

PRICE REDUCED



**TEAM MURRAY
& FALDOWSKI**

1140 Blair Road, Burlington

Rare freehold industrial building for Sale



Simon Henderson*

Vice President
+1 647 642 5579
simon.henderson@colliers.com



Brandon Garth

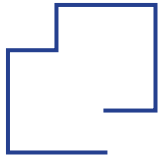
Sales Representative
+1 905 332 8548
brandon.garth@colliers.com

Colliers International

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



Property Overview



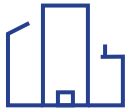
Total Area
35,593 SF
3.58 Acres



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

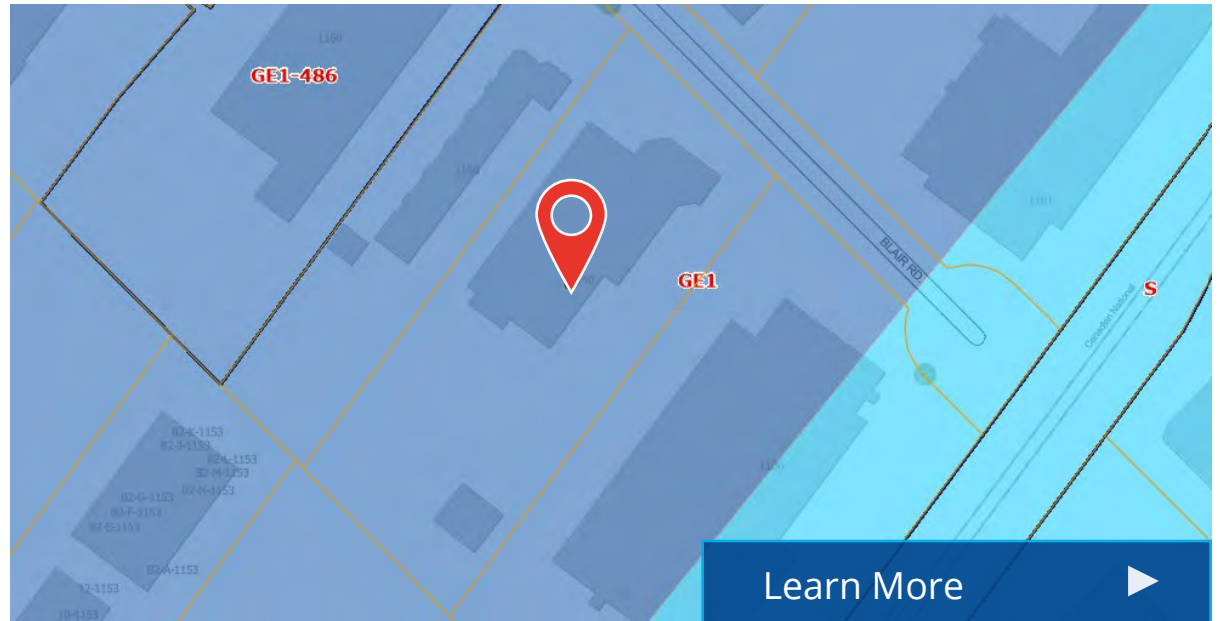
- GE-1 Zoning - Permits 50% lot coverage and outside storage
- 1Acre of excess land
- 600 amps of power
- Large open bays - Bay 1 = 80 x 200 ft and Bay 2 = 40 x 200 ft

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 Manufac-
turing

5 Maplewood Mechanical

6 Fix Auto Burlington





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