

Property Profile

Property Details

Colliers is pleased to offer for lease Unit 11 & 12, 920 Brant Street, Burlington. This unit is an extremely rare industrial unit/office in a well-managed complex. Ideally located minutes to the QEW and local amenities. Zoning allows for a wide variety of industrial uses.

Total Area	1,859 SF
Office Area	90%
Clear Height	13'
Shipping	1 Drive-In Door
Zoning	MXE
A/C	Yes
Sprinklers	Yes
Asking Price	\$16.75 PSF Net
TMI	\$7.25 PSF (2024)
Possession	TBD







Located minutes away from Brant and QEW interchange



Abundant parking



Extremely clean & well-maintained, professionally managed



Many permitted uses under MXE Zoning

Photos











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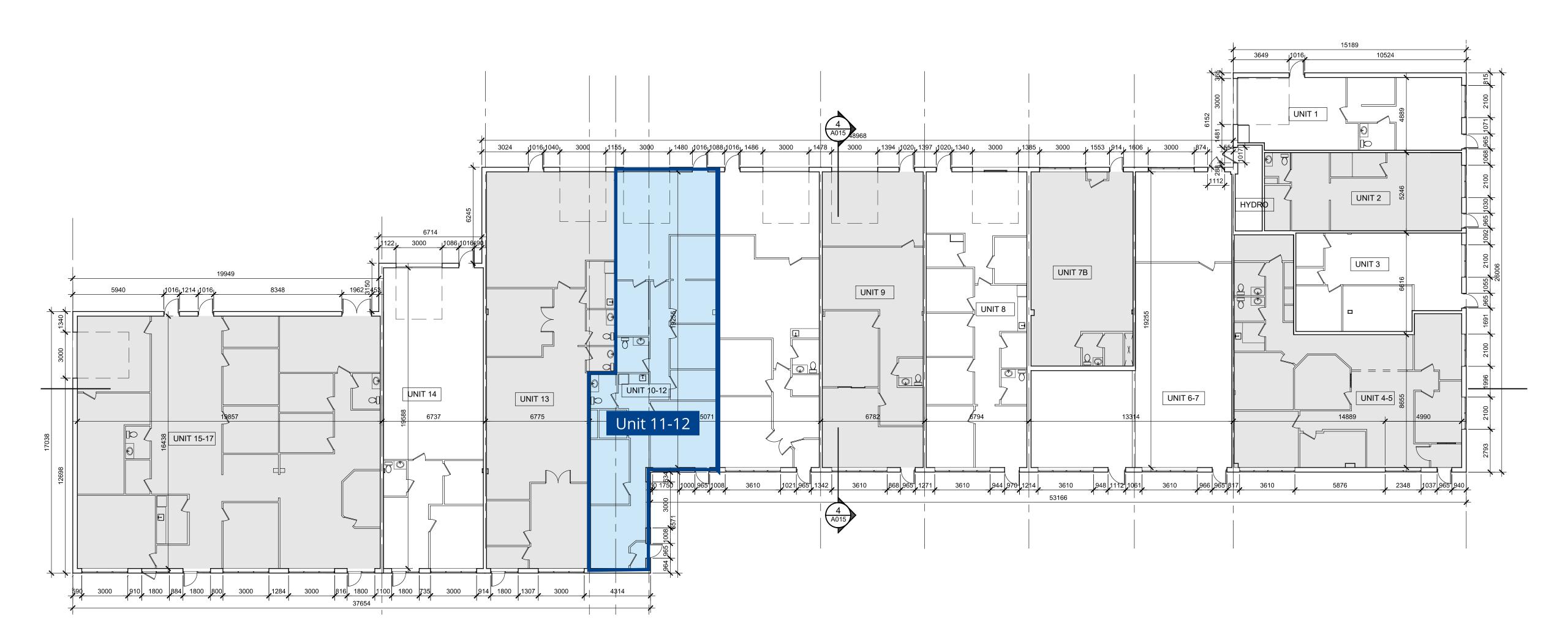




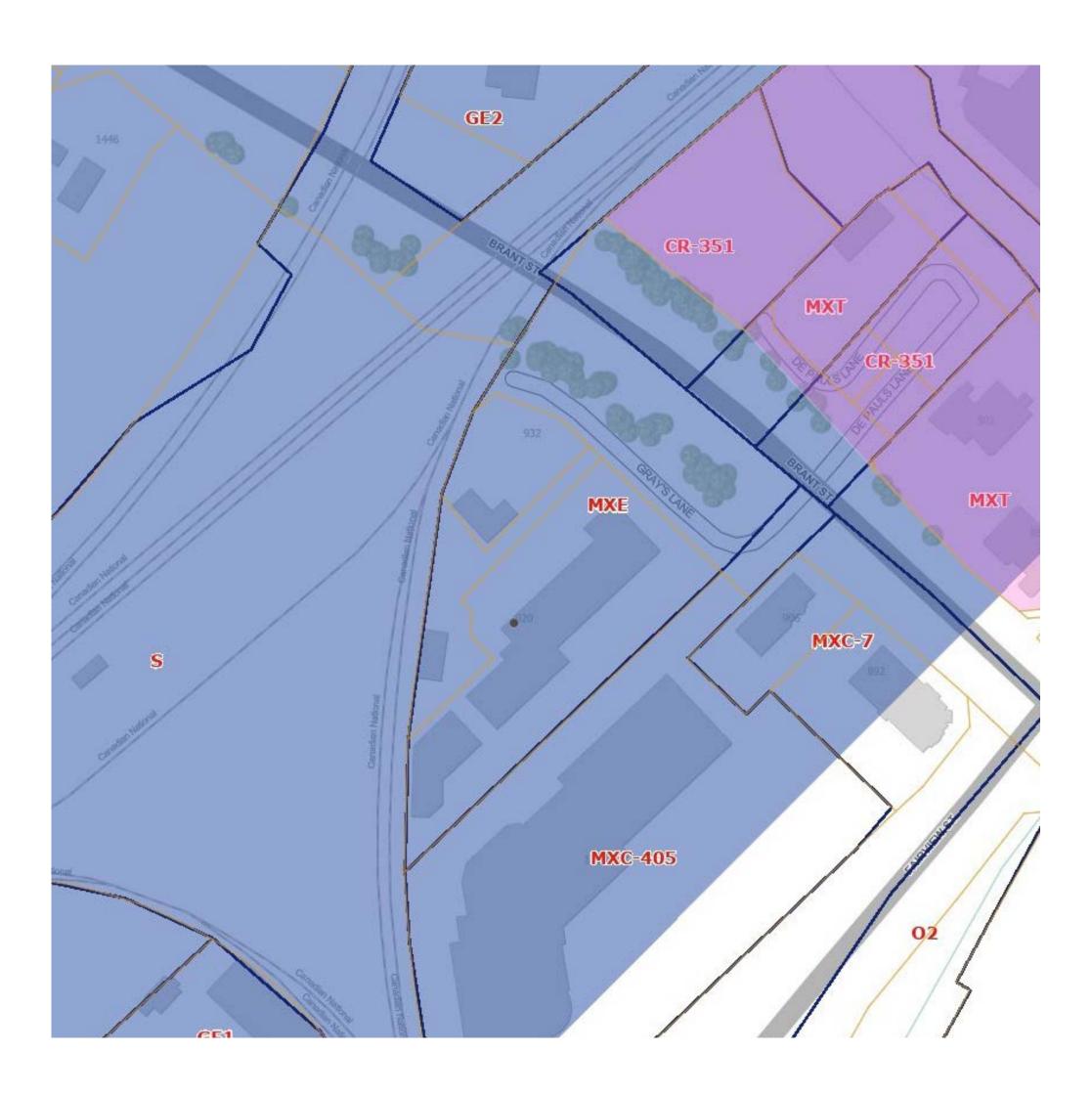
Floor Plan

Colliers

920 Brant St, Burlington



Zoning Overview



Zone MXE

Permitted Uses

- Convenience/Specialty Food Store
- Convenience/Specialty Food Store
- Office Furniture & Equipment
- Computer Hardware & Software
- Machinery & Equipment
- Home Improvement Products
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Dry Cleaning Depot, Laundromat, Laundry Service
- Veterinary Services
- Elevated Parking Facility
- Other Service Commercial Uses
- Community Institution
- All Office Uses
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Car Wash
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Repair Garage
- Retail Propane Facility
- Industrial Uses permitted in a GE2 Zone
- Recreational Establishment
- Entertainment Establishment

Prohibited Uses

- 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
- Farmers' Market
- Funeral Home
- Taxi-cab Garage
- Night Club
- Apartment Building
- Retirement Home
- Dwelling Units in a commercial/office building
- Stacked Townhouse (see Subsection 5)
- Back-to-Back Townhouse (see Subsection 5)
- Townhouse (see Subsection 5)

Additional conditions may apply. Interested parties are advised to consult the <u>zoning by-law</u>, and the municipality.



Site Access



Highway QEW/403/407

2 minutes



Aldershot GO / VIA Rail

9 minutes



Burlington GO Station

3 minutes



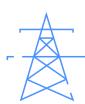
Mapleview Shopping Centre

3 minutes



Burlington Centre

4 minutes



Burlington Power Centre

4 minutes

Mississauga

25 minutes

Vaughan

48 minutes

Etobicoke

30 minutes

Downtown Toronto

42 minutes

Hamilton

14 minutes









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