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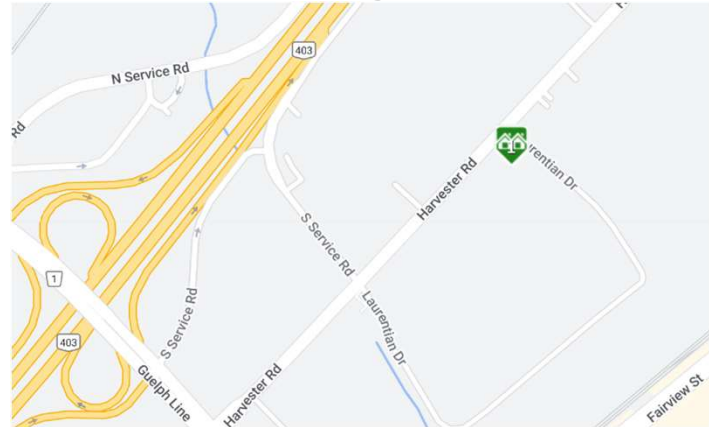
RAY LOYA

905.906.5692  
www.rayloya.com



# Class A Space for Lease

## 3170 Harvester Rd, Unit 103, Burlington



- LEASE RATE:** \$19.95/PSF
- TMI:** \$15.12 (est. 2026)
- SIZE:** 2,159 sq ft
- UTILITIES:** Included in TMI
- TAXES:** Included in TMI
- ZONING:** GE1 -334
- PARKING:** Plenty of free on-site parking.

### COMMENTS:

- Prime location for your professional/retail/medical office! Close to all amenities.
- AAA space with its own entrance and ample parking, soaring 13 ft ceilings, large reception with area!
- Ground floor, corner end unit with lots of windows and high-end finishes, 4-6 private offices, 1 boardroom and kitchenette.
- Located on a major bus route, easy access to the QEW, and lots of parking.
- Unit furniture can be negotiated if desired for a turnkey option that can start immediately.
- Utilities included

Unit #	Size sq ft	Net Rent (plus annual increases over term)	TMI	Total / month (plus utilities and HST)
103	2,159	\$3,589.34	\$2,720.34	\$6,309.68

**Virtual Tour Link:** <https://real.vision/3170-harvester-rd>

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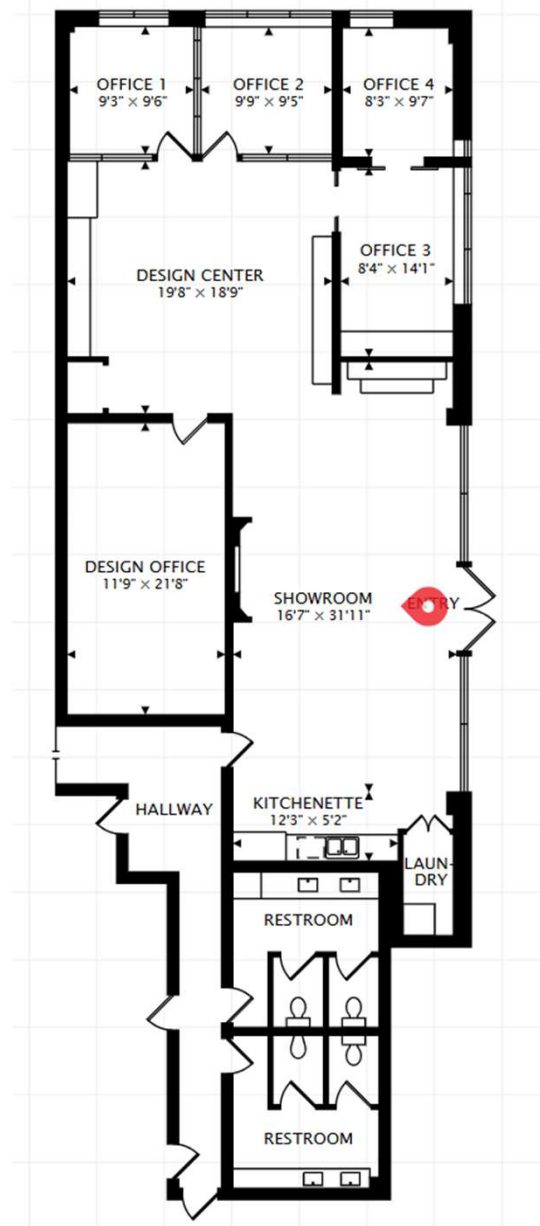
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# Floor Plan



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# Zoning Permitted Uses

USES	ZONES			
	BC1	BC2	GE1	GE2
<b>Industrial</b>				
Transportation, Communication, and Utilities	✓ (b)	✓ (b)	✓ (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, 2.7	✓	✓	✓	
Solid Fuel Supply Yard			✓	
Oil Depot			✓	
Waste Transfer Station			✓ (c)	
Recycling Facility			✓	
Truck Depot			✓	
Metal, Wood, Paper, Plastic, Machine, and Chemical Industries	✓	✓	✓	
Wholesale Trade	✓	✓	✓	✓
Private Propane Facility per Part 1, 2.7	✓	✓	✓	✓ (a)
Construction and Trade Contractors	✓	✓	✓	✓ (a)
Wholesale Building and Construction Materials	✓	✓	✓	✓ (a)
Machinery and Equipment	✓	✓	✓	✓ (a)
Public Transportation			✓	✓ (a)
Cannabis Production Facility	✓ (i)	✓ (i)	✓ (i)	✓ (i)
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	✓	✓	✓	✓ (a)
Veterinary Service	✓	✓	✓	✓ (a)
Parking Lot				
Accessory Dwelling Unit (for security or maintenance)	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Crematory	✓ (i)	✓ (i)	✓ (i)	
Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility	✓	✓	✓	
<b>Office</b>				
All Office Uses	✓	✓	✓	✓
<b>Hospitality</b>				
Hotel	✓ (e)			
Convention/Conference Centre	✓	✓	✓	
Banquet Centre	✓	✓	✓	
Caterer	✓	✓	✓	
<b>Automotive</b>				
Car Wash per Part 1, 2.9	✓		✓	✓ (a)
Motor Vehicle Sales, Leasing, Rental, and Service			✓	
Motor Vehicle Service Station per Part 1, 2.10	✓		✓	✓
Motor Vehicle Repair Garage	✓		✓	✓ (a)
<b>Retail</b>				
Convenience Store	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Nursery or Garden Centre		[No Title]	✓ (f)	✓ (a,f)
Machinery & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Computer Hardware & Software	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Office Furniture & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (f)
<b>Service Commercial</b>				
Standard Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Standard Restaurant with Dance Floor	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Fast Food Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Convenience Restaurant	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Night Club	✓ (f, h)	✓ (f, h)	✓ (f, h)	
Banks, Trust Companies, Credit Unions	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Retail Brewery	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Other Service Commercial Uses	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Outdoor Patio	✓ (k)	✓ (k)	✓ (k)	✓ (k)
<b>Recreation</b>				
Recreational Establishment	✓ (f)	✓ (f)	✓	✓ (g)



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