For Sale/Lease: Industrial

Lennard:

760 Laurentian Drive, Unit 7

Turn-Key/New Build Industrial Condo Unit In Burlington

Here is where your business will *grow*.

209 - 1 Yorkdale Road, North York, M6A 3A1 905.752.2220

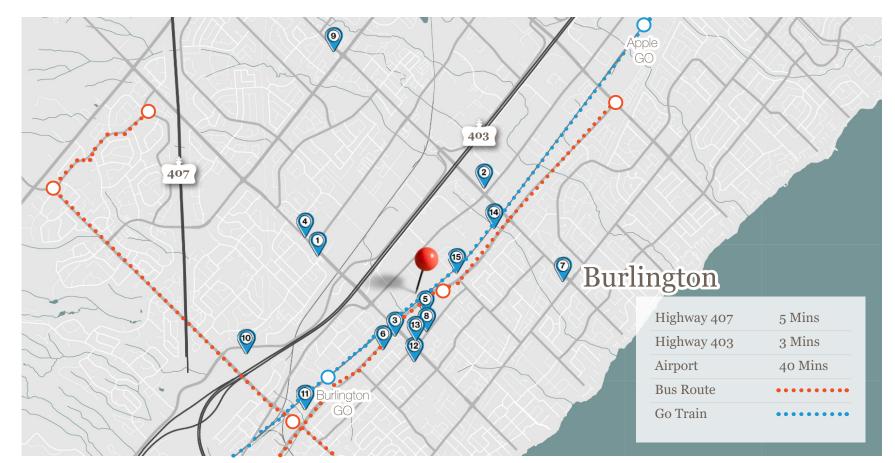
1,971 SF of Functional Industrial Space at the Corner of Highway 403 and Guelph Line in the High-Demand Area of Burlington.



Property Highlights

- Turn-key New Office Build With Warehouse
- Two Storey Office With Elevator
- 2 Washrooms
- Abundance of Natural Light with Glazing on Two Levels
- Oversized Drive-In Door at Rear with Man Door
- Personalized Unit Signs
- Zoning Permits Office, Industrial and Retail Uses
- Easy And Quick Highway Access

Location Map



What's Near By











Zoning GE1-334

Industrial

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Petro Chemical Laboratories
- Wholesale Trade
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Medical Marihuana Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Accessory Dwelling Unit (for security or maintenance)

 Other Industrial Operations - General manufacturing, processing, fabricating and / or assembly facility

Office

• All Office Uses

Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

Automotive

- Clean Automotive Uses
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Service Station per Part 1, 2.10

Retail

- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

Service Commercial

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant

- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses

Recreation

Recreational Establishment

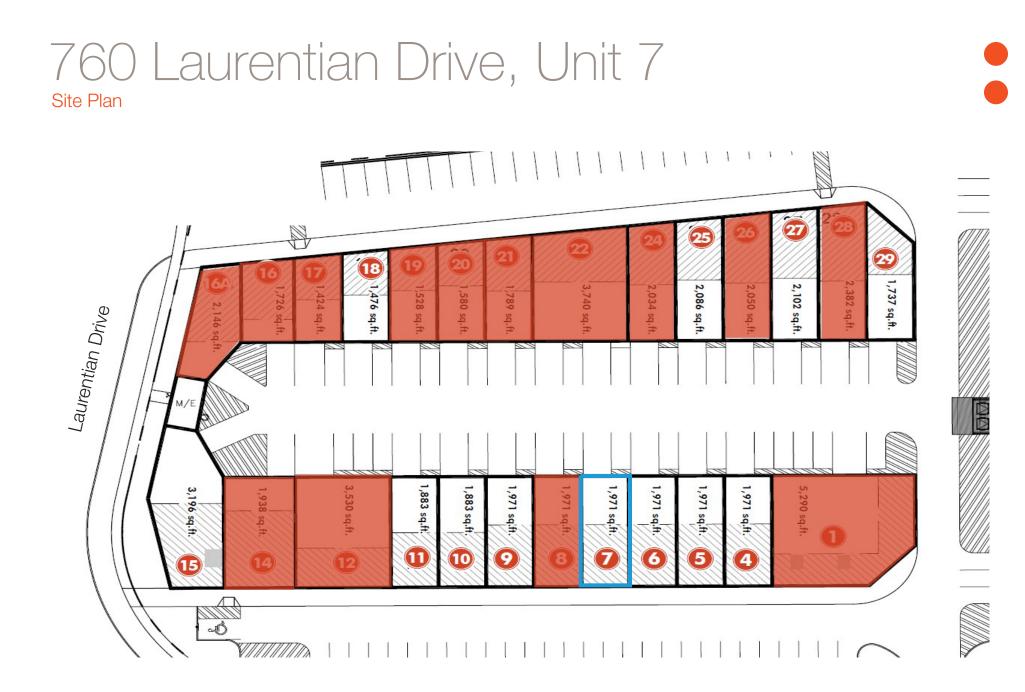
Restricted Uses

- Fish store and/or Butcher Shop
- Pornographic or "Adult" Entertainment Establishment
- An Auctioneer's Outlet
- An Undertaker's Establishment or Funeral home
- An Automotive Body Shop
- A Dry Cleaning Establishment where Dry Cleaning is done on the premises but may be used as a depot for pick-up and delivery of Dry Cleaning
- A Video or Electronic Games Parlour
- A Heavy Manufacturing and/or assembly concern
- Pet Stores/Kennels/Pet Daycare etc.

* https://www.burlington.ca/en/planning-and-development/resources/Zoning/Zoning-By-law-Documents/Part-3-Employment-Zones.pdf

_https://www.burlington.ca/en/planning-and-development/resources/Zoning/Zoning-By-law-Documents/Part-14-Exceptions.pdf

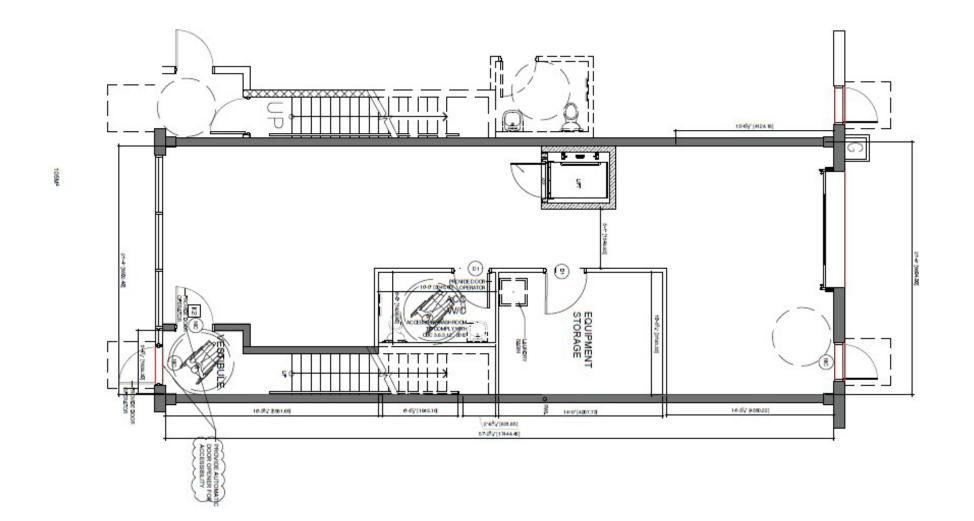
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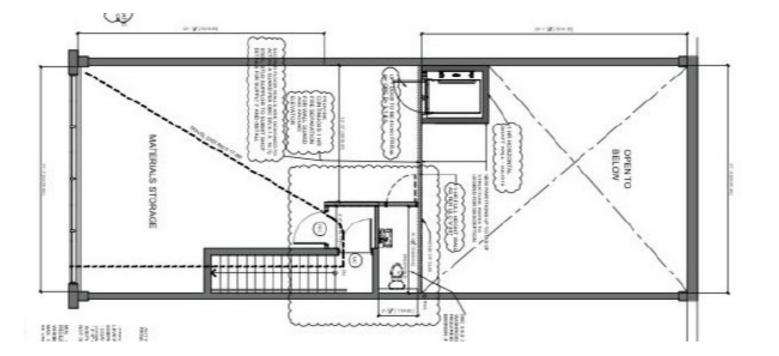


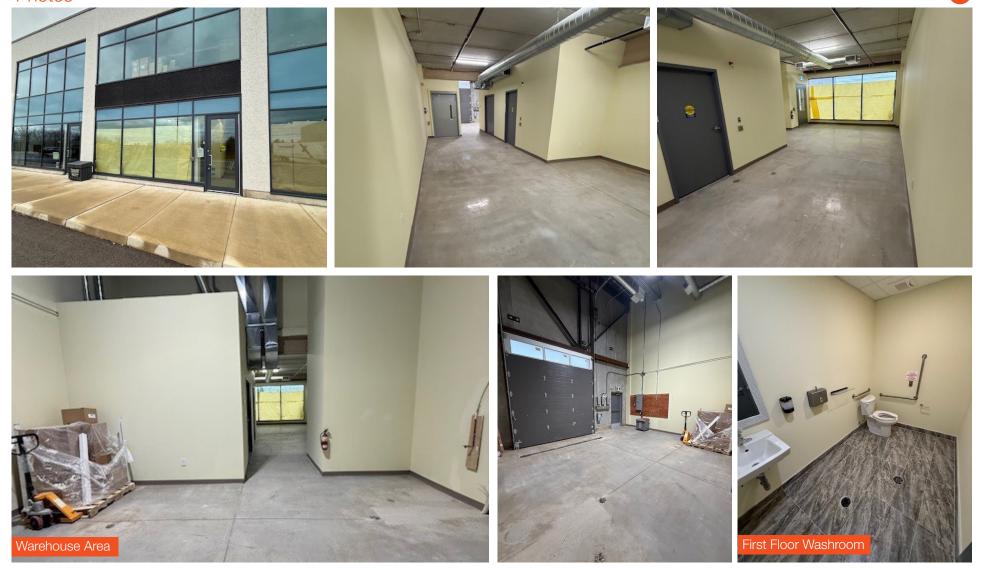
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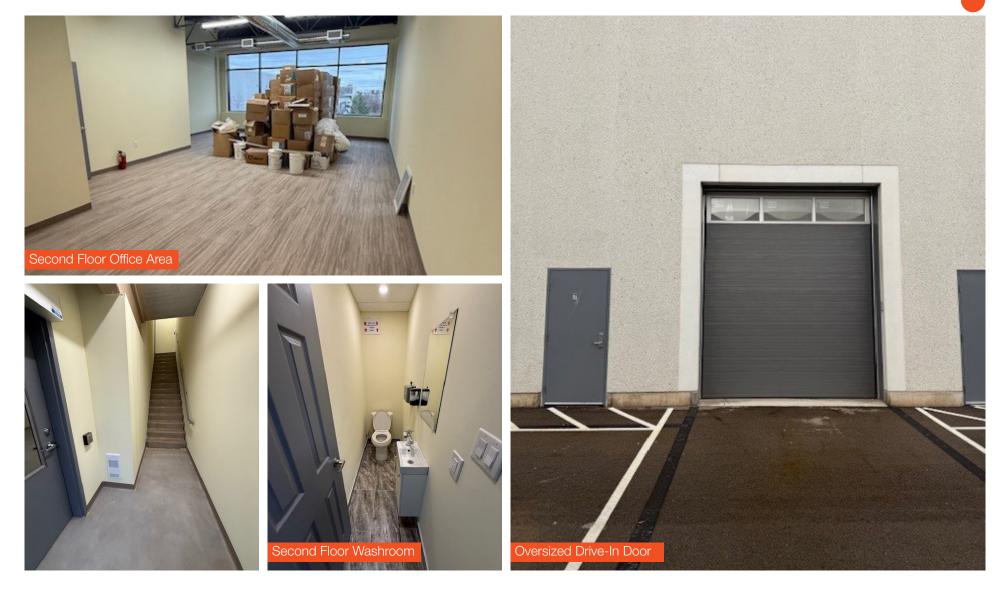
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Second Floor







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"Sales Representative Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.