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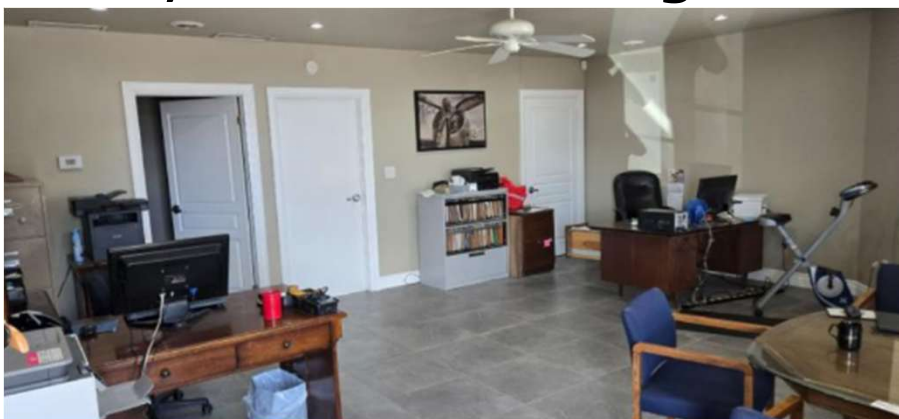


RAY LOYA

905.906.5692
www.rayloya.com

Industrial Warehouse For Lease

5115 Harvester Rd, Unit 15 - Burlington



LEASE PRICE: \$17.95/sq ft
SIZE: 1720 SF Total
 Bonus:
 400 SF Mezzanine
LOT SIZE: 239.03 FT x 430.59 FT
TMI: \$7.60
ZONING: GE-1
PARKING: In-common & Unreserved + Visitors

ADDITIONAL COMMENTS:

*Please do not go direct. Contact listing agent for a private tour and additional information on how you can locate your business here.

COMMENTS:

- A great location & zoning offers a wide range of uses.
- Well-maintained industrial/warehouse/retail space.
- Excellent “retail” frontage on Harvester Rd.
- Conveniently located near the QEW and Appleby Line; directly across from the Appleby GO Station.
- Warehouse is 18 ft clear and 20 ft ceiling height to the deck.
- Drive-in shipping door 10 ft wide x 14 ft high.
- Terrific parking.
- Unit is clean and well-finished.
- Ground office has accessible washroom.
- 2nd floor mezzanine is a bonus of 400+/- sf
- Approx 400sf finished office and 1200 sf warehouse plus the bonus mezzanine space
- Tenant pays separately metered utilities

Monthly Rent	TMI	Total (plus HST and utilities)/Mth
\$2,572.83	\$1,089.33	\$3,662.16

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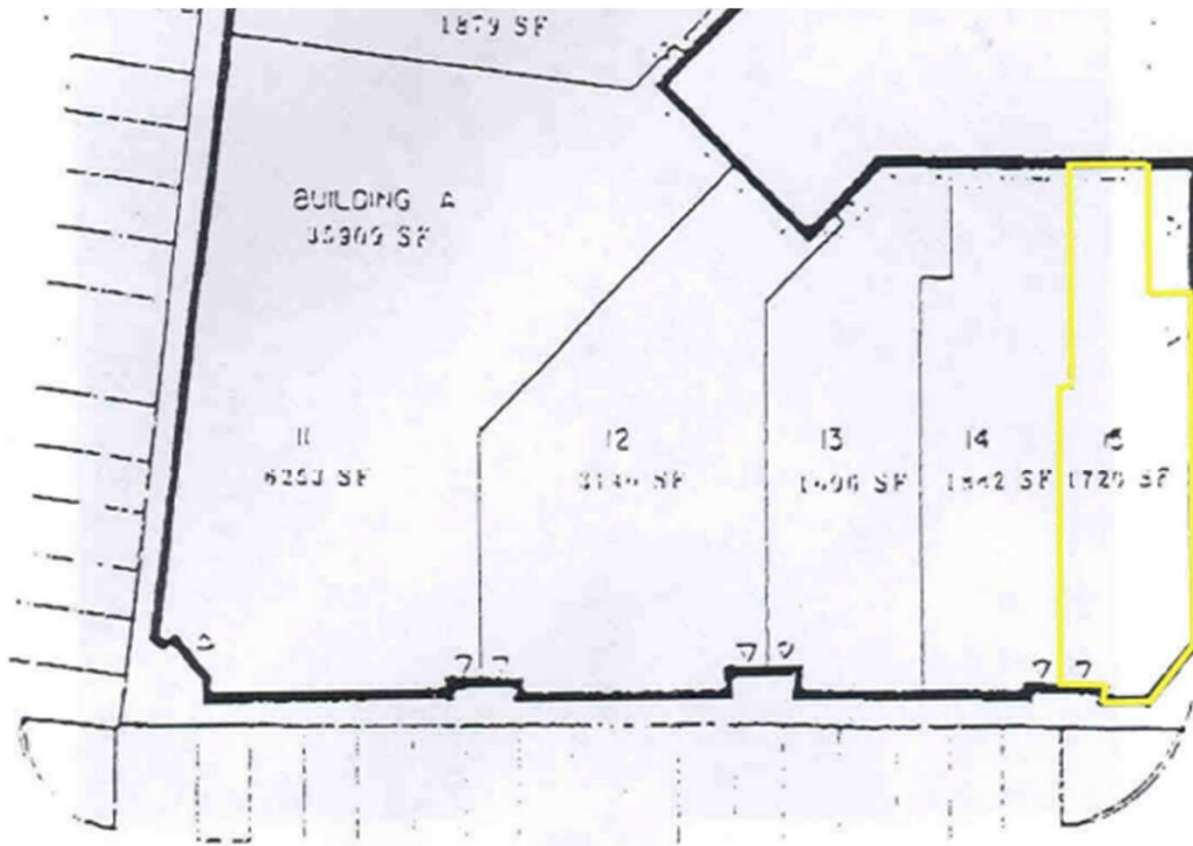


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Industrial Warehouse for Lease

Floor Plan





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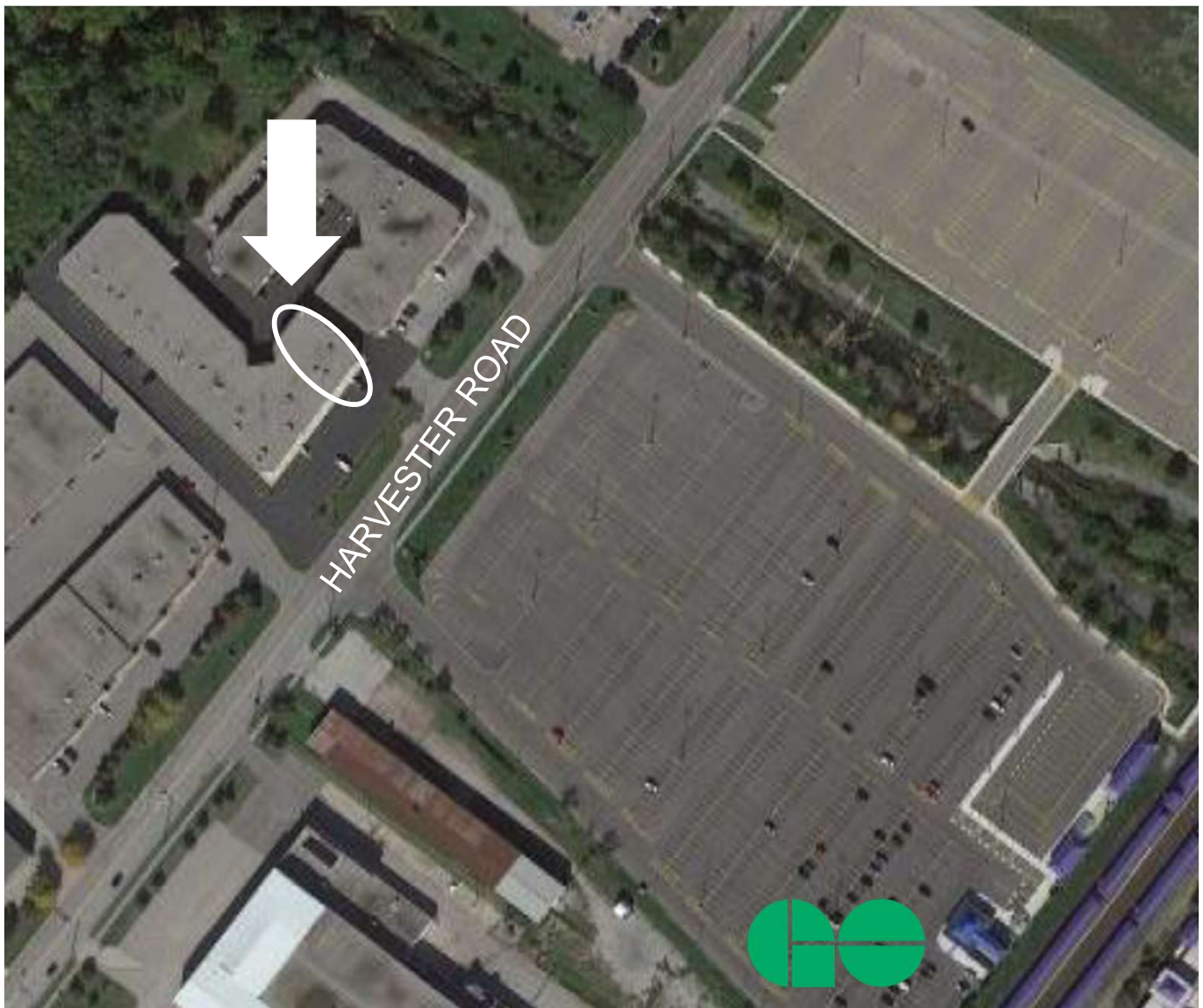
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SITE PLAN



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Table 3.2.1

USES	ZONES			
	BC1	BC2	GE1	GE2
Industrial				
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	✓ (j)	✓ (j)	✓ (j)	✓ (j)
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	✓	✓	✓	

USES	ZONES			
	BC1	BC2	GE1	GE2
Office				
All Office Uses	✓	✓	✓	✓
Hospitality				
Hotel	✓ (e)			
Convention/Conference Centre	✓	✓	✓	
Banquet Centre	✓	✓	✓	
Caterer	✓	✓	✓	
Automotive				
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)
Retail				
Convenience Store	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Nursery or Garden Centre			✓ (f)	✓ (a,f)
Machinery & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (a,f)
Computer Hardware & Software	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Office Furniture & Equipment	✓ (f)	✓ (f)	✓ (f)	✓ (f)
Service Commercial				
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)
Recreation				
Recreational Establishment	✓ (f)	✓ (f)	✓	✓ (g)

3. PROHIBITED USES

In addition to Part 1, Subsection 2.22 "Prohibited Uses", the following uses are also prohibited:

- motor vehicle wrecking yard
- bone boiling, blood boiling, blood drying, rendering, tankhouse products
- abattoir
- fish products processing, oil extraction from fish and animal matter
- manufacturing and storage of animal and fish matter fertilizers
- sugar refinery
- vegetable oil mills
- hide processing
- pulp and paper mills
- asbestos products manufacturing
- petroleum refining
- explosives manufacturing
- primary metals industries
- medical waste storage and disposal
- animal research
- research and development related to any prohibited use
- video game/pinball machine arcade
- energy from waste facility

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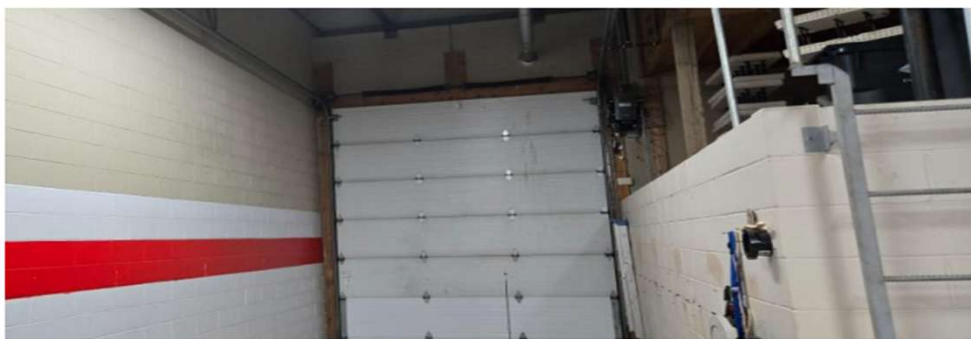
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More Photos



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