

PRICE REDUCED



TEAM MURRAY  
& FALDOWSKI



1140 Blair Road, Burlington

# Rare freehold industrial building for Sale



**Simon Henderson\***

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**Brandon Garth**

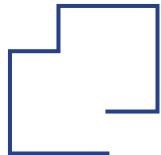
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**Colliers International**

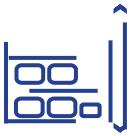
5515 North Service Road, Suite 300  
Burlington, Ontario L7L 6G4  
+ 416 777 2200



# Property Overview



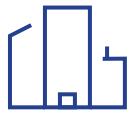
**Total Area**  
35,593 SF  
3.58 Acres



**Clear Height**  
19'



**Office Area**  
6,393 SF



**Industrial Area**  
29,200 SF



**Shipping**  
3 Truck-Level  
2 Grade Level

**List Price:**

**\$12,500,000**

**Taxes (2023):**

**\$93,737.18**



## Key Highlights

- GE-1 Zoning - Permits 50% lot coverage and outside storage
- 1Acre of excess land
- 600 amps of power
- Large open bays - Bay 1 = 80 x 200 ft and Bay 2 = 40 x 200 ft

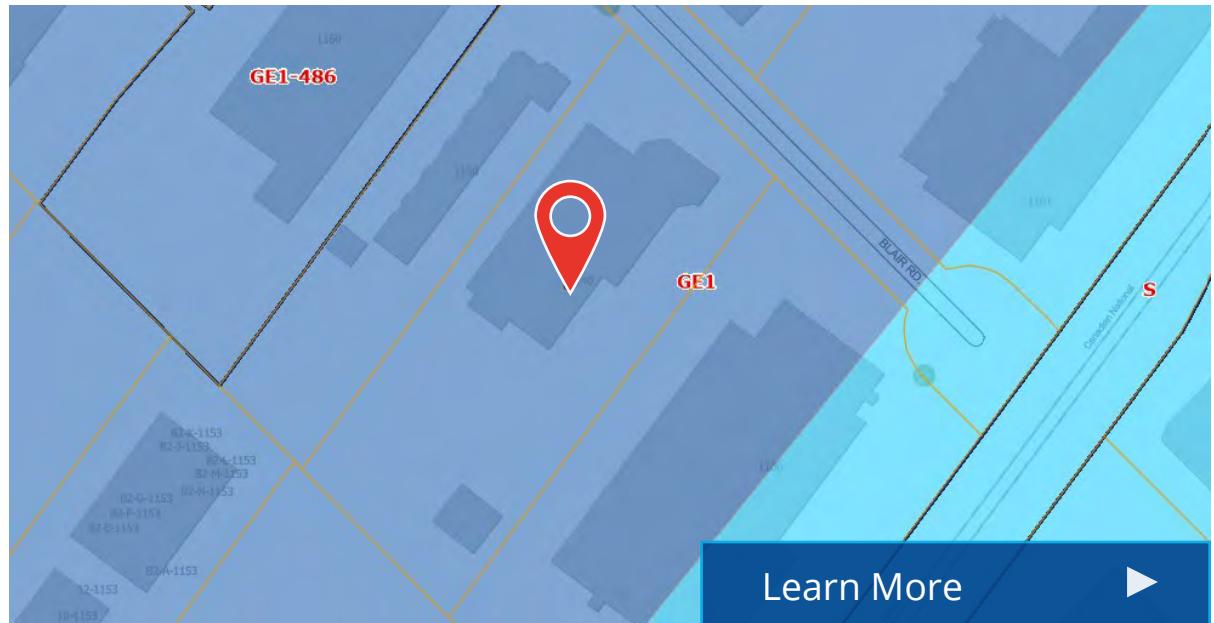
All measurements to be verified by buyer during due diligence

# GE-1 Zoning Permitted Uses

## Light Industrial Zone:

- > Transportation, Communication,
- > 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
- > 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
- > Leather and Textile Industries
- > Furniture and Fixture Industries
- > Clothing 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)

- > Crematory
- > All Office Uses
- > Convention/Conference Centre
- > Banquet Centre
- > Caterer
- > Motor Vehicle Sales, Leasing, Rental, and Service
- > Car Wash per Part 1, 2.9
- > Motor Vehicle Service Station per Part 1, 2.10
- > Motor Vehicle Repair Garage Convenience Store
- > Office Furniture & Equipment
- > Standard Restaurant
- > Standard Restaurant with Dance Floor
- > Fast Food Restaurant
- > Convenience Restaurant
- > Night Club
- > Banks, Trust Companies, Credit Unions
- > Retail Brewery
- > Other Service Commercial Uses
- > Recreational Establishment
- > Body-Rub Parlour per Part 1, Subsection 2.32
- > Motor Vehicle Repair Garage Convenience Store
- > Nursery or Garden Centre
- > Machinery & Equipment
- > Computer Hardware & Software



# Location Overview



Downtown  
**15 mins**

407 ETR  
**5 mins**

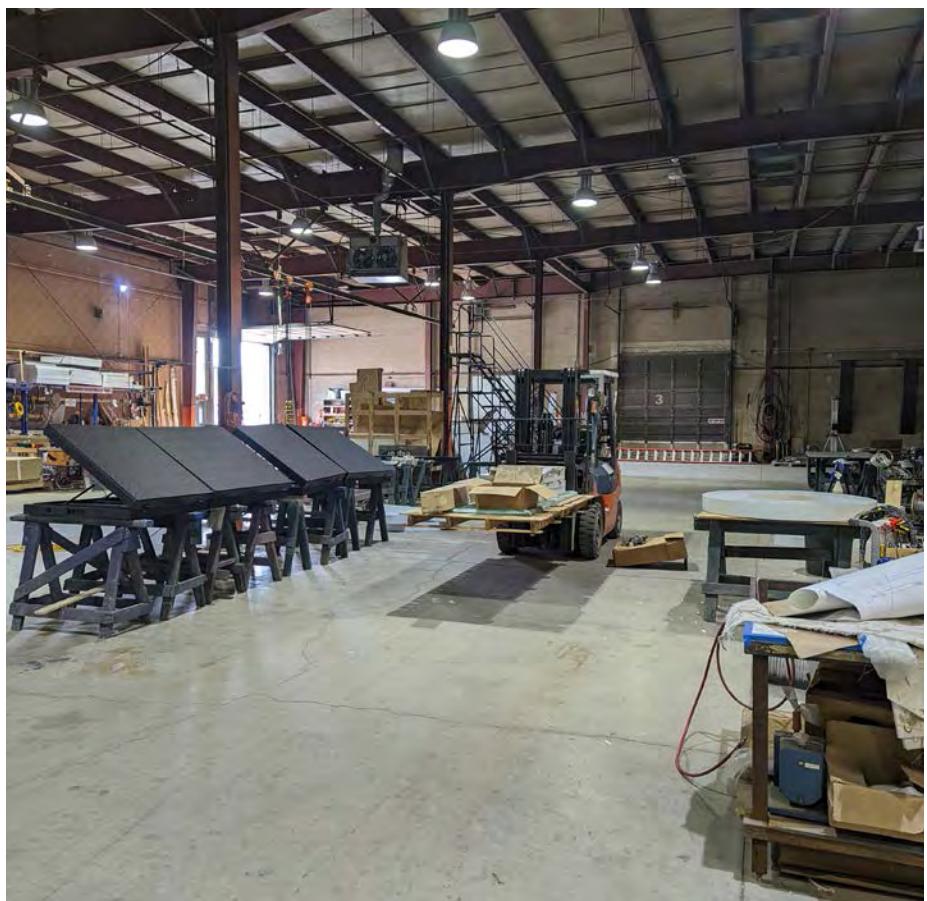
403 Hamilton  
**5 mins**

Toronto  
**60 mins**

US Border  
**60 mins**



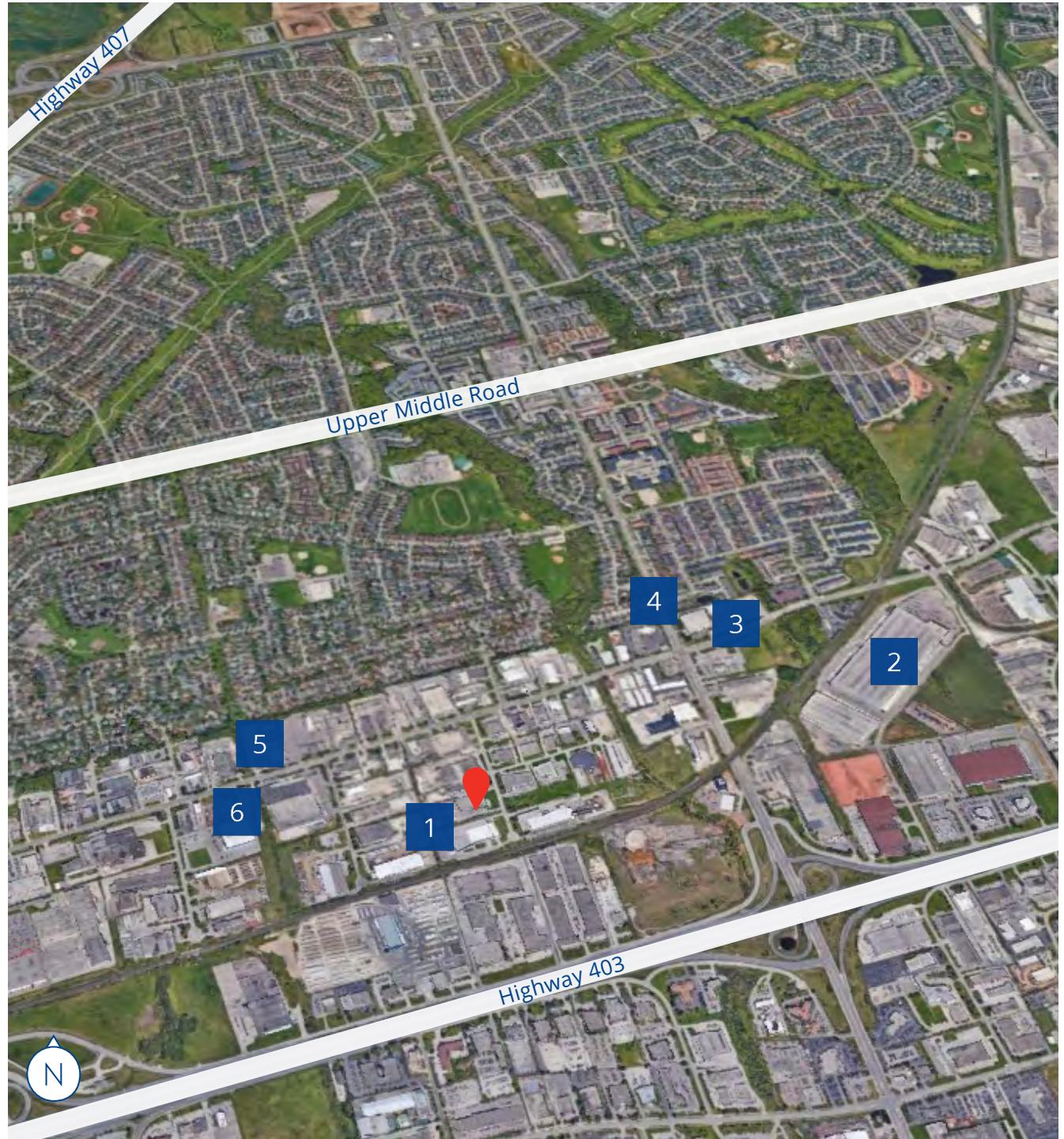




# Nearby Corporate Neighbours

1140 Blair Road,  
Burlington

1	Quadra Chemicals
2	UPS
3	Dhimarko Inc Live Edge Slabs & Custom Furniture
4	Wardco Window & Door Manufacturing
5	Maplewood Mechanical
6	Fix Auto Burlington





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