

10,000 SF - 139,548 SF AVAILABLE FOR LEASE

2170 QUEENSWAY DRIVE

BURLINGTON, ONTARIO



BUILDING HIGHLIGHTS

**6 INTERIOR TL & 2 DI
SHIPPING**

**20' 4"
CLEAR HEIGHT**

**GE2
ZONING**

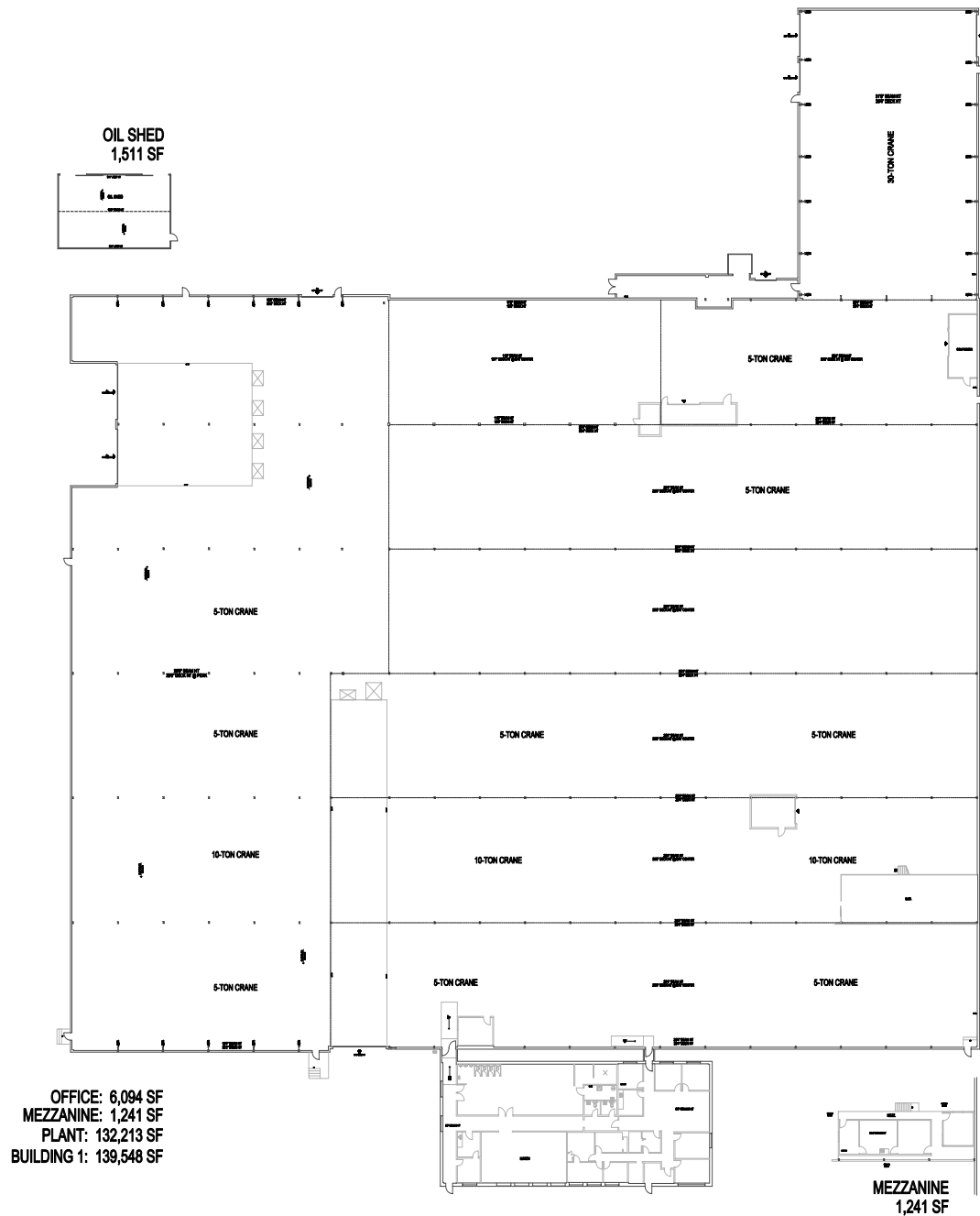
**\$11.50 PSF GROSS
LEASE RATE**

COMMENTS

- Perfect overflow storage space in future redevelopment property bordering the Burlington GO Station.
- Over 1 acre of additional land can be made available at additional cost.
- Minutes to Hwy 403 and abundant amenities.
- Flexible term-lengths.
- Space to be shared or demised with chain-link fence.
- Crane infrastructure can potentially be made available for full building tenant
- Shared access to 6 interior truck-level docks serviced by 3 oversized drive-in doors.
- Office space available with shared amenities (kitchenette/ lunchroom/ washrooms w. showers)



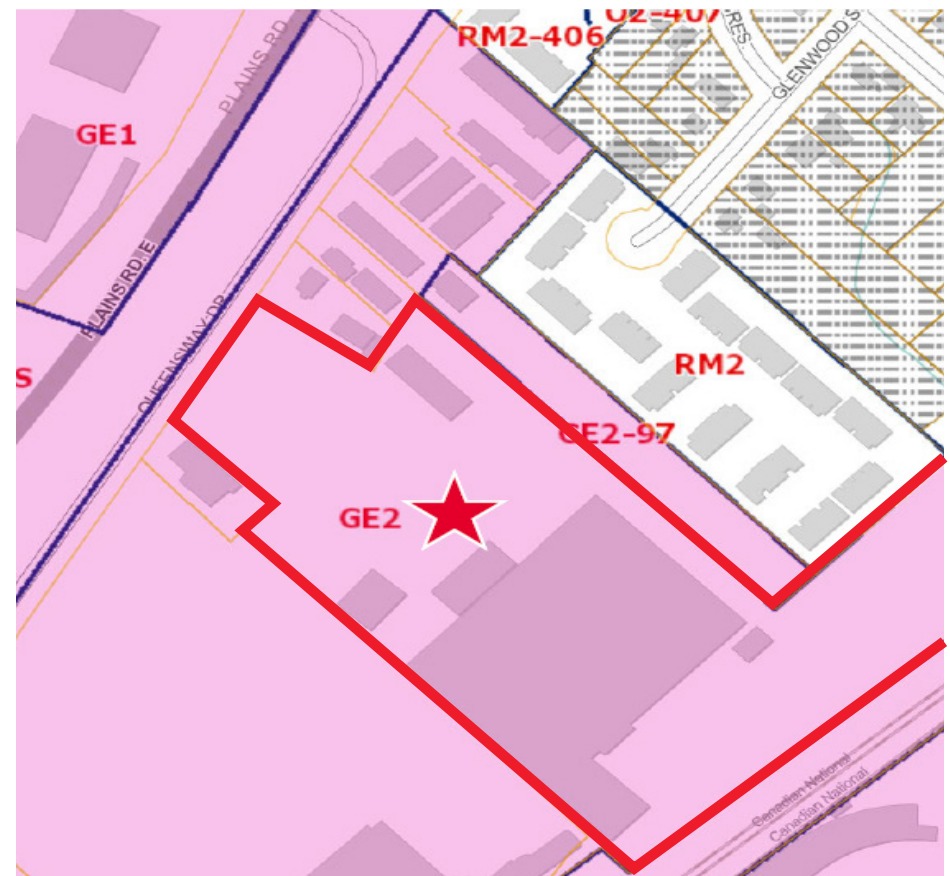
FLOOR PLAN



ZONING

According to municipal records the subject property is zoned GE2. Sample permitted uses in a GE2 zone include, but not limited to:

- Accessory dwelling unit (for security or maintenance)
- All office uses
- Banks, trust companies, credit unions
- Car wash
- Computer hardware and software
- Convenience store
- Convenience restaurant
- Clothing industries
- Electrical Products industries
- Fast food restaurant
- Information and data processing
- Knowledge based & high technology
- Leather and textile industries
- Machinery and equipment
- Medical marihuana production facility
- Motor vehicle garage
- Motor vehicle service station
- Nursery or garden center
- Office Furniture and equipment
- Other service commercial uses
- Pharmaceuticals and medicines
- Public transportation
- Standard restaurant with dance floor
- Storage locker facility
- Veterinary Service
- Recreational establishment
- Research and development
- Retail brewery
- Warehouse and logistics



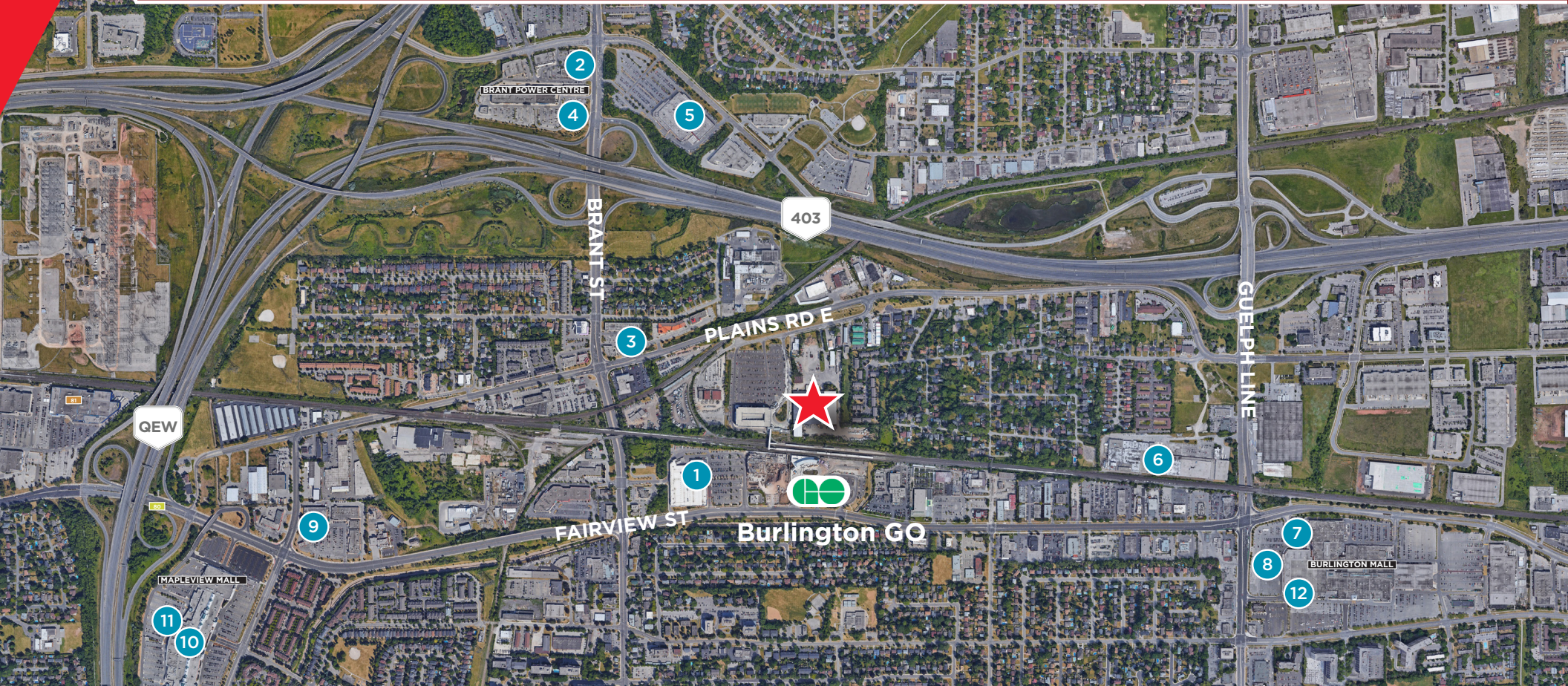
PROPERTY IMAGES



PROPERTY AERIAL



AMENITIES MAP



LEGEND | AMENITIES

- | | | | |
|----------------|--------------|-------------|------------------------|
| 1 Walmart | 4 Milestones | 7 Kelseys | 10 Turtle Jacks |
| 2 Swiss Chalet | 5 Costco | 8 Five Guys | 11 Earls Kitchen + Bar |
| 3 Tim Hortons | 6 Scaddabush | 9 Longos | 12 Starbucks |

FOR MORE INFORMATION, PLEASE CONTACT:

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