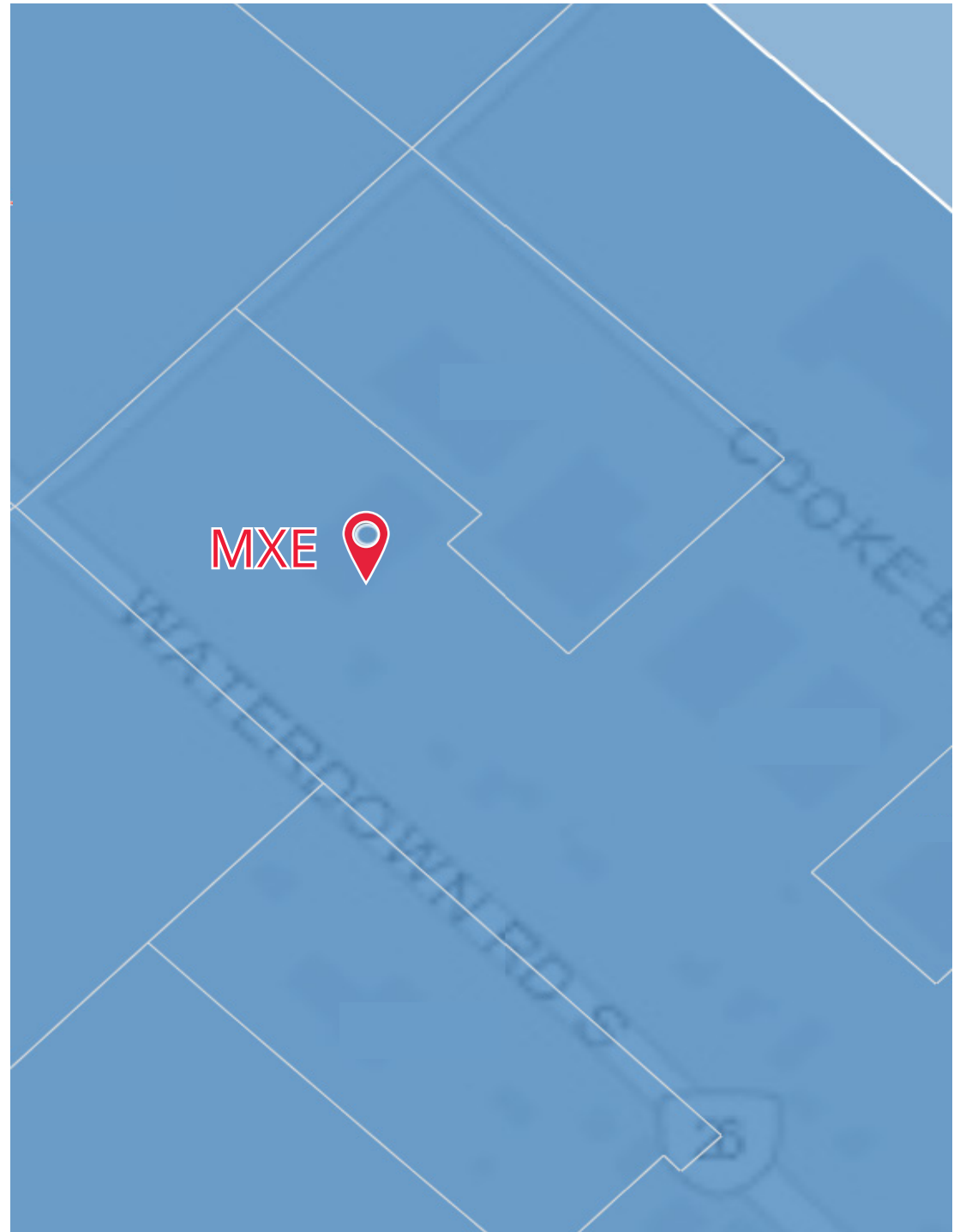


MXE Zoning

Permitted Uses

Mixed Use Corridor Zone

- › Convenience/Speciality Foods Store
- › Other Retail Stores
- › Standard Restaurant
- › Standard Restaurant with Dance Floor
- › Fast Food Restaurant
- › Convenience Restaurant
- › Dry Cleaning Depot, Laundromat, Laundry Service
- › Veterinary Services
- › Elevated Parking Facility
- › Other Service Commercial Uses
- › Outdoor Patio
- › All Office Uses
- › Community Institution
- › Convention / Conference Centre
- › Banquet Centre
- › Caterer
- › Car Wash per 1, 2.9
- › Motor Vehicle Service Station per Part 1, 2.10
- › Motor Vehicle Sales, Leasing, Rental, and Service
- › Motor Vehicle Repair Garage
- › Retail Propane Facility per Part 1, 2.7
- › Industrial Uses permitted in a GE2 zone
- › Recreational Establishment
- › Entertainment Establishment





2 Masonry Court | Burlington | ON

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