



Relationships.
Advice.
Real Estate Profits.

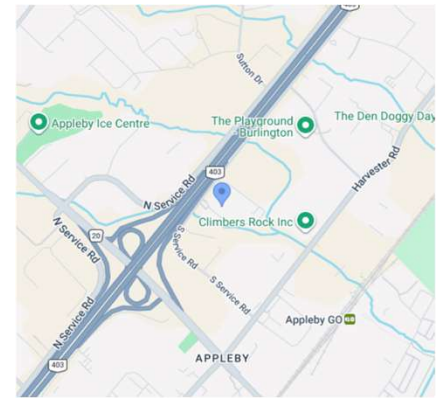
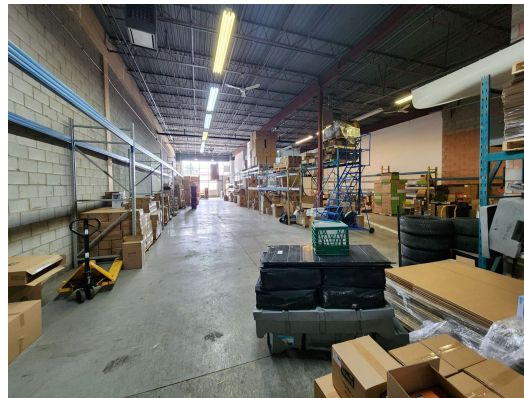
RAY LOYA

905.906.5692
www.rayloya.com



Industrial Warehouse For Lease

5100 South Service Units 37 & 38 - Burlington



LEASE PRICE: \$14.95/sq ft
TMI: \$7.99/sq ft
UTILITIES: Tenant pays separately metered utilities.
SIZE: 4,709 sq ft Warehouse
DOORS: 2 x drive-in (12' W x 14' H)
CEILING HEIGHT: 18' clear and 20' to deck
ZONING: BC - 1
PARKING: 4 dedicated parking spots plus additional in-common and unreserved spots

COMMENTS:

- Prime location for your business in the Twin Towers Condominium Complex.
- 100% warehouse space
- Unit is clean, has racking in place (can stay or be removed) and 2 oversized drive-in shipping doors.
- Excellent access to QEW/403 via Appleby Line & within minutes of transit (Appleby GO Station).
- Conveniently located within minutes to all amenities.
- Zoning offers a wide range of uses of industrial/flex uses. Ideally suited for warehouse uses.
- 5-year deal preferred. Minimum 3-year deal.
- Unit is available May 2nd, 2026

ADDITIONAL COMMENTS:

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

Net Rent (plus annual increases over term)	TMI (included in monthly lease)	Total / month (plus utilities and HST)
\$5,866.6	\$3,135.41	\$9,002.04

THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits



Relationships.
Advice.
Real Estate Profits.

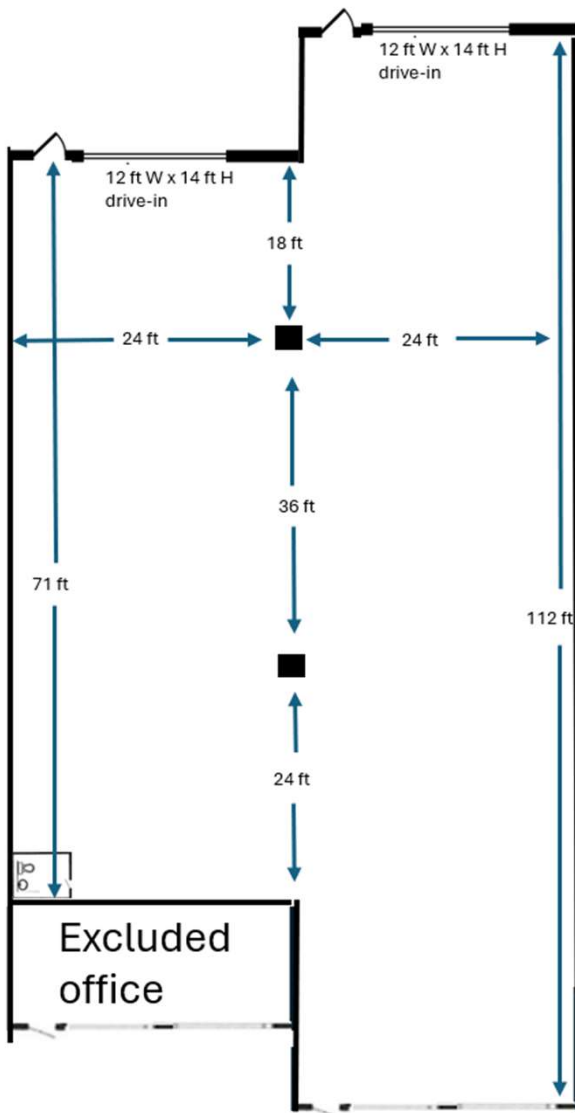


RAY LOYA

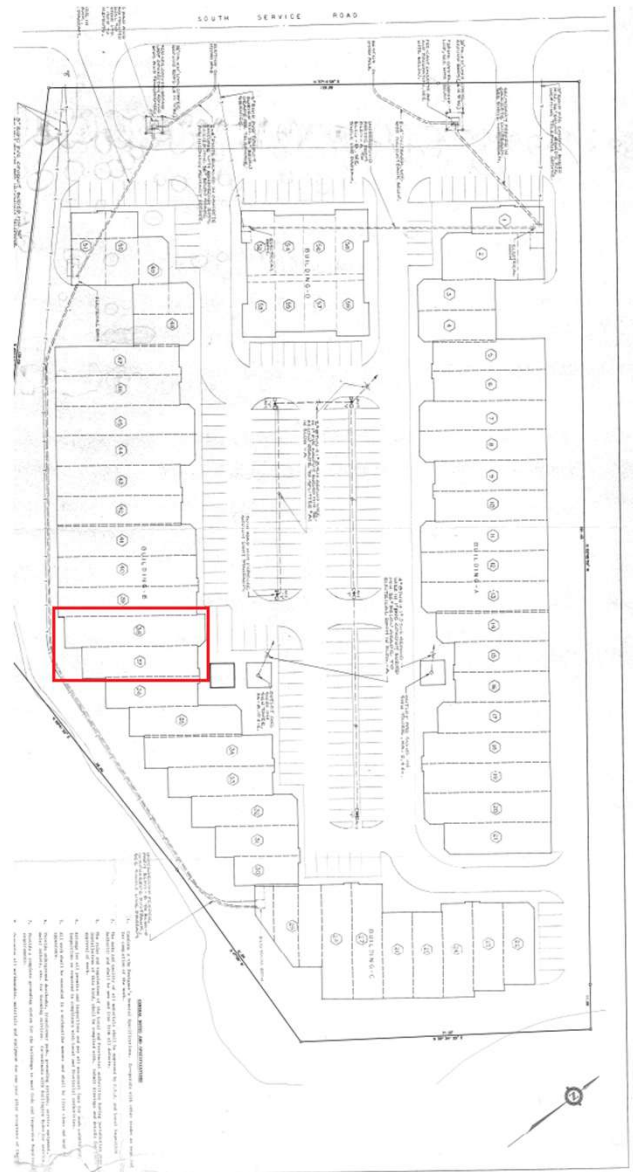
905.906.5692
www.rayloya.com

Floor Plan and Site Plan

5100 South Service Units 37 & 38 - Burlington



* Not to scale



THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits

The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



Relationships.
Advice.
Real Estate Profits.

RAY LOYA

905.906.5692
www.rayloya.com



Allowable Uses for Zoning

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	✓	✓	✓	



Relationships.
Advice.
Real Estate Profits.



RAY LOYA

905.906.5692
www.rayloya.com

Allowable Uses for Zoning

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)
Other				
Body-Rub Parlour per Part 1, Subsection 2.32			✓	