

AVISON
YOUNG

INDUSTRIAL/OFFICE FLEX SPACE FOR LEASE

5353

John Lucas Drive

Burlington, ON

2,754 sf available



Space for Lease

5353 John Lucas Drive
Burlington, ON

Available Space

SUITE	100	OFFICE (sf)	2,754
ASKING RENT (psf net)	\$17.95	INDUSTRIAL (sf)	-
ADDITIONAL RENT (T&O)	\$9.97*	AVAILABLE	Immediately

*Includes heat, hydro and common area janitorial except in-suite cleaning

One Model Suite With Floor to Ceiling Windows Remaining



Prestigious Burloak Business Park with great access to transit and major highways and arterial roads



Great location for image-conscious tenants with branding



Quick access to QEW at Burloak



High Quality Office Improvement with floor-to-ceiling windows



Tons of employee amenities at Burloak Power Centre



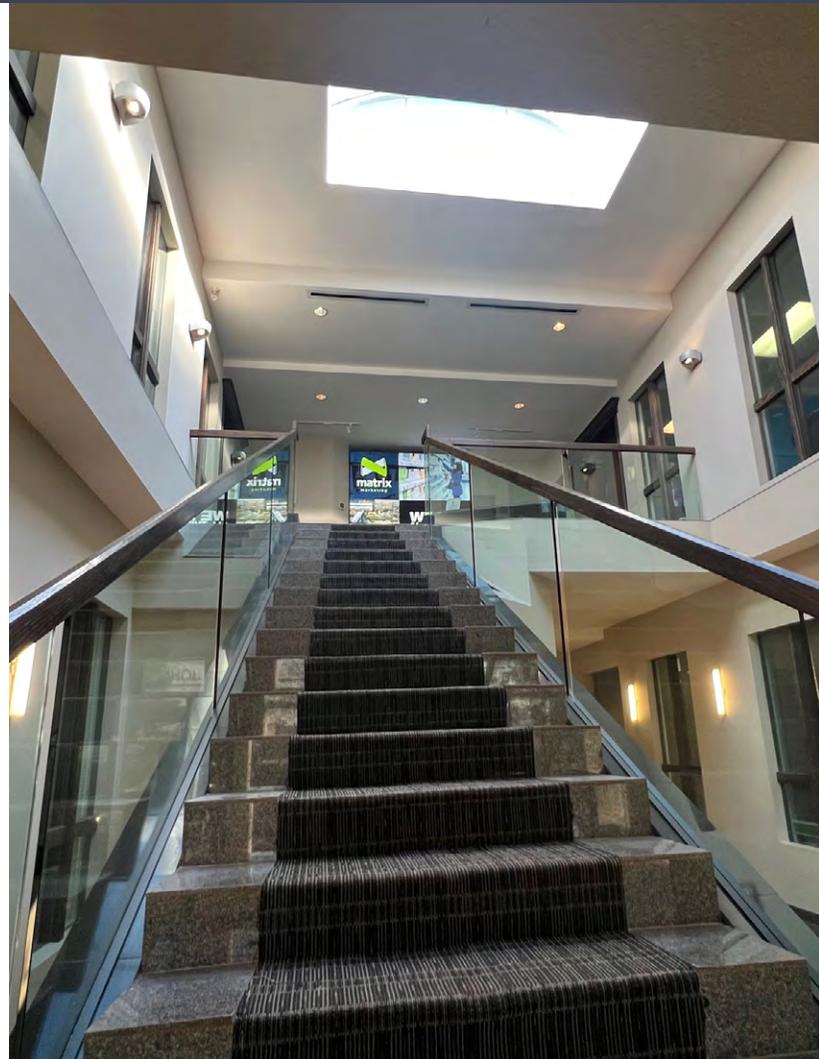
Outside surface parking



New roof installed



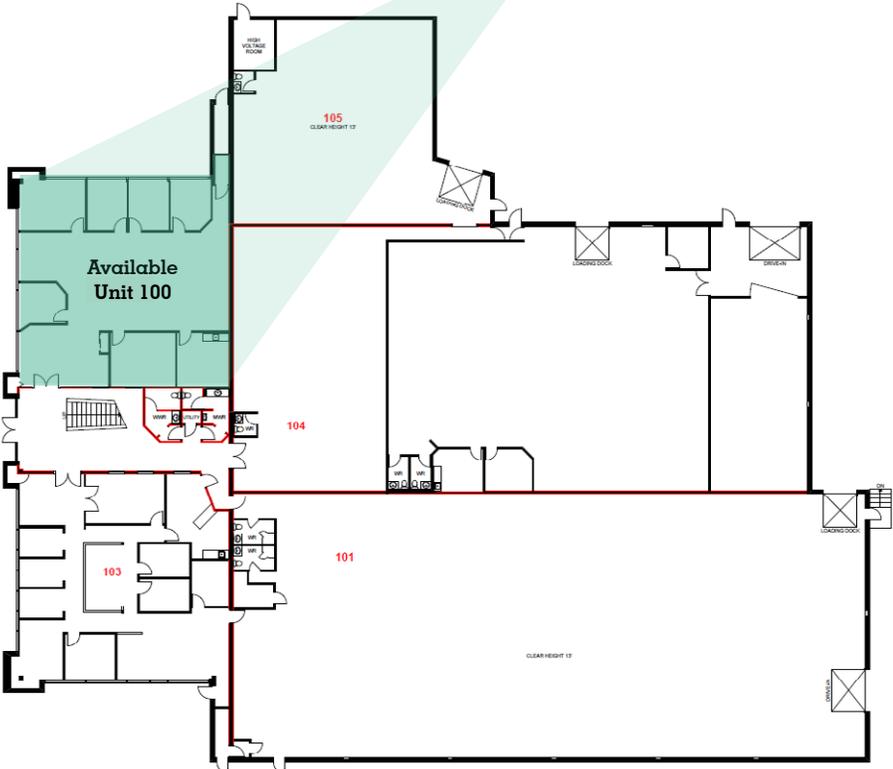
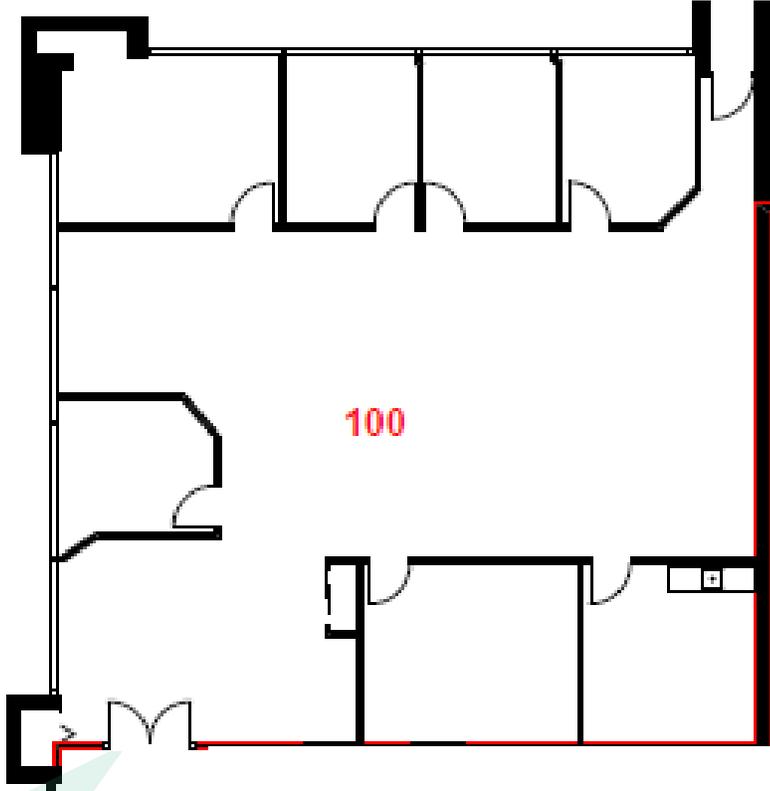
BC1 Zoning



Office Space For Lease

5353 John Lucas Drive
Burlington, ON

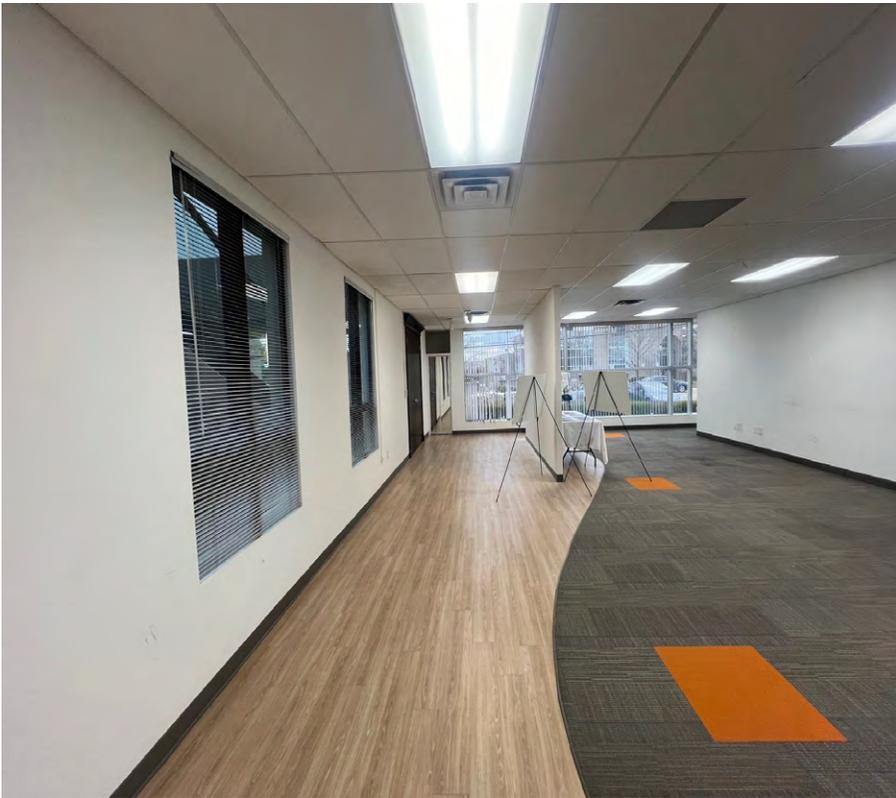
Floor Plan Unit 100 - 2,754 sf



Industrial/Office Space For Lease

5353 John Lucas Drive
Burlington, ON

Photos



Industrial/Office Space For Lease

5353 John Lucas Drive
Burlington, ON

Zoning - BCI, Business Corridor Permitted Uses

EMPLOYMENT / OFFICE USES

- 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
- Accessory Dwelling Unit

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

OFFICE / SERVICE COMMERCIAL

- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment



Industrial/Office Space For Lease

5353 John Lucas Drive
Burlington, ON

Amenities



Industrial/Office Space For Lease

5353 John Lucas Drive
Burlington, ON

Transit



Transit Routes

Oakville Transit

- 14A Lakeshore

Burlington Transit

- 11 Sutton-Alton
- 81 North Service
- 10 New-Maple
- 25 Walkers
- 3 Guelph - Downtown
- 80 Harvester

 **GO Transit**
1 Lakeshore West

 **Sheridan Bus Terminal**
Servicing over 15 routes

 **South Common Terminal**
Servicing over 13 routes

Industrial/Office Space For Lease

5353 John Lucas Drive
Burlington, ON

Kurt Love, SIOR

Sales Representative, Vice President
+1 905 283 2341
kurt.love@avisonyoung.com

Harrison Livermore

Sales Representative, Principal
+1 905 283 2387
harrison.livermore@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**

Platinum member