

1047 COOKE BOULEVARD

BURLINGTON, ON

FOR LEASE • 46,089 SQ. FT.



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CBRE

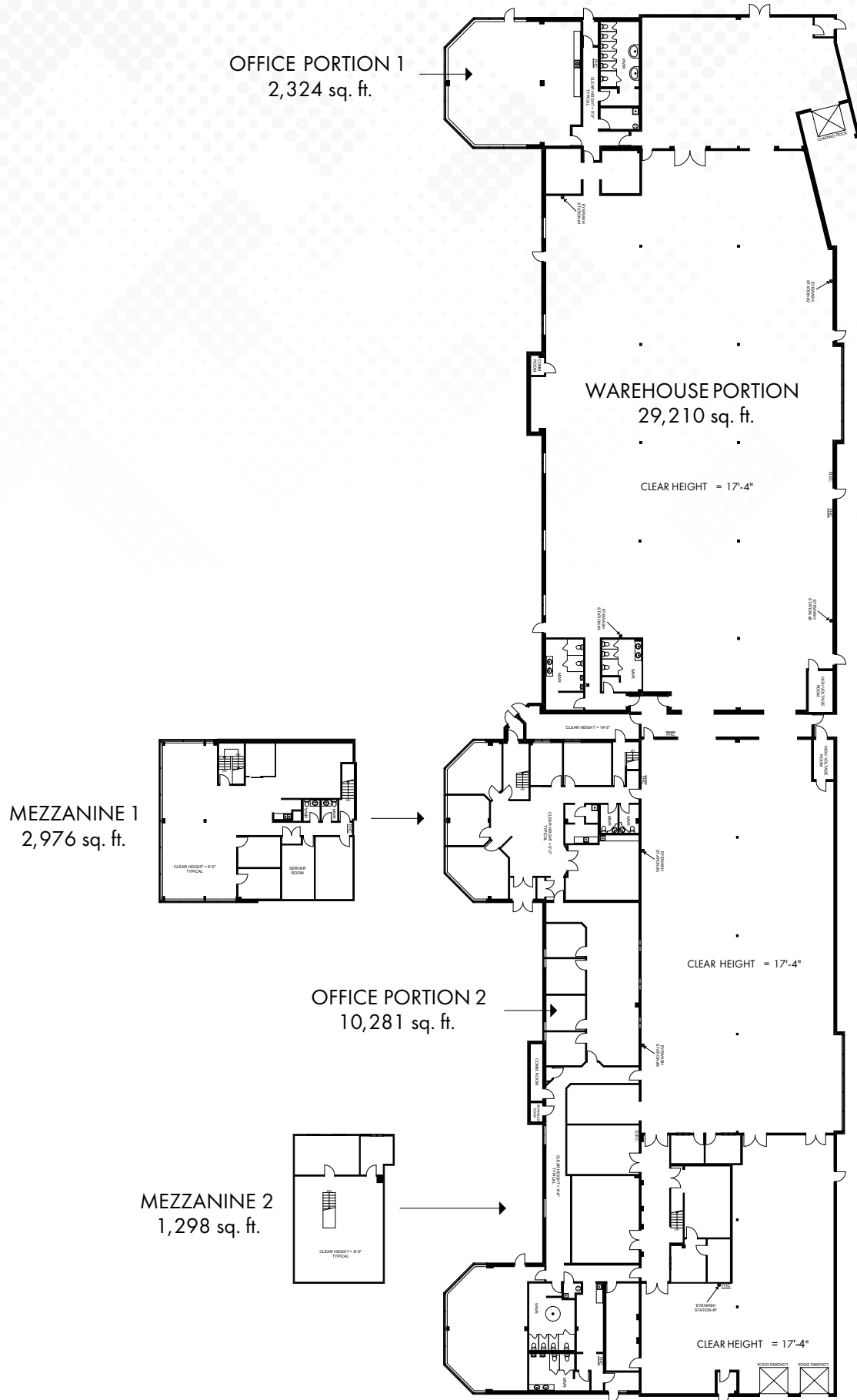
PROPERTY SPECIFICATIONS

Rare freestanding industrial building For Lease. Located in Cooke Business Park, Burlington, with immediate access to Highway 403 and Aldershot Go Station.

TOTAL SIZE	46,089 Sq. Ft.
OFFICE AREA	16,879 Sq. Ft.
WAREHOUSE AREA	29,210 Sq. Ft.
ASKING RATE	Speak to Listing Agents
T&I (2021)	\$4.26 Tenant to Self-Manage and Maintain
SHIPPING	3 Truck level doors
CLEAR HEIGHT	19'6"
POSSESSION	August 1 st , 2021
TERM LENGTH	5 Years maximum
ZONING	MXE - Mixed Use Corridor

- ♦ Flexible size configurations
- ♦ Great shipping with truck level accessibility at both ends of the building
- ♦ Extra land provides very high parking ratio
- ♦ Quick access to Hwy 403
- ♦ Walking distance to amenities, bus routes and Aldershot GO station
- ♦ Zoning permits wide variety of uses
- ♦ Full equipment list available if required

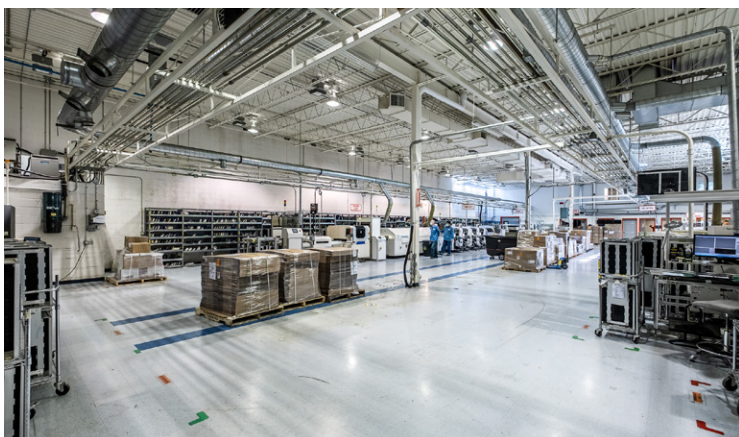




PHOTOS



PHOTOS



ZONING - MXE

PERMITTED USES

Retail Commercial

- ◆ Convenience/Specialty Food Store
- ◆ Other Retail Stores

Service Commercial

- ◆ Standard Restaurant
- ◆ Fast Food Restaurant
- ◆ Convenience Restaurant
- ◆ Dry Cleaning Depot, Laundromat, Laundry Service
- ◆ Veterinary Services
- ◆ Elevated Parking Facility
- ◆ Other Service Commercial Uses

Community

- ◆ Community Institution

Hospitality

- ◆ Convention/Conference Centre
- ◆ Banquet Centre
- ◆ Caterer

Automotive

- ◆ Car Wash per Part 1, Section 2.9
- ◆ Motor Vehicle Service Station per Part 1, Section 2.10
- ◆ Motor Vehicle Sales, Leasing, Rental and Service

- ◆ Motor Vehicle Repair Garage

- ◆ Taxi-cab garage

- ◆ Retail Propane Facility per Part 1, Section 2.7

Office

- ◆ All Office Uses

Industrial

- ◆ Industrial Uses permitted in a GE2 zone

Entertainment and Recreational

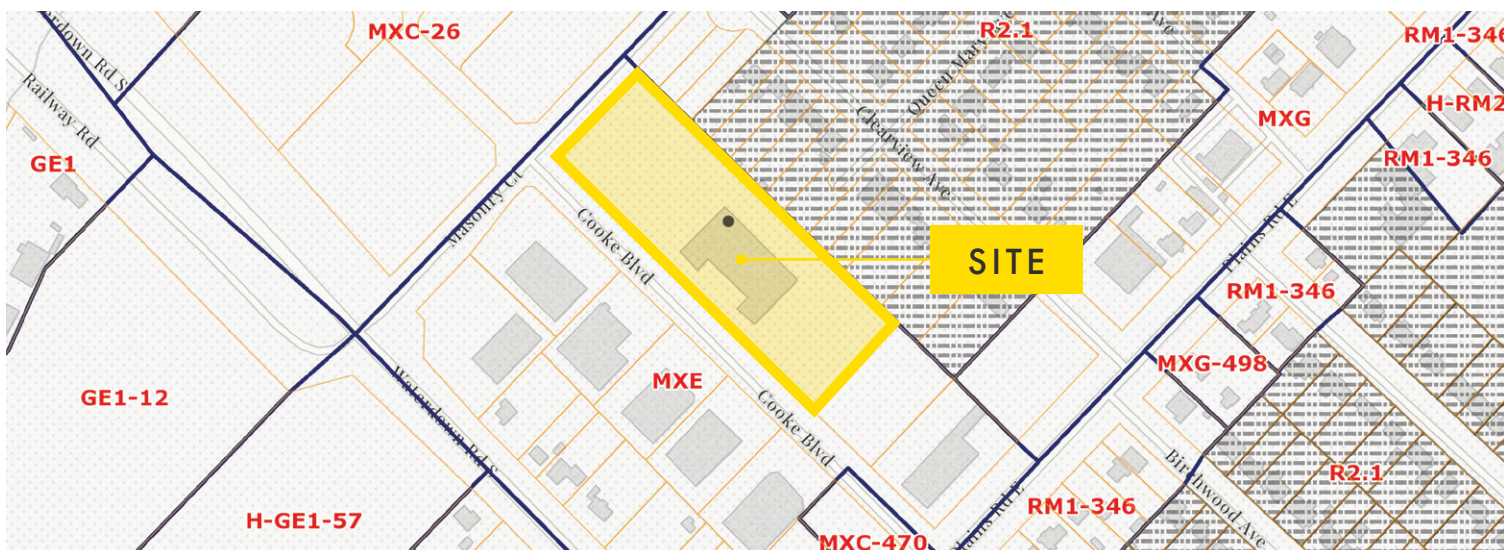
- ◆ Recreational Establishment
- ◆ Entertainment Establishment

GE2 ZONE INDUSTRIAL USES

- ◆ Wholesale Trade
- ◆ Private Propane Facility per Part 1, Section 2.7
- ◆ Construction and Trade Contractors
- ◆ Machinery and Equipment
- ◆ Wholesale Building and Construction Materials
- ◆ Public Transportation

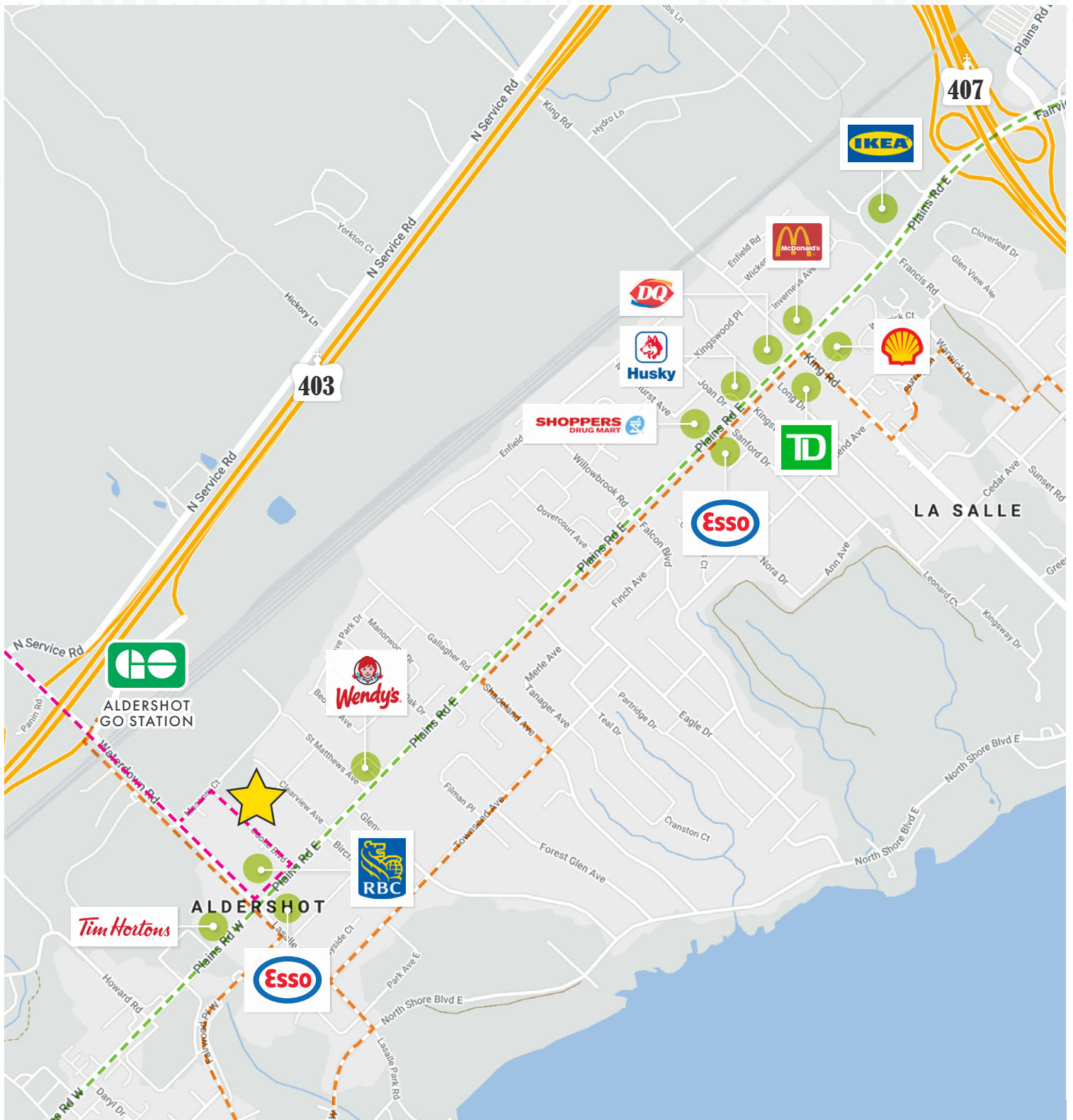
- ◆ Medical Marijuana Production Facility
- ◆ Leather and Textile Industries
- ◆ Furniture and Fixture Industries
- ◆ Clothing Industries
- ◆ Electrical Products Industries
- ◆ Warehouse and Logistics
- ◆ Storage Locker Facility

- ◆ Training Centre
- ◆ Research and Development
- ◆ Information and Data Processing
- ◆ Knowledge Based & High Technology
- ◆ Pharmaceuticals & Medicines
- ◆ Veterinary Service
- ◆ Accessory Dwelling Unit (for security or maintenance)



AMENITIES

Public transportation and various amenities within minutes



WHY BURLINGTON

Canada's #1 Community

ABOUT BURLINGTON

- **4.5 Million** people within commuting distance
- Situated in largest consumer and industrial market in Canada

OUTSTANDING CONNECTIVITY

- Three major highways (QEW, Hwy 403, Hwy 407)
- One of the largest Seaports in the country (Port of Hamilton)
- GO Transit Commuter Stations (Burlington, Appleby, Aldershot)
- CN/CP Cargo Railway Networks
- International & Private Airports (Burlington Executive Airport, Toronto Pearson)

LABOUR FORCE

- ♦ 66% of the GTHA total labour force
- ♦ 38% of labour force works in industrial sector jobs

POST SECONDARY EDUCATION

73%

YOUNG POPULATION

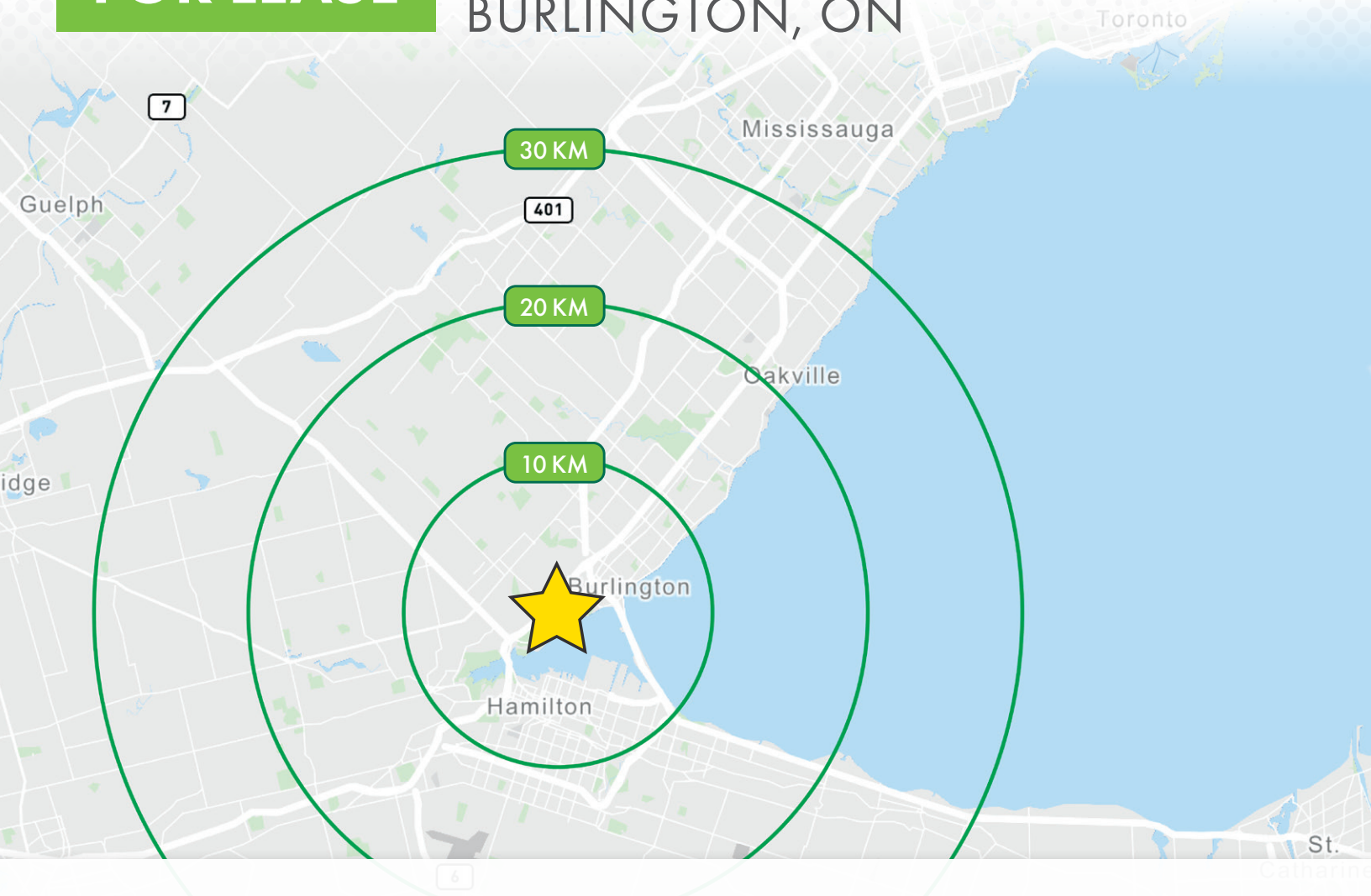
43.2 years



FOR LEASE

1047 COOKE BOULEVARD

BURLINGTON, ON



HIGHWAY 403	1.0 KM	2.0 Min
HIGHWAY 407	4.7 KM	4.0 Min
QEW	27.6 KM	19 Min
HIGHWAY 401	38 KM	22 Min
ALDRSHOT GO STATION	1.1 KM	3.0 Min

TORONTO PEARSON AIRPORT	52.6 KM	31 Min
NIAGARA FALLS	27.6 KM	50 Min
FORT ERIE	99.8 KM	60 Min
PORT HURON - SARNIA	238 KM	2 Hrs, 30 Min
DETROIT	314 KM	3 Hrs, 30 Min

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