

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL UNIT FOR LEASE

BBSREALTY.COM

\$23,850.00
GROSS LEASE RATE

11,500
SQUARE FEET



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 Maplevue 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.

John Edward MacNamara Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

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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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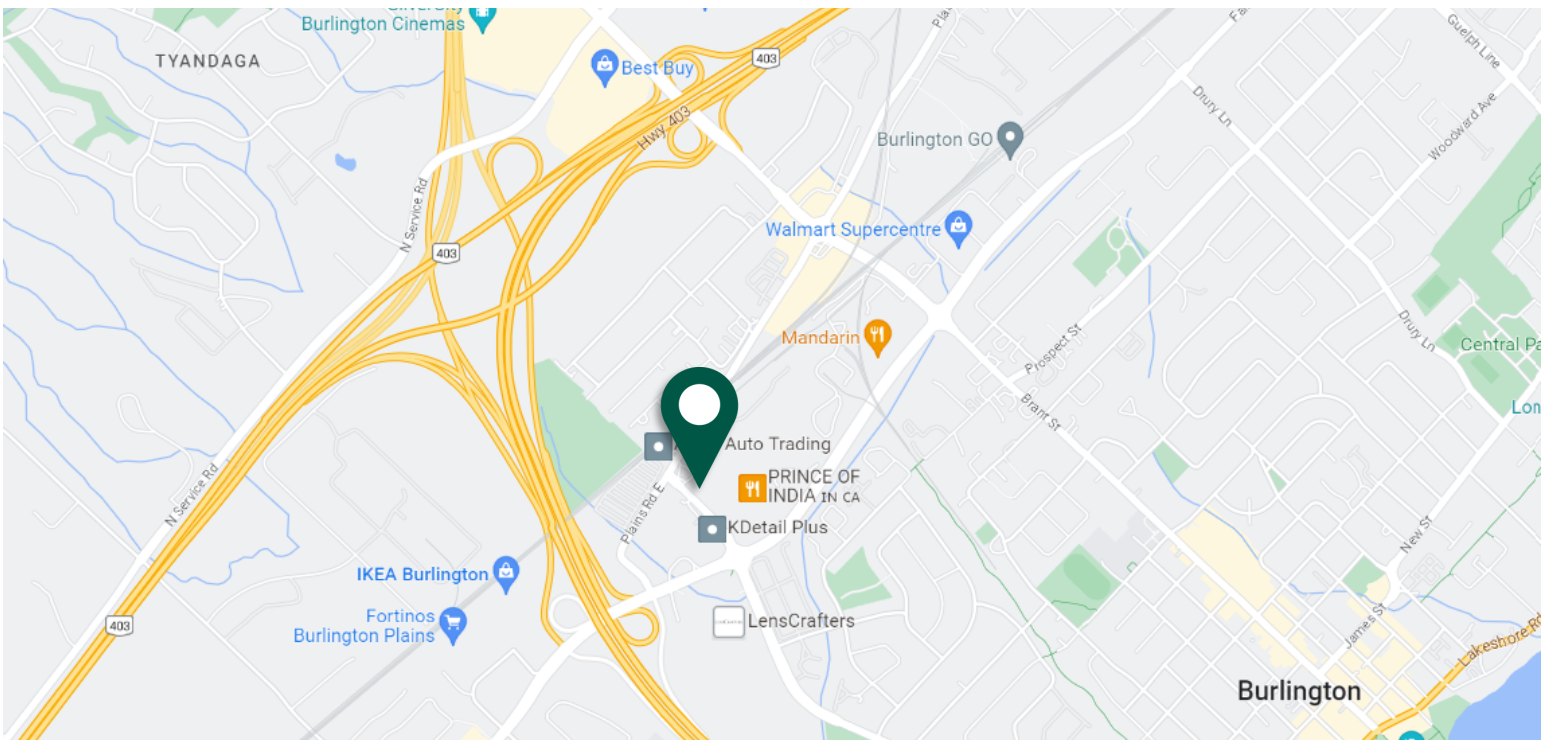


UNIT DETAILS

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

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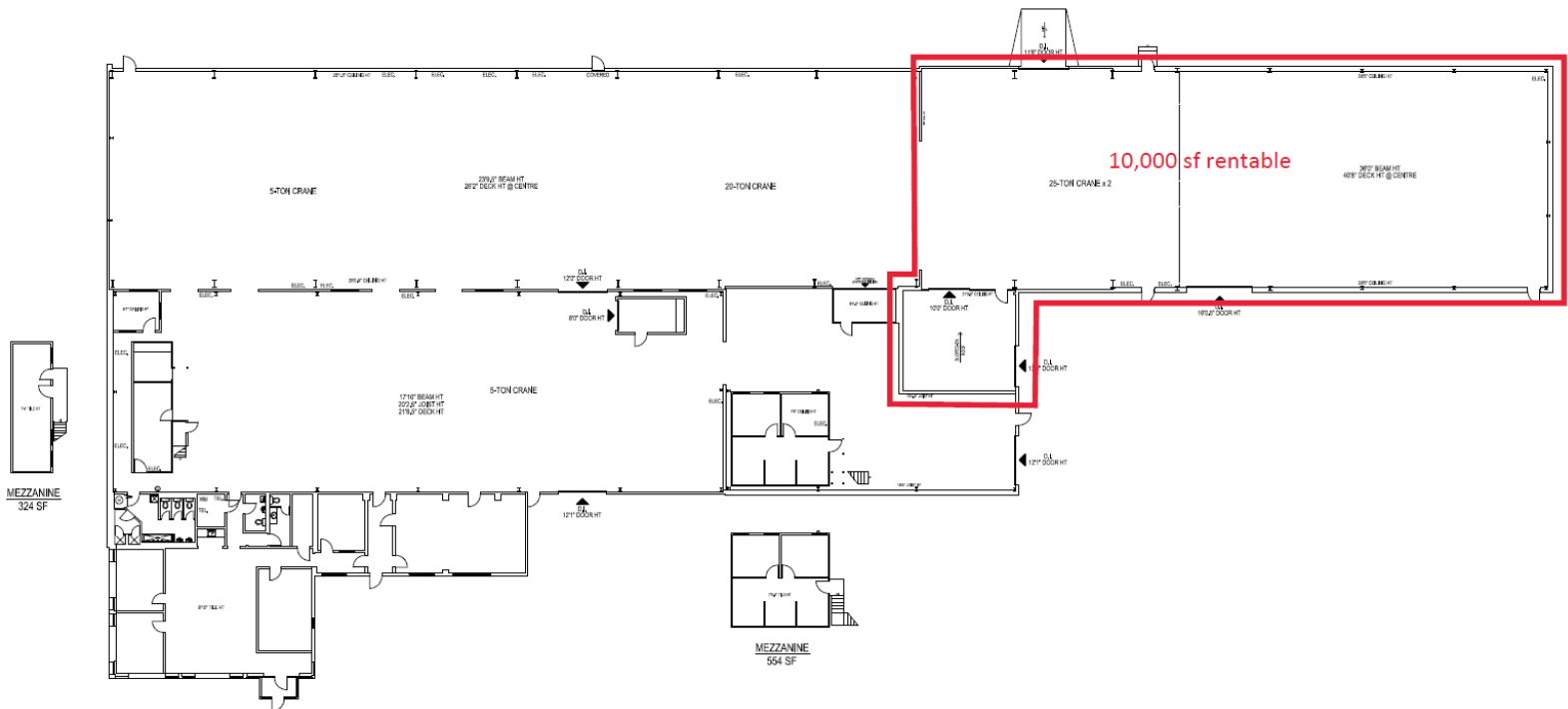
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MXE ZONING PERMITTED USES

Table 5.2.1

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Retail Commercial				
Department Store				
Flea Market				
Large Building Supplies/Garden Store				
Large Furniture and Appliance Store				
Large Home and Auto Supplies Store				
Warehouse Club				
Supermarket/Grocery Store		✓		
Convenience/Specialty Foods Store	✓ (a)	✓	✓	✓
Farmers' Market				
Other Retail Stores	✓ (a)	✓	✓ (l)	✓
Service Commercial				
Standard Restaurant	✓	✓	✓	✓
Standard Restaurant with Dance Floor	✓ (r)	✓ (r)	✓	✓ (r)
Fast Food Restaurant	✓	✓	✓	✓
Convenience Restaurant	✓	✓	✓	✓
Funeral Home		✓		
Dry Cleaning Depot, Laundromat, Laundry Service	✓ (a)	✓	✓	✓
Veterinary Services	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Elevated Parking Facility	✓ (i)	✓ (i)	✓ (i)	✓ (k)
Other Service Commercial Uses	✓ (a)	✓	✓	✓
Office				
All Office Uses	✓	✓	✓	✓
Community				
Community Institution	✓	✓	✓	
Hospitality				
Convention/Conference Centre		✓ (b,c)	✓ (b)	
Banquet Centre		✓ (b,c)	✓ (b)	
Caterer		✓	✓	✓
Automotive				
Car Wash per Part 1, 2.9	✓ (b,c)	✓ (b,c)	✓ (b)	
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)	
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	✓	✓	✓	✓
Entertainment Establishment	✓	✓	✓	✓

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