



# Appleby Industrial Park



**Hopewell**<sup>®</sup>  
DEVELOPMENT

**N** NICOLA  
WEALTH  
— REAL ESTATE —

**AVISON  
YOUNG**



## Specifications

Total available area	Building A: 129,392 sf Building B: 148,332 sf
Office area	5%
Clear height	36'
Shipping	Building A: 30 TL, 2 DI Building B: 31 TL, 2 DI
Zoning	BC1 & GE1
Parking	324 spaces
Possession	Q4 2024
Asking net rent	Please contact listing team
T.M.I.	\$5.50 psf 2023 est.

## Highlights



Brand new, state of the art construction



Excellent access



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



QEW 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 Burloak	5 min - 3.4 km
Pearson International Airport	28 min - 43 km

## Amenities

within 5 km radius



Restaurants  
190



Banks  
42



Fitness Centres  
35



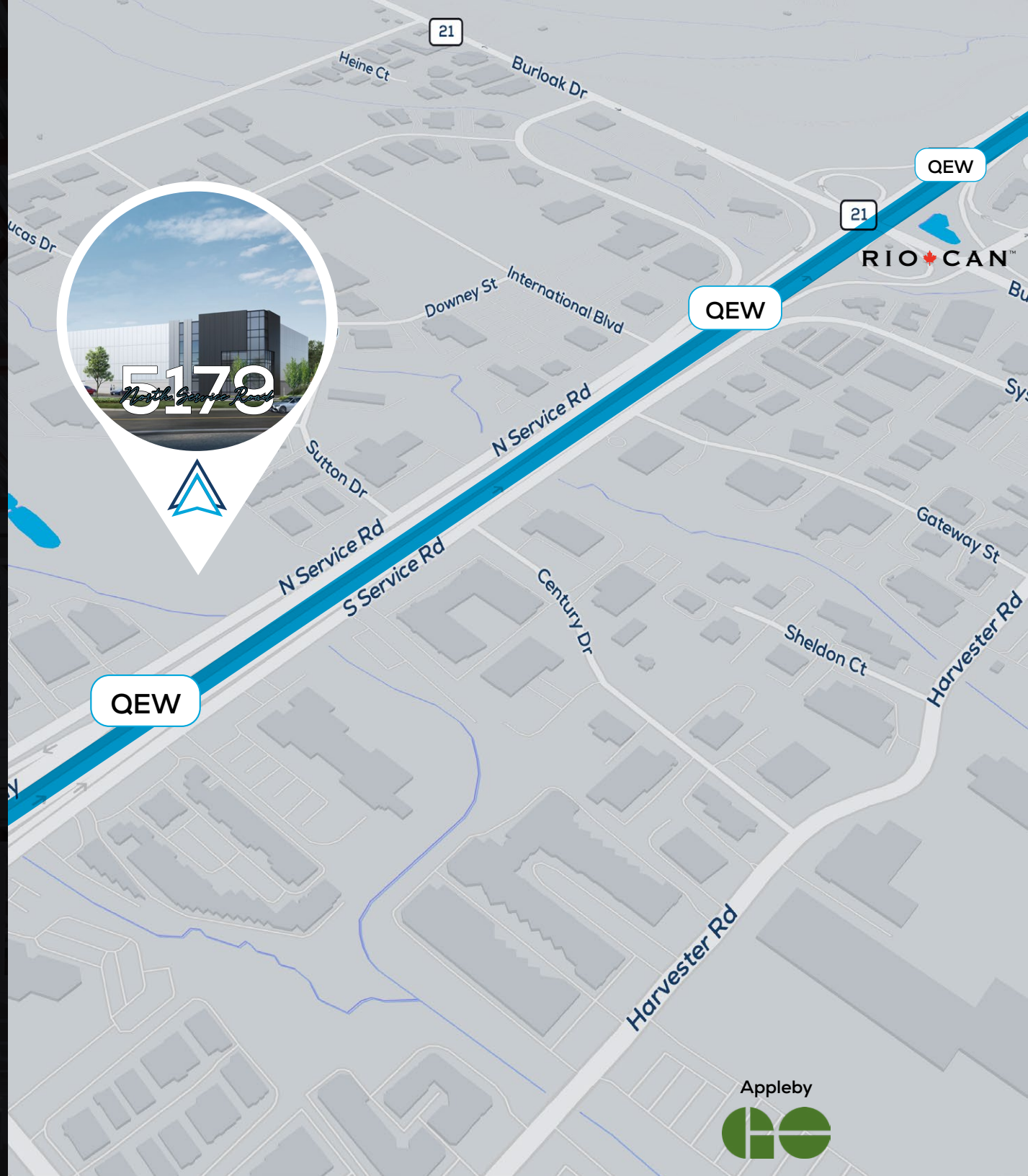
Retail  
176



Gas Stations  
49



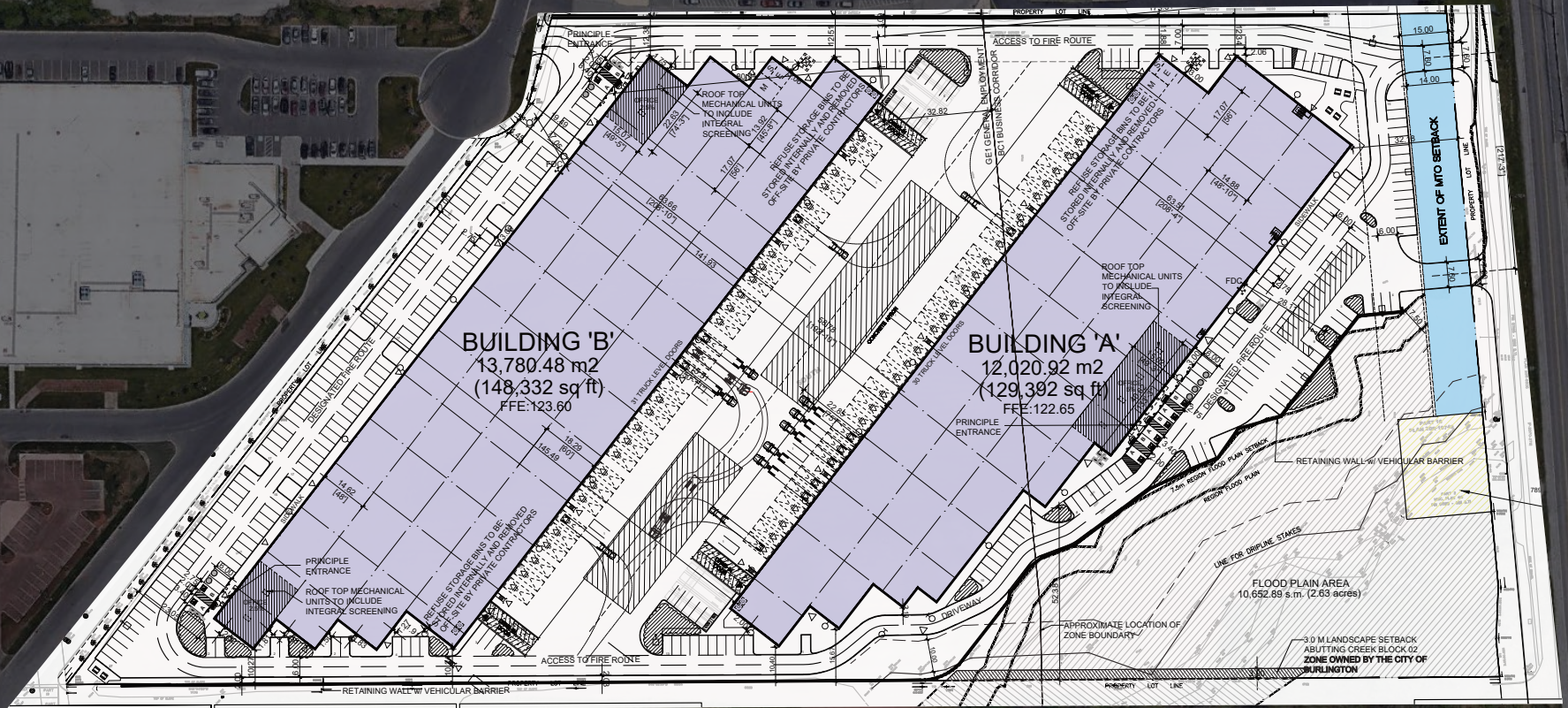
Hotels  
14





# Site Plan

QEW





# Zoning - BC1, GE1 Business Corridor

5179 South Service Road is zoned **BC1, Business Corridor**, and **GE1, General Employment** 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. Permitted uses include, but are not limited to:

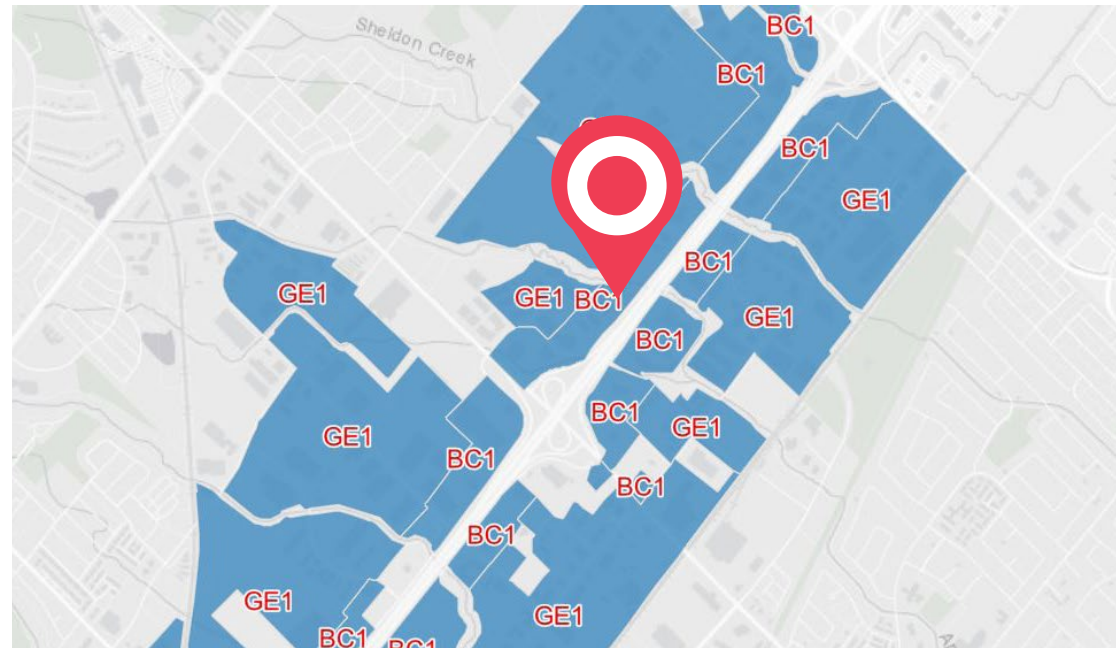
## INDUSTRIAL

- 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

- Other Industrial Operations - General manufacturing, processing, fabricating and or assembly facility
- Solid Fuel Supply Yard
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Public Transportation
- Veterinary Service

## 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

5173  
*North Service Road*

### Contact us

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