BLAIR BLANCHARD STAPLETON

INDUSTRIAL UNIT

BBSREALTY.COM

LIMITED, REAL ESTATE BROKERAGE



955 Maple Avenue, Unit 3, Burlington, ON

Amazing location and great size. Just off the junction of QEW and 403 highways and right across from Mapleview shopping center. 10,000sf of shared industrial craned space with 36' clear available for short term lease. Serviced by 1-20 ton and 2-25 ton cranes. Space includes a large sandblasting room. Option to purchase possible, please reach out to listing agents to get more information.



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INDUSTRIAL UNIT FOR LEASE

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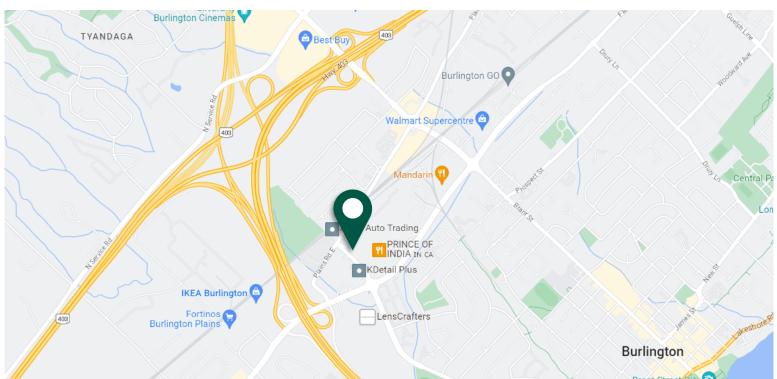


UNIT DETAILS

SIZE	11,500 SF
CLEAR HEIGHT	36'
CRANES	(1) 20 ton, (2) 25 ton
DRIVE-IN DOORS	(2) 12'x11', (1) 16'x16'
POWER	600 V, 600A
ZONING	MXE

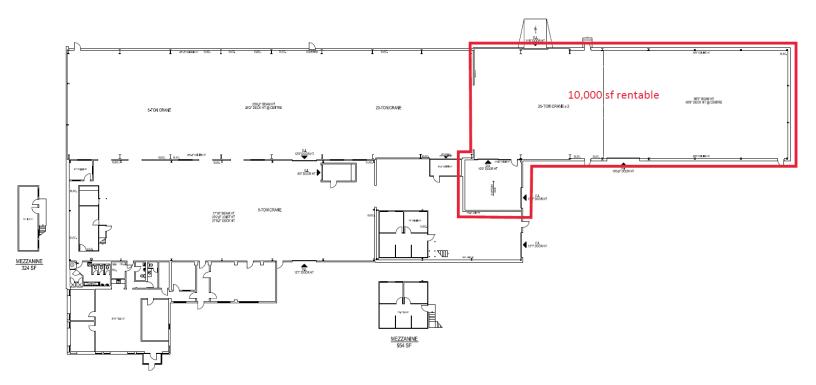
UNIT DETAILS

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MXE ZONING PERMITTED USES

Table 5.2.1

Name	USES	ZONES			
Department Store Flea Market Large Building Supplies/Garden Store Large Furniture and Appliance Store Large Furniture and Appliance Store Large Furniture and Appliance Store Large Home and Auto Supplies Store Warehouse Club Supermarket/Grocery Store Convenience/Specialty Foods Store Farmers' Market Other Retail Stores Standard Restaurant Standard Restaurant Standard Restaurant with Dance Floor Fast Food Restaurant Ornvenience Restaurant Funeral Home Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services V(d) V(d) V(d) V(d) V(d) V(d) V(d) V(d		MXG	MXC	MXE	MXT (m)
Flea Market Large Building Supplies/Garden Store Large Furniture and Appliance Store Large Furniture and Appliance Store Warehouse Club Supermarket/Grocery Store ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Retail Commercial				
Large Building Supplies/Garden Store Large Furniture and Appliance Store Large Home and Auto Supplies Store Warehouse Club Supermarket/Grocery Store ✓ (a) ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Department Store				
Large Furniture and Appliance Store Large Home and Auto Supplies Store Supermarket/Grocery Supermarket/Gro	Flea Market				
Large Home and Auto Supplies Store Warehouse Club Supermarket/Grocery Store ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Large Building Supplies/Garden Store				
Warehouse Club Supermarket/Grocery Store	Large Furniture and Appliance Store				
Supermarket/Grocery Store	Large Home and Auto Supplies Store				
Convenience/Specialty Foods Store	Warehouse Club				
Farmers' Market			✓		
Other Retail Stores	Convenience/Specialty Foods Store	✓ (a)	✓	✓	✓
Service Commercial	Farmers' Market				
Service Commercial	Other Retail Stores	✓ (a)	✓	✓ (l)	✓
Standard Restaurant with Dance Floor Fast Food Restaurant Convenience Restaurant Funeral Home Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services V(d) V(d) V(d) V(d) Elevated Parking Facility Office All Office Uses Community Community Convention/Conference Centre Banquet Centre Banquet Centre Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Service Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Recreational Establishment V V V V V V V V V V V V V V V V V V V					
Fast Food Restaurant Convenience Restaurant Convenience Restaurant Funeral Home Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services Voterinary Service	Standard Restaurant	✓	✓	*	*
Fast Food Restaurant Convenience Restaurant Funeral Home Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services Veterinary Services V(d) V(d) V(d) V(d) V(d) Elevated Parking Facility V(i) V(i) V(i) V(i) V(i) V(k) Other Service Commercial Uses V(a) V V V Office All Office Uses Community Community Convention/Conference Centre Banquet Centre Caterer V(b,c) V(b) Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Service Station per Part 1, 2.7 Industrial Uses permitted in a GE2 zone Entertainment and Recreation Recreational Establishment V V V V V V V V V V V V V V V V V V V	Standard Restaurant with Dance Floor	√(r)	√(r)	✓	√(r)
Funeral Home Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services Viginary Services Vigin	Fast Food Restaurant			1	
Dry Cleaning Depot, Laundromat, Laundry Service Veterinary Services V(d) Veterinary Services V(d)	Convenience Restaurant	✓	✓	1	✓
Veterinary Services Veterinary Service Services Veterinary Services Veterinary Services Veterinary Services Veterinary Services Veterinary Service Service Service Service Service Service Service Service Service Services Veterinary Services V	Funeral Home		✓		
Veterinary Services ✓ (d) ✓ (k) ✓ (k) ✓ (k) ✓ (k) ✓ (k) ✓ (d) ✓ (d) </td <td>Dry Cleaning Depot, Laundromat, Laundry Service</td> <td>√ (a)</td> <td>✓</td> <td>✓</td> <td>✓</td>	Dry Cleaning Depot, Laundromat, Laundry Service	√ (a)	✓	✓	✓
Other Service Commercial Uses Office All Office Uses Community Community Community Institution Hospitality Convention/Conference Centre Banquet Centre Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Entertainment and Recreation Recreational Establishment		√ (d)	√ (d)	√ (d)	√ (d)
Other Service Commercial Uses Office All Office Uses Community Community Community Institution Hospitality Convention/Conference Centre Banquet Centre Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Entertainment and Recreation Recreational Establishment	Elevated Parking Facility	√ (i)	√ (i)	√ (i)	√ (k)
Office All Office Uses Community Community Institution Hospitality Convention/Conference Centre Banquet Centre Carer Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Entertainment and Recreation Recreational Establishment	Other Service Commercial Uses		7	7	7
Community Community Institution Hospitality Convention/Conference Centre Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment	Office				
Community Institution Hospitality Convention/Conference Centre Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment V	All Office Uses	✓	✓	1	✓
Hospitality Convention/Conference Centre Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Community				
Convention/Conference Centre Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment Y (b,c) Y (b) Y (b,c) Y (b,c) Y (b) Y (c,g) Y (b,c) Y (b,c) Y (b) Y (c,g) Y (b,c) Y (b) Y (c,g) Y	Community Institution	✓	✓	1	
Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment V (b,c) V (c,g) V (b,c) V (b,c) V (c,g) V (b,c) V (b,c) V (c,g) V (c,g					
Banquet Centre Caterer Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment Y V (b,c) V (b,c) V (b,c) V (b,c) V (b,c) V (b,c) V (b,c) V (c,g) V (b,c) V (b,c) V (b,c) V (c,g) V (b,c) V (c,g) V (c,g) V (b,c) V (c,g)	Convention/Conference Centre		√ (b,c)	√ (b)	
Automotive Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment V V V	Banquet Centre		√ (b,c)		
Car Wash per Part 1, 2.9 Motor Vehicle Service Station per Part 1, 2.10 Motor Vehicle Sales, Leasing, Rental, and Service Motor Vehicle Repair Garage Motor Vehicle Repair Garage Taxi-cab Garage Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Recreational Establishment V (b,c)	Caterer		V	1	✓
Motor Vehicle Service Station per Part 1, 2.10 ✓ (c) ✓ (b,c) ✓ Motor Vehicle Sales, Leasing, Rental, and Service ✓ (e,f) ✓ (c,g) ✓ Motor Vehicle Repair Garage ✓ (b,c) ✓ (b,c) ✓ Taxi-cab Garage ✓ (b,c) ✓ ✓ Retail Propane Facility per Part 1, 2.7 ✓ (b,c) ✓ ✓ Industrial Industrial Uses permitted in a GE2 zone ✓ (j) ✓ Entertainment and Recreation ✓ ✓ ✓ Recreational Establishment ✓ ✓ ✓	Automotive				
Motor Vehicle Service Station per Part 1, 2.10 ✓ (c) ✓ (b,c) ✓ Motor Vehicle Sales, Leasing, Rental, and Service ✓ (e,f) ✓ (c,g) ✓ Motor Vehicle Repair Garage ✓ (b,c) ✓ (b,c) ✓ Taxi-cab Garage ✓ (b,c) ✓ ✓ Retail Propane Facility per Part 1, 2.7 ✓ (b,c) ✓ ✓ Industrial Industrial Uses permitted in a GE2 zone ✓ (j) ✓ Entertainment and Recreation ✓ ✓ ✓ Recreational Establishment ✓ ✓ ✓	Car Wash per Part 1, 2.9	√ (b,c)	√ (b,c)	√ (b)	
Motor Vehicle Repair Garage Young Young Young			√ (b,c)	1	
Motor Vehicle Repair Garage ✓ (b,c) ✓ (b) Taxi-cab Garage ✓ (b,c) ✓ Retail Propane Facility per Part 1, 2.7 ✓ (b,c) ✓ Industrial ✓ ✓ (j) Industrial Uses permitted in a GE2 zone ✓ ✓ Entertainment and Recreation ✓ ✓ ✓ Recreational Establishment ✓ ✓ ✓	Motor Vehicle Sales, Leasing, Rental, and Service	√ (e,f)	√ (c,g)	1	
Taxi-cab Garage	Motor Vehicle Repair Garage			√ (b)	
Retail Propane Facility per Part 1, 2.7 Industrial Industrial Uses permitted in a GE2 zone Entertainment and Recreation Recreational Establishment				, ,	
Industrial Industrial Uses permitted in a GE2 zone ✓ (j) Entertainment and Recreation Recreational Establishment ✓ ✓	Retail Propane Facility per Part 1, 2.7			✓	
Entertainment and Recreation Recreational Establishment ✓ ✓ ✓ ✓ ✓					
Entertainment and Recreation Recreational Establishment ✓ ✓ ✓ ✓ ✓	Industrial Uses permitted in a GE2 zone			√ (i)	
				-	
Entertainment Establishment	Recreational Establishment	1	1	✓	✓
	Entertainment Establishment	✓	✓	✓	✓



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