



19,400 - 40,516 SQUARE FEET FOR SUBLEASE



1213 INTERNATIONAL BLVD
UNIT 200, BURLINGTON, ONTARIO, CA

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Broker

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MEGAN BEEDIE
Sales Representative

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PROPERTY HIGHLIGHTS

Offering flexible solutions within a class A industrial facility, just off the QEW in Burlington. The space can accommodate both truck-level and drive-in shipping. Speak to listing team for information on existing racking and office space.



**PROXIMITY
TO QEW**



**NEW
CONSTRUCTION**



**CLEAN
WAREHOUSE**

NUMBERS AT A GLANCE

UNIT SIZE: 19,400 - 40,516 SF

SHIPPING: 6 TL / 1 DI

CLEAR HEIGHT: 36'

OFFICE: Available

ZONING: GEI

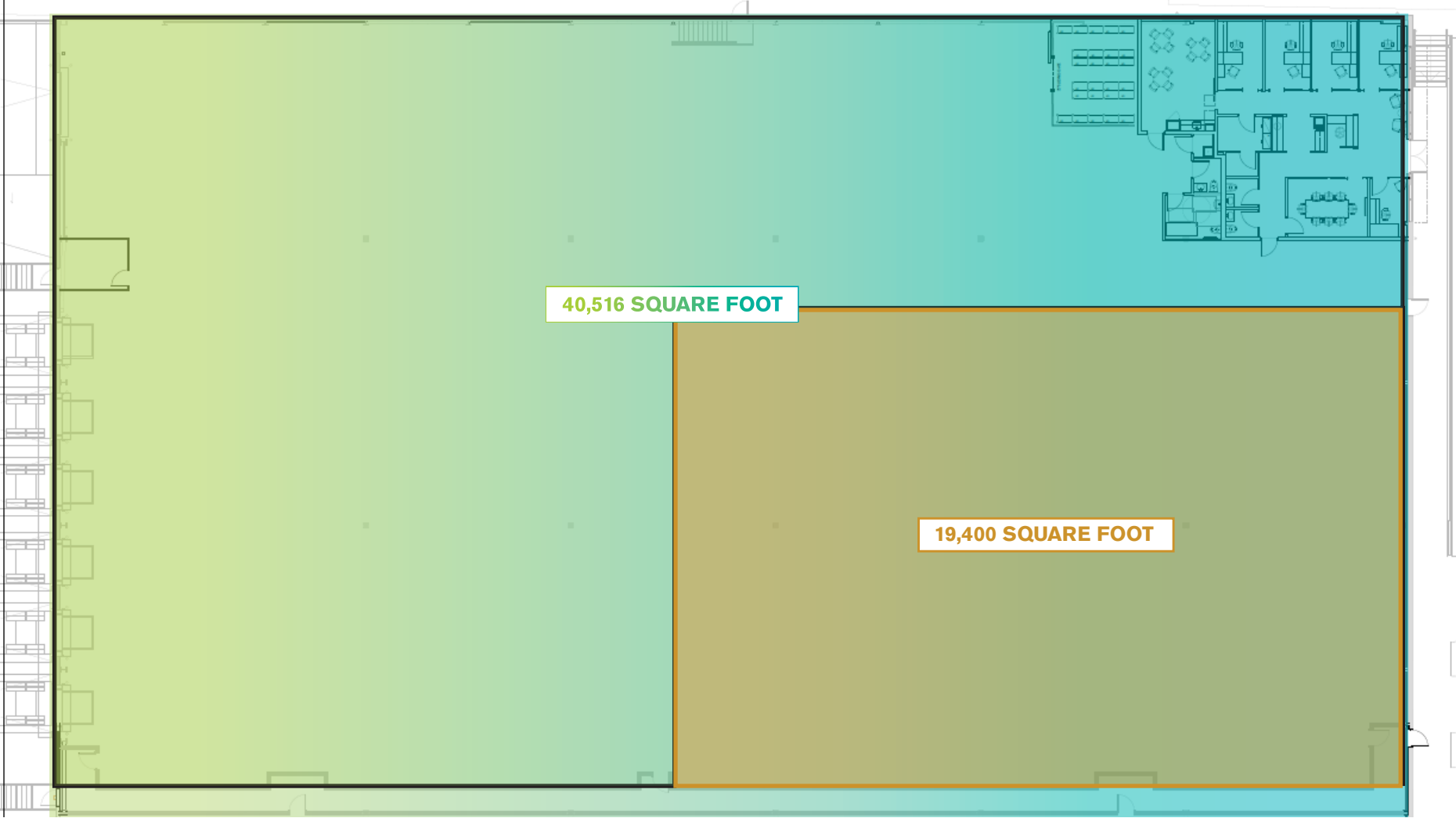
T.M.I: \$4.99 (2026)

NET RATE: Contact Listing Agents

SUBLEASE TERM: Until April 29, 2030



FLOOR PLAN





ZONING - GENERAL EMPLOYMENT 1
(GE1)

CITY OF BURLINGTON ZONING
BYLAW

PERMITTED USES:

INDUSTRIAL

Transportation, Communication,
and Utilities (b)
Transportation Equipment Industries
Non-Metallic Mineral Production Industries
Food Processing and Manufacturing
Metal Rolling, Casting, and Extruding
Petro Chemical Laboratories
Bulk Propane Storage Depot per Part 1, 2.7
Solid Fuel Supply Yard
Oil Depot
Waste Transfer Station (c)
Recycling Facility
Truck Depot
Metal, Wood, Paper, Plastic, Machine,
and Chemical Industries
Wholesale Trade
Private Propane Facility per Part 1, 2.7
Construction and Trade Contractors
Wholesale Building
and Construction Materials
Machinery and Equipment
Public Transportation
Cannabis Production Facility (i)
Leather and Textile Industries
Furniture and Fixture Industries
Clothing Industries
Electrical Products Industries
Warehouse and Logistics
Storage Locker Facility
Training Centre
Research and Development
Information and Data Processing
Knowledge-Based & High Technology
Pharmaceuticals & Medicines
Veterinary Service
Parking Lot
Accessory Dwelling Unit
(for security or maintenance) (d)

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

OFFICE

All Office Uses

HOSPITALITY

Hotel
Convention/Conference Centre
Banquet Centre
Caterer

AUTOMOTIVE

Automotive Car Wash per Part 1, 2.9
Motor Vehicle Sales, Leasing, Rental, and Service
Motor Vehicle Service Station per Part 1, 2.10
Motor Vehicle Repair Garage

RETAIL

Convenience Store (f)
Nursery or Garden Centre (f)
Machinery & Equipment (f)
Computer Hardware & Software (f)
Office Furniture & Equipment (f)

SERVICE COMMERCIAL

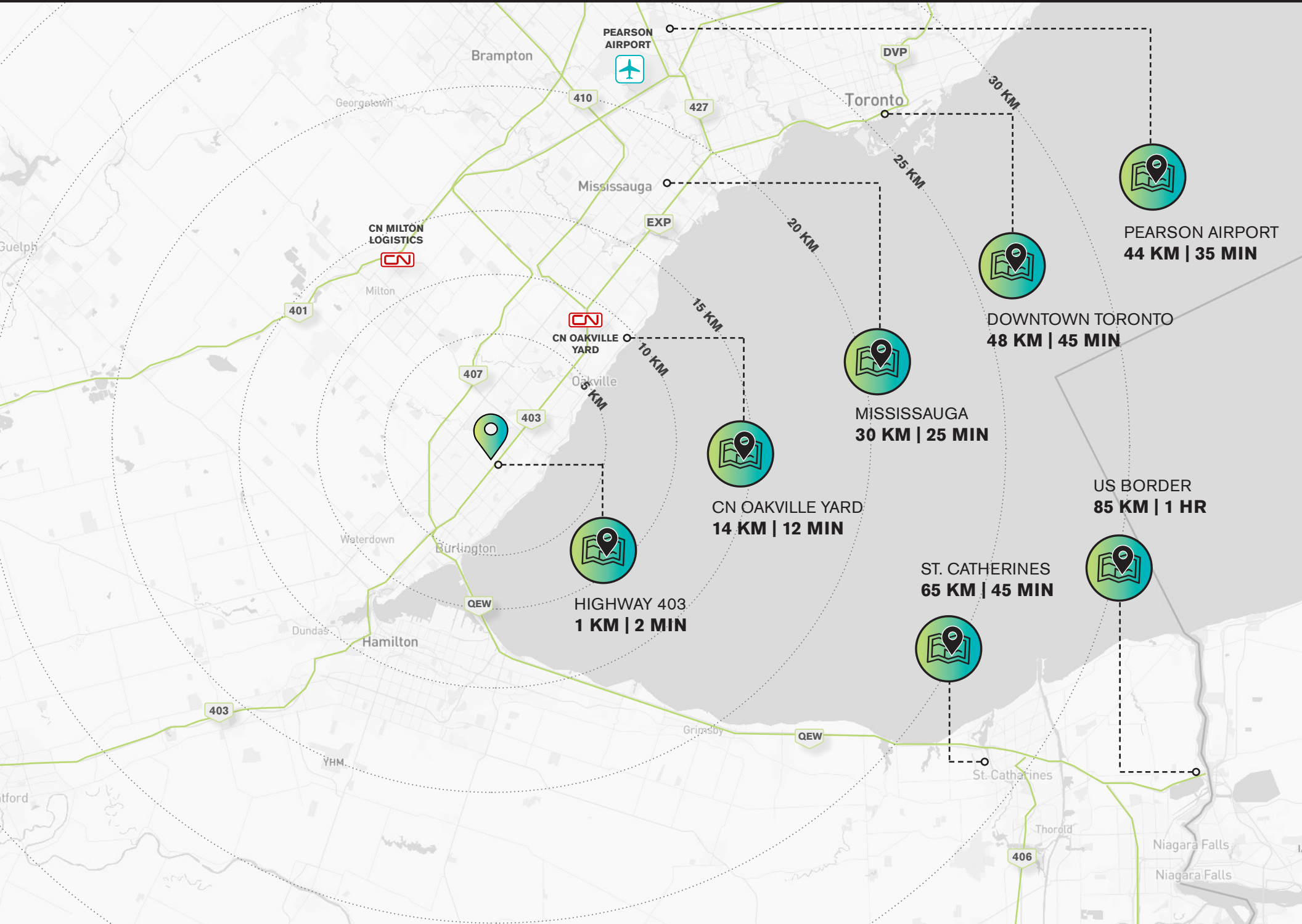
Standard Restaurant (f)
Standard Restaurant with Dance Floor (f)
Fast Food Restaurant (f)
Convenience Restaurant (f)
Night Club (f) (h)
Banks, Trust Companies, Credit Unions (f)
Retail Brewery (f)
Other Service Commercial Uses (f)

RECREATION

Recreational Establishment

OTHER

Body-Rub Parlour per Part 1, Subsection 2.32



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