

**AVISON
YOUNG**

For Sale

1070 Heritage Road
Burlington, ON



Freestanding Industrial Building For Sale in Burlington

For additional information,
please contact:

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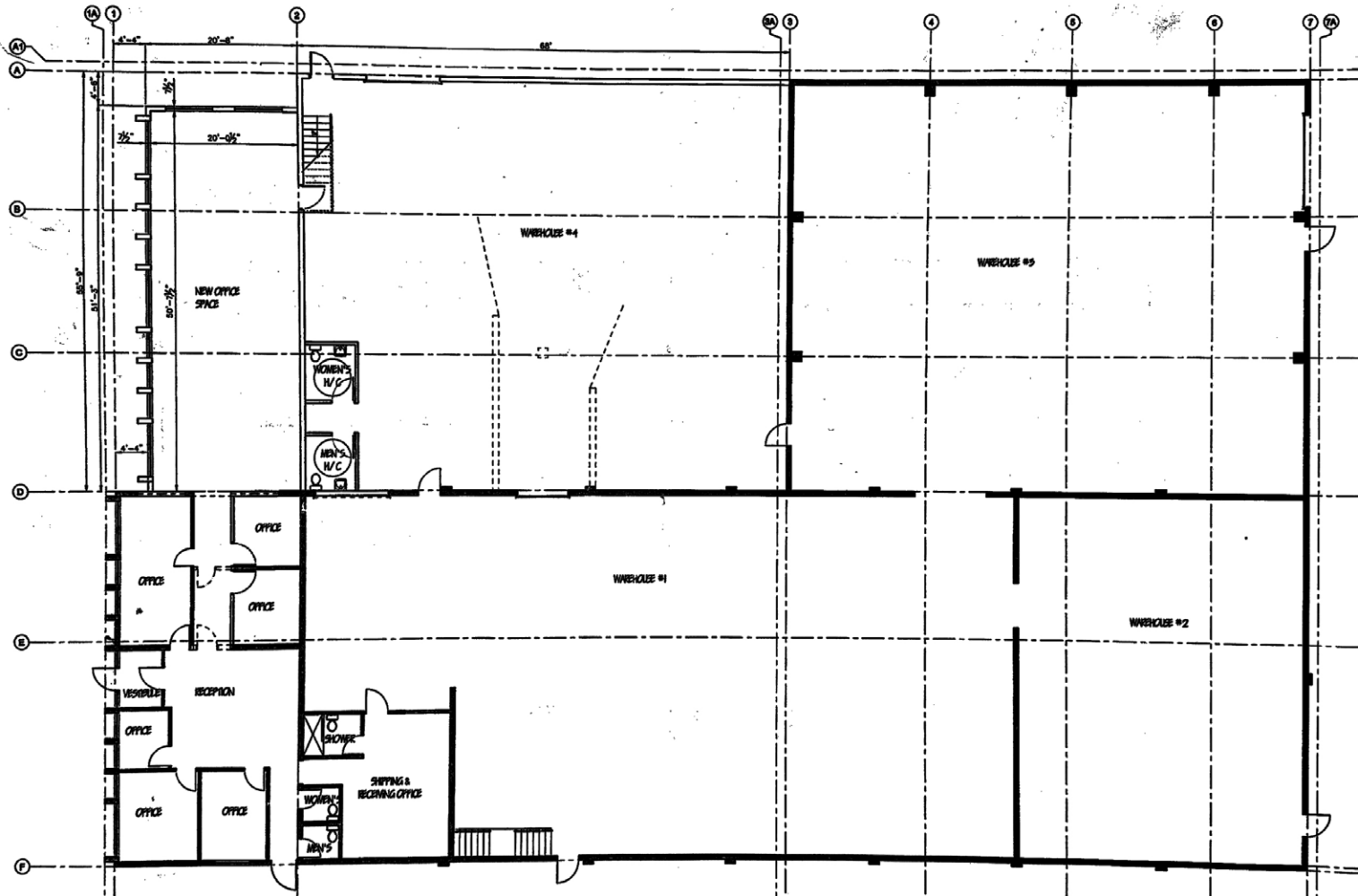


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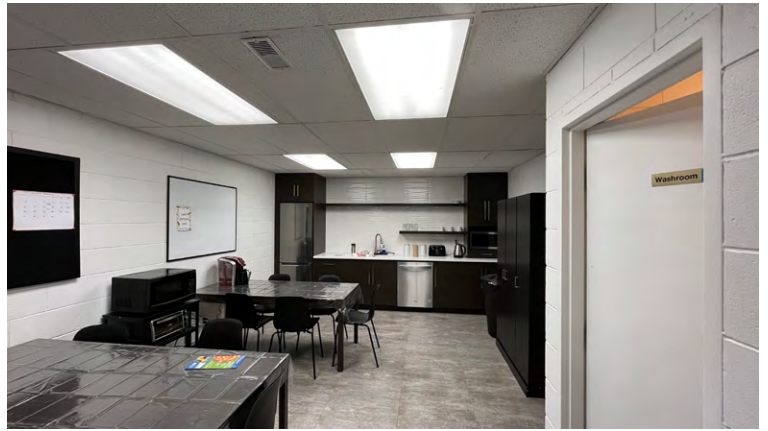
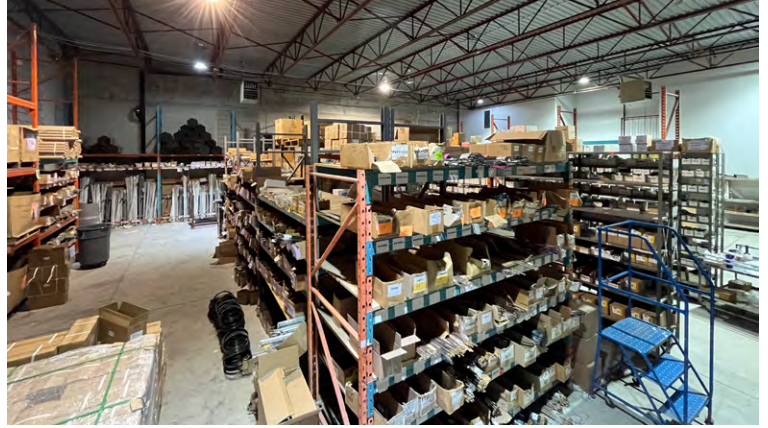
Property Details

TOTAL BUILDING AREA	27,137 sf	LOT SIZE	1.30 Acres
OFFICE AREA	15%	ZONING	GE1
INDUSTRIAL AREA	85%	POSSESSION	90 Days
CLEAR HEIGHT	Ranging from 12' 6" to 18'	ASKING PRICE	\$9,226,580.00 (\$340 psf)
SHIPPING	1 Truck Level, 1 Drive-In & 1 Grade Level	ANNUAL TAXES	\$42,933.09 (2023)
POWER	240 V, 200 A	PARKING	Ample Available


Floor Plan



Property Photos



Zoning GE1

 [Click here](#) for more information

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, Section 2.7
- Solid Fuel Supply Yard
- Waste Transfer Station (c)
- Recycling Facility
- Truck Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility per Part 1, Section 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility (j)

- 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
- 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

- Convention/Conference Centre
- Banquet Centre
- Caterer

AUTOMOTIVE

- Car Wash per Part 1, Section 2.9
- Motor Vehicle Sales, Leasing, Rental and Service

- Motor Vehicle Service Station per Part 1, Section 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

FOOTNOTES

(b) Transmitting towers shall be set back from a street or residential zone 1 m for every 1 m of height above grade.

(c) A Waste Container Facility is permitted in conjunction with a Waste Transfer Station, provided it is not located on a corner lot, and provided the waste containers are located at least 30 m from the street line and are screened from the street by the building or by a 3 m high masonry wall.

(d) A dwelling unit for a person whose presence is essential for security, protection, or maintenance of the property is permitted provided that the dwelling unit shall be located within a principal building and shall not exceed 75 m² floor area.

(f) Permitted on a lot having a total building floor area of 3000 m². The total floor area of all retail, service commercial and recreation uses shall not exceed 15% of the floor area of each building within which a retail or service commercial use is located. Notwithstanding the above, a restaurant may occupy up to 100% of the total floor area of a single building on a lot, provided that the total existing building floor area of all buildings on the lot is not less than 3000 m², and provided the lot abuts an arterial, multi-purpose arterial, or minor arterial road. Where multiple contiguous lots are developed as one comprehensive development or under a single comprehensive site plan, all lots shall be deemed to be one lot for purposes of applying this zoning regulation.

(h) Permitted only in conjunction with a standard restaurant and subject to a maximum capacity of 500 persons.

(i) A crematory is not permitted within a distance of 70 m from the boundary of a Residential, Downtown, Uptown, MXG, or MXC Zone.

(j) A cannabis production facility is not permitted within a building where food that is to be sold is produced, packaged, labelled or stored.



BUS ROUTES LEGEND

- **OAVILLE TRANSIT**
- 14A** Lakeshore West
- 34** Pine Glen
- **BURLINGTON TRANSIT**
- 15** Appleby-Walkers
- 81** North Service-East & West
- **HAMILTON STREET RAILWAY**
- 18** Waterdown
- **GO TRANSIT**
- 1** Lakeshore West
- 12B** Niagara Falls / Toronto

AMENITIES WITHIN 10 KM RADIUS

461	124
RESTAURANTS	GROCERIES
61	56
BANKS	GAS STATIONS
26	35
HOTELS	FITNESS CENTRES

DRIVE TIMES FROM THE PROPERTY

3 min
TO HIGHWAY 403
10 min
TO HIGHWAY 407
33 min
TO TORONTO PEARSON INTERNATIONAL AIRPORT



For more information:

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