



Colliers

For Lease

Rare Outside Storage Land in Burlington

1.00 AC of Land + 1,500 SF Office

3470-3472 Landmark Road, Burlington

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3470-3472 Landmark Road, Burlington | For Lease

\$8,200/Month Gross

Asking Price

Summary

Colliers International is exited to offer 1.00 AC of land available for lease with 1,500 SF of accompanying ground floor office at 3470-3472 Landmark Road, Burlington (the "Property") - This 0.824 AC of land is compacted, gravel, and will be fully fenced and secured upon tenant's possession. The zoning is GE1, permitting a variety of uses including outside storage. The Property is conveniently located next to Walkers Line / Queen Elizabeth Way, and is serviced by public transit along Mainway and Walkers Line.

Lot Area	1.00 AC
Office Area	1,500 SF
Zoning	GE1
Parking	Approx. 130 Spaces
Lease Type	Gross
Asking Price	\$8,200 Per Month Gross \$98,400 Per Annum
Vacant Possession	Immediate



All Outlines Are Approximate.

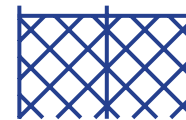
3470-3472 Landmark Road, Burlington | For Lease



All Outlines Are Approximate.



Compacted gravel surface



Fully fenced and secured¹



Ideal for outside storage
and/or trailer parking



Prime location in
Burlington, with quick
access to QEW and 407

Colliers



Zoning - GE1

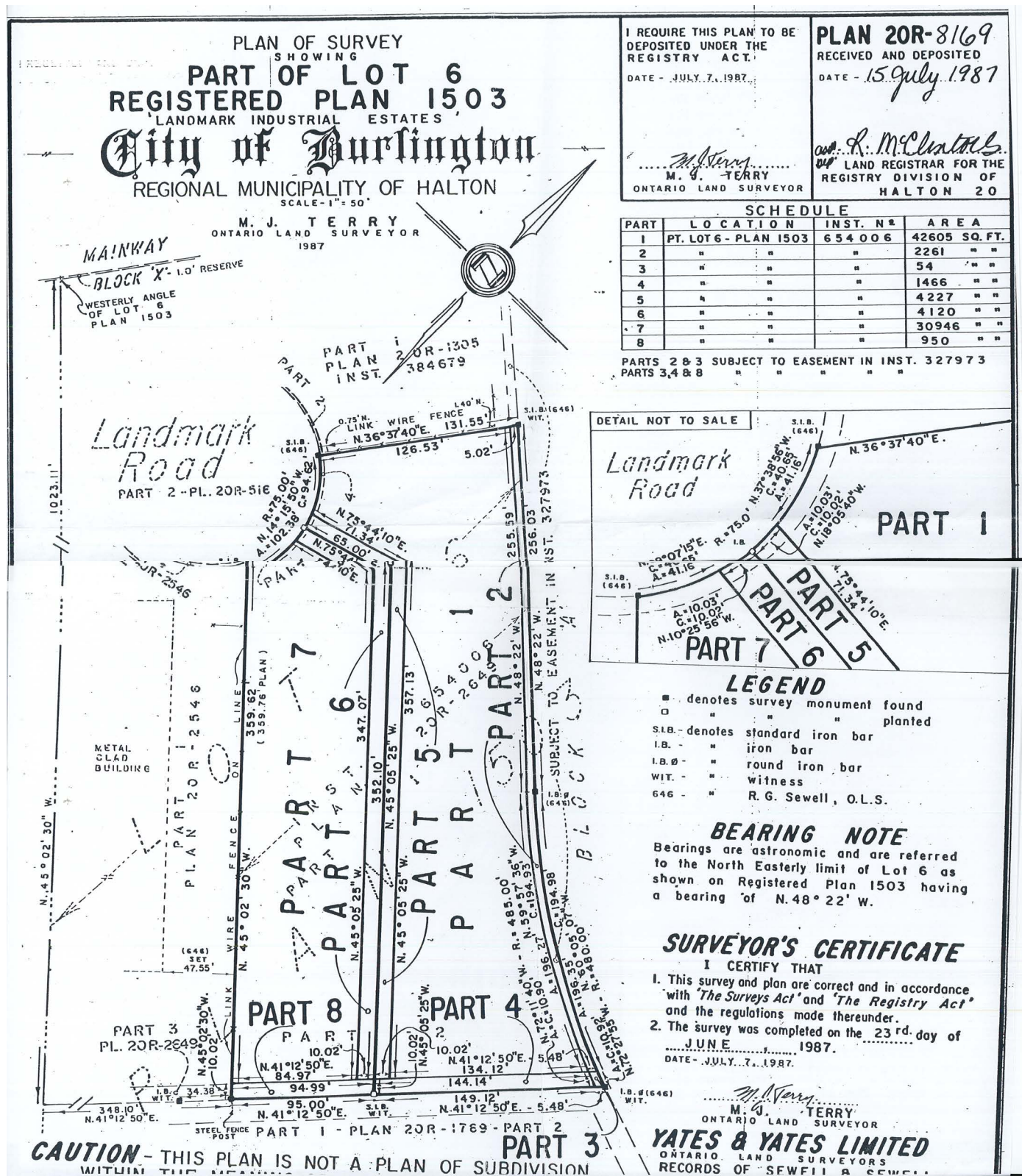
Permitted Uses

- Transportation, Communication, and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- Wholesale Trade
- Private Propane Facility per Part 1, 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis 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)
- Crematory
- Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility



1.00 AC of Land +
1,500 SF Office

Legal Survey



Site Access



3470-3472 Landmark Road, Burlington

Major route

Minor route



Highway QEW
4 minutes



Highway 407
9 minutes



Highway 401
24 minutes

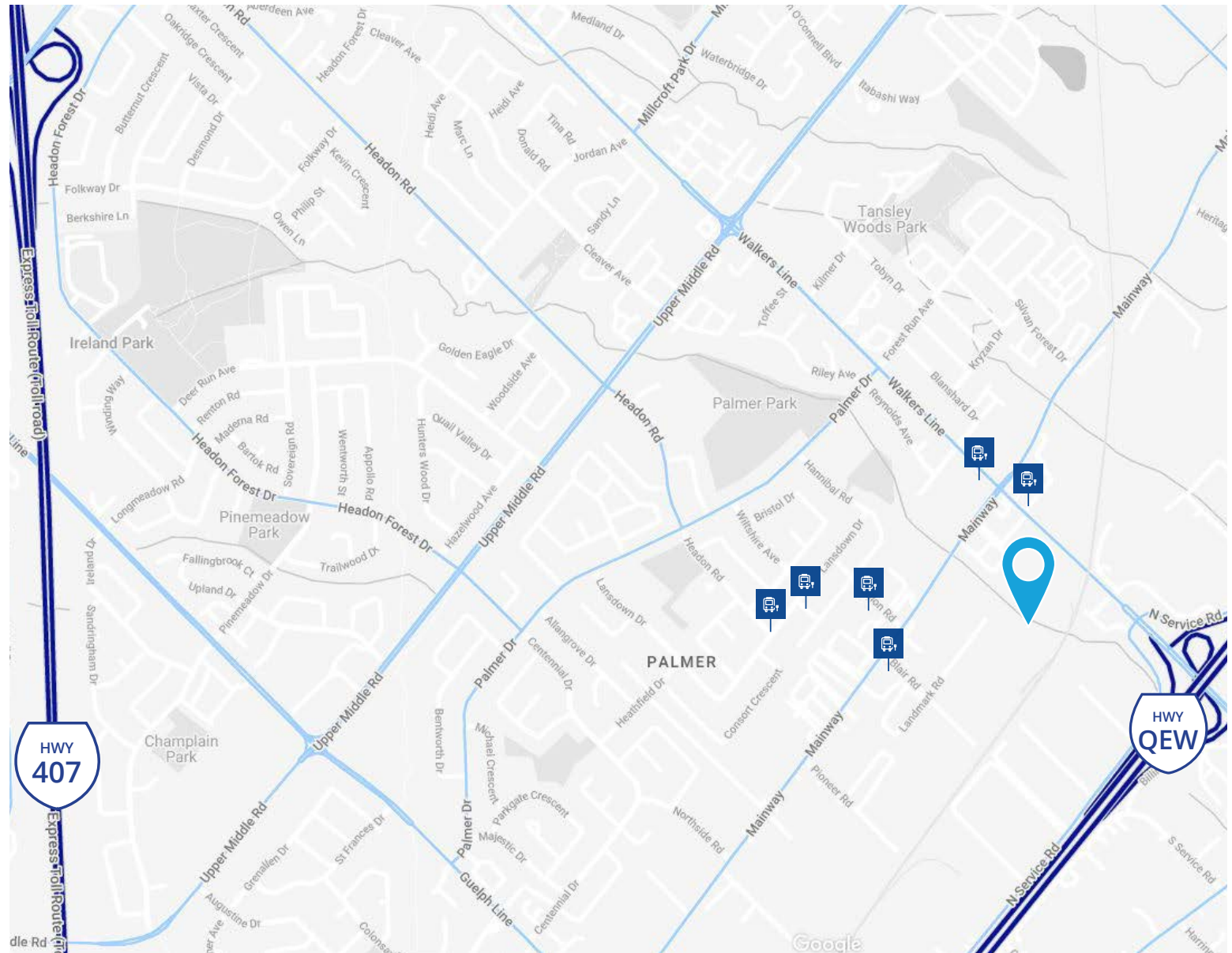


Airport
32 minutes

Downtown Mississauga
28 minutes

Brampton
37 minutes

Downtown Toronto
45 minutes





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