

AVISON  
YOUNG

INDUSTRIAL SPACE FOR LEASE

5353

John Lucas Drive

Burlington, ON

**2,543 sf available**



# Space for Lease

5353 John Lucas Drive, Suite 105  
Burlington, ON

---

## Available Space

<b>SUITE</b>	105	<b>INDUSTRIAL (sf)</b>	2,543
<b>ASKING RENT (psf net)</b>	\$15.00	<b>SHIPPING</b>	1 Truck Level Door
<b>ADDITIONAL RENT (T&amp;O 2026)</b>	\$10.84*	<b>AVAILABLE</b>	Immediate

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

Very Clean & Prestigious Ground Floor Warehouse Unit With  
Lots of Natural Light Within The Warehouse. Unique Truck Level Shipping.



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



Tons of employee amenities at Burloak Power Centre



Outside surface parking



New roof installed



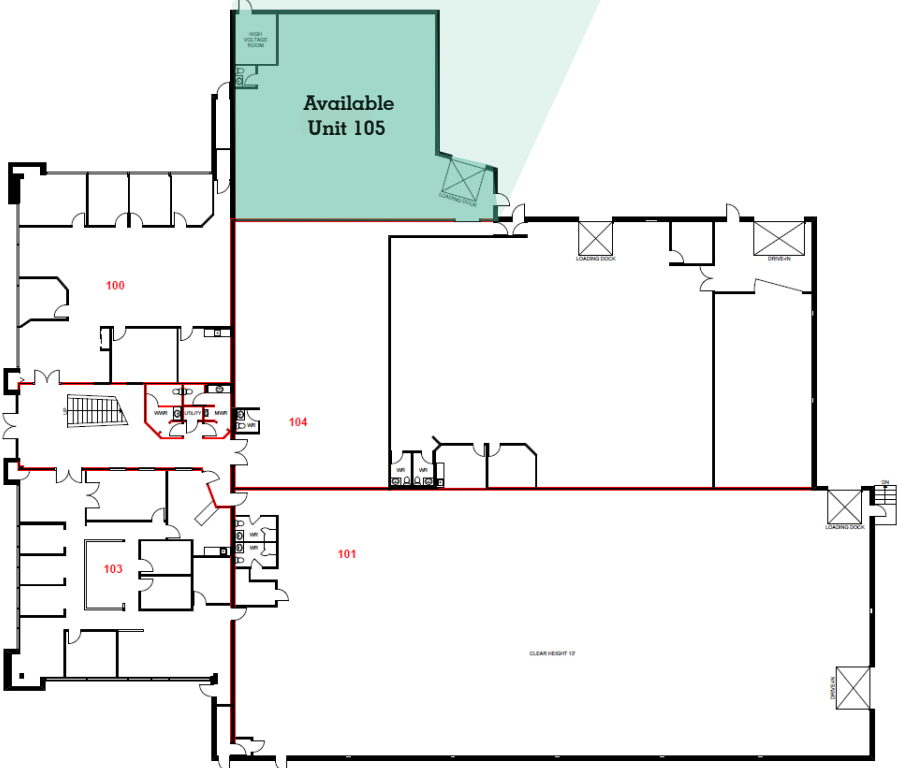
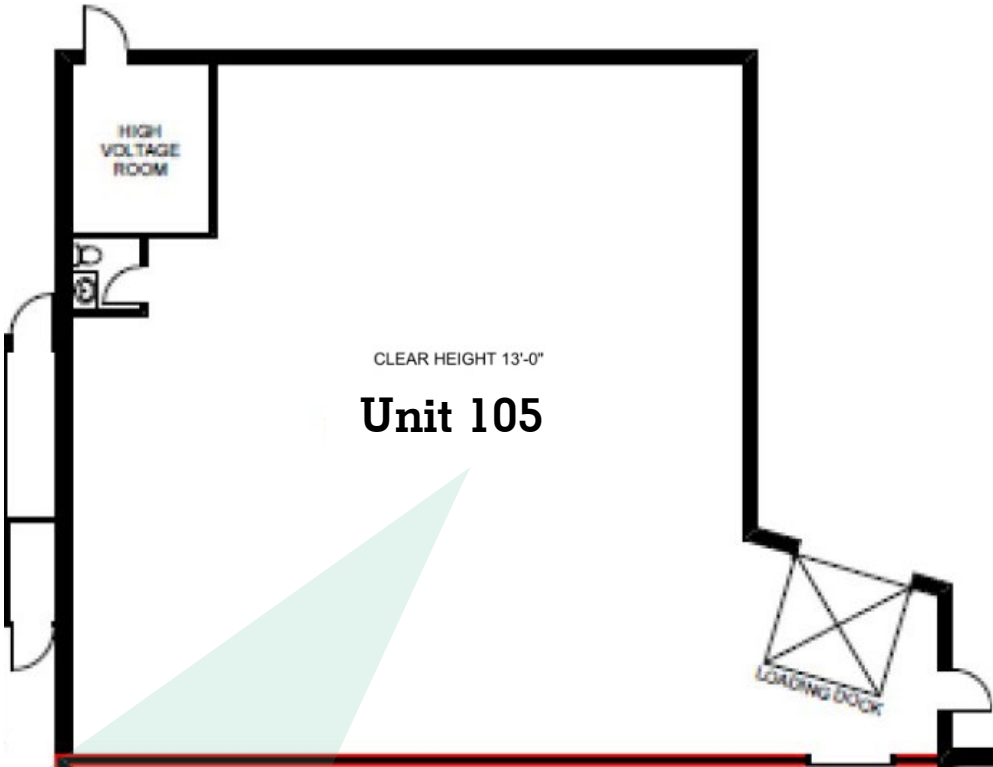
BC1 Zoning



# Industrial Space For Lease

5353 John Lucas Drive, Unit 105  
Burlington, ON

## Floor Plan Unit 105 - 2,543sf





# Industrial Space For Lease

5353 John Lucas Drive, Unit 105  
Burlington, ON

## Photos



# Industrial Space For Lease

5353 John Lucas Drive, Unit 105  
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

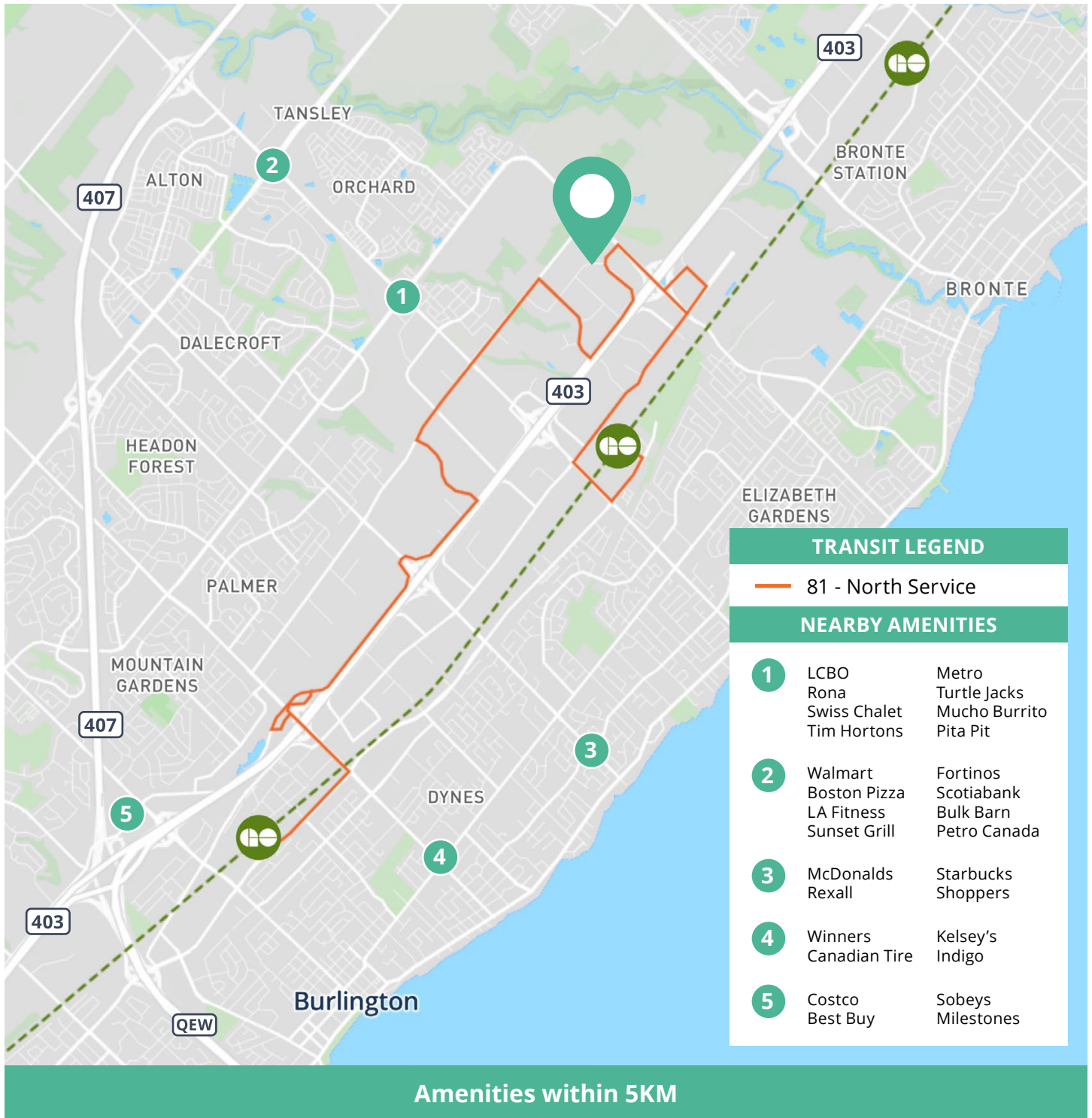
- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment



# Industrial Space For Lease

5353 John Lucas Drive, Unit 105  
Burlington, ON

## Transit & Amenities



101

Restaurants  
(major chains)



79

Retail  
(major chains)



28

Gas Stations



20

Banks



11

Fitness Centres

# Industrial Space For Lease

5353 John Lucas Drive, Suite 105  
Burlington, ON

---

**Kurt Love, SIOR\***  
Vice President  
+1 905 283 2341  
kurt.love@avisonyoung.com

**Harrison Livermore\***  
Principal, Executive Vice President  
+1 905 283 2387  
harrison.livermore@avisonyoung.com

**Chris Daly\***  
Associate Vice President  
+1 905 283 2590  
chris.daly@avisonyoung.com

\*Sales Representative

**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](http://avisonyoung.ca)

© 2026. 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.



Platinum member