

Specifications

Total available area	Building A: 131,025 sf Building B: 146,808 sf
Office area	5%
Clear height	32 ft
Shipping	Building A: 36 TL, 2 DI Building B: 39 TL, 2 DI
Zoning	BC1 & GE1
Parking	294 spaces
Possession	Q2 2024
Asking net rent	Please contact listing team
T.M.I.	\$5.50 psf 2022 est.

Highlights



Brand new, state of the art construction



Excellent access



Flexible size configurations ranging from 30,000 sf to 280,000 sf



OEW exposure for corporate branding



Drive Times

QEW	2 min - 1.0 km
403	6 min - 7.5 km
407	9 min - 6.0 km
Appleby GO Station	5 min - 2.5 km
RioCan Centre Burlock	5 min - 3.4 km
Pearson International Airport	28 min - 43 km

Amenities

within 5 km radius



Restaurants
190



Banks
42



Fitness Centres
35



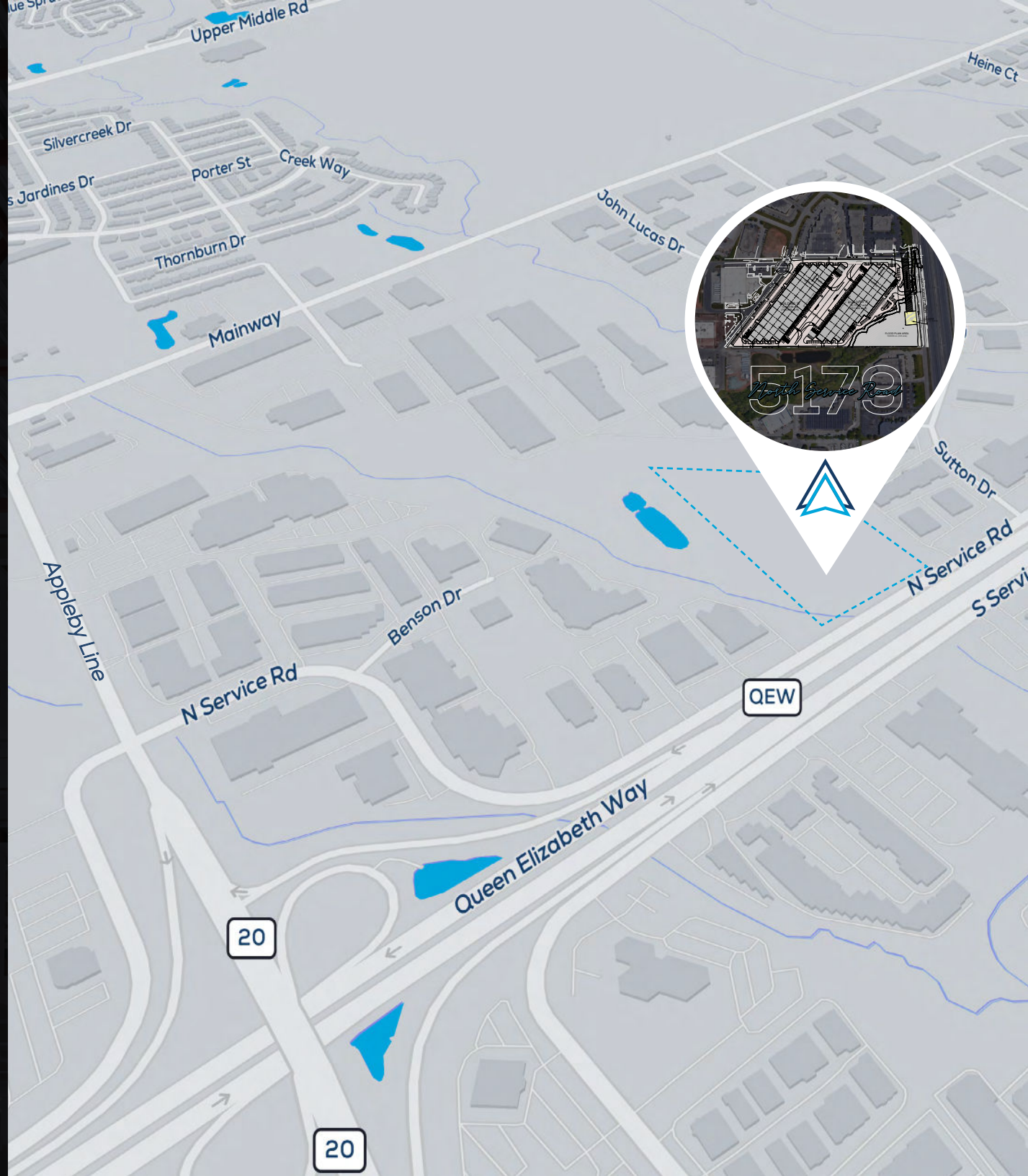
Retail
176



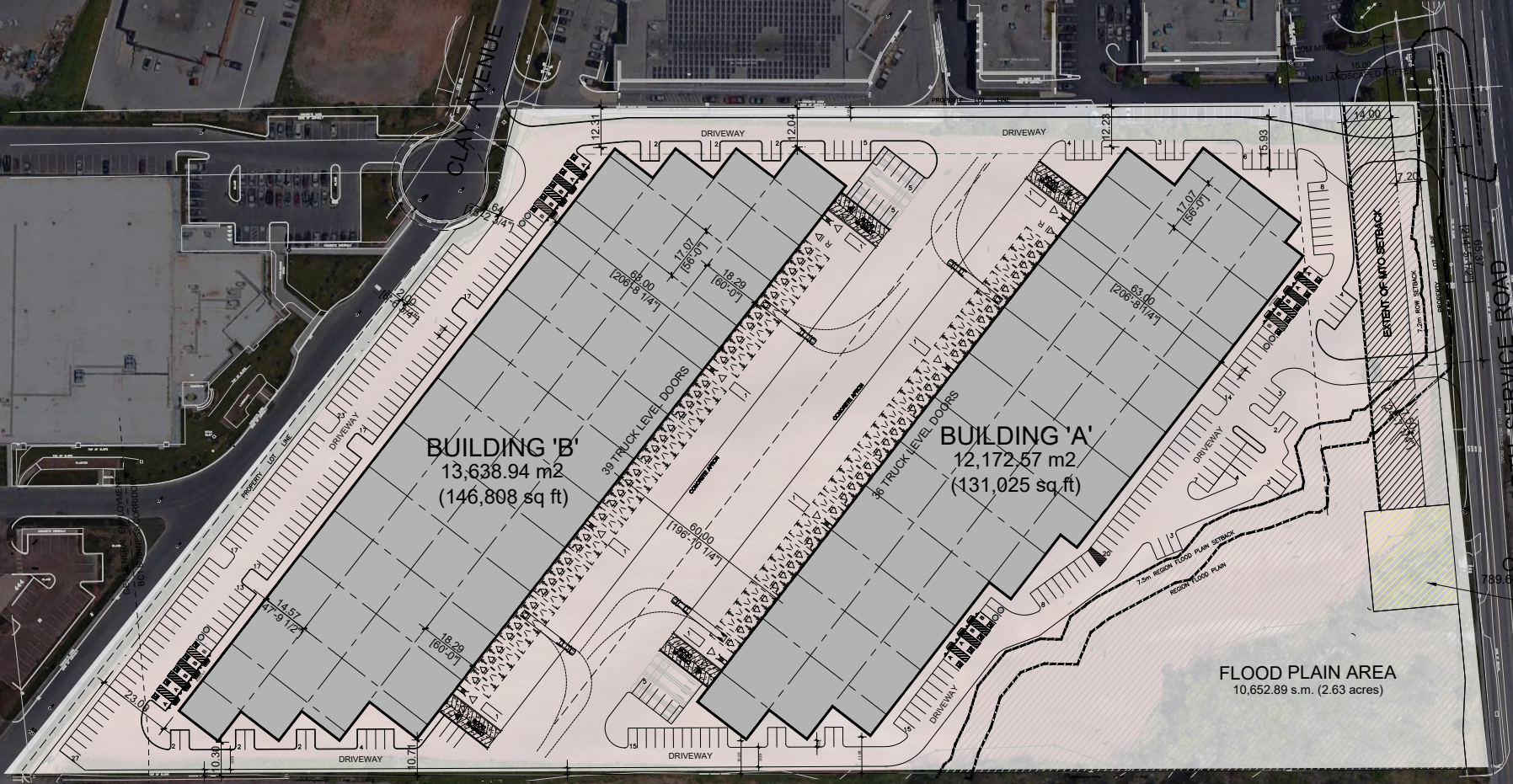
Gas Stations
49



Hotels
14



Site Plan



BUILDING 'B'
13,638.94 m²
(146,808 sq ft)

BUILDING 'A'
12,172.57 m²
(131,025 sq ft)

FLOOD PLAIN AREA
10,652.89 s.m. (2.63 acres)

CULVERT
789.66 s.m. (0.19 acres)



Zoning - BC1, GE1 Business Corridor

4216 South Service Road is zoned **BC1, Business Corridor**, which allows for a variety of business operations, subject to conditions, requirements, restrictions or other provisions detailed in the City of Burlington By-law and as permitted by the Landlord. BC1 permitted uses include, but are not limited to:

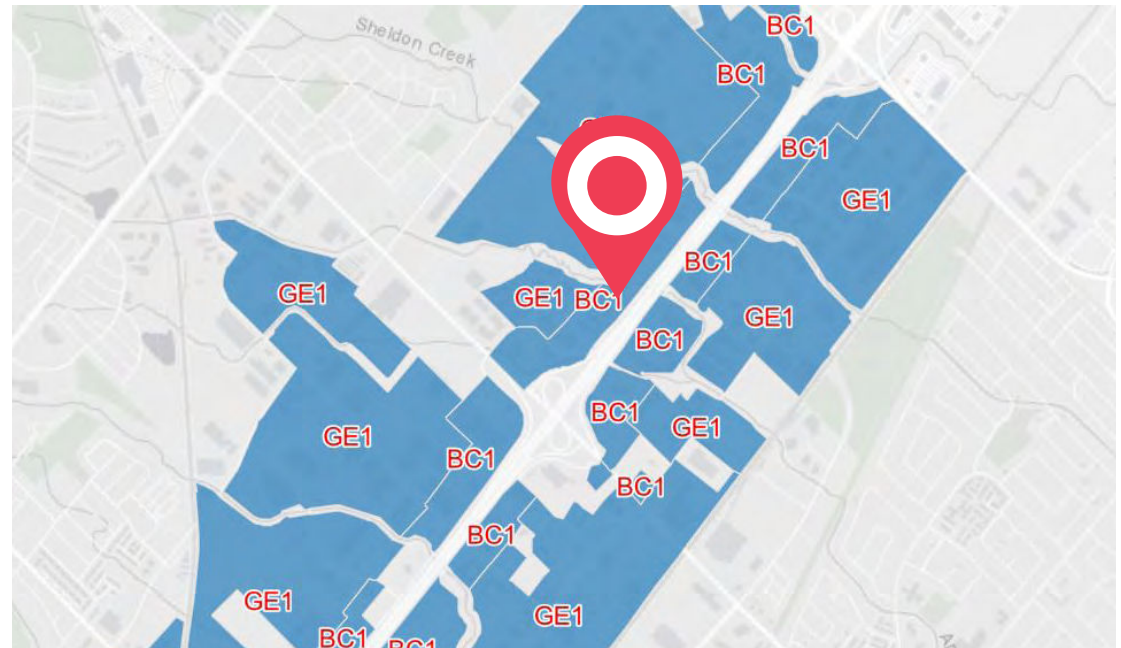
INDUSTRIAL

- 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
- Solid Fuel Supply Yard
- Waste Transfer Station
- Recycling Facility

OFFICE | SERVICE COMMERCIAL

- All office uses
- Convention or conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment
- Motor Vehicle Sales, Leasing, Rental and Service





**Appleby
Industrial Park**

5179
North Service Road

Contact us

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