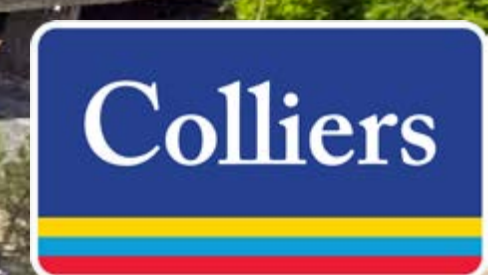


BRANT STREET



Unit 11 & 12

920 Brant Street, Unit 11-12, Burlington

# Industrial Units In Prime Burlington Location **For Lease**

Accelerating success.

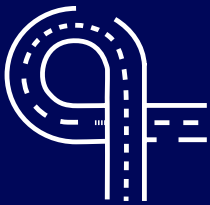


# Property Profile

## 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.

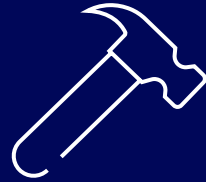
Total Area	1,859 SF
Office Area	90%
Clear Height	13'
Shipping	1 Drive-In Door
Zoning	MXE
A/C	Yes
Sprinklers	Yes
Asking Price	\$16.75 PSF Net
TMI	\$7.25 PSF (2024)
Possession	TBD



Located minutes away from Brant and QEW interchange



Abundant parking



Extremely clean & well-maintained, professionally managed



Many permitted uses under MXE Zoning



# Photos

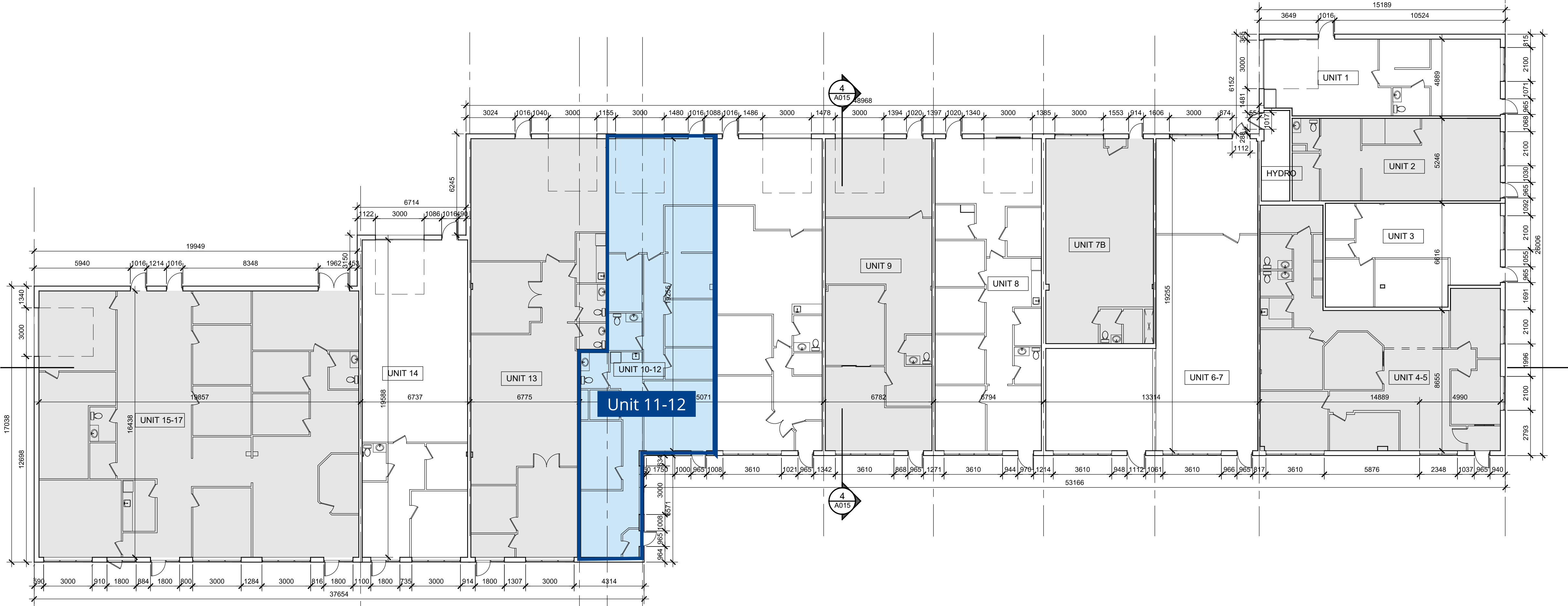
## Exterior



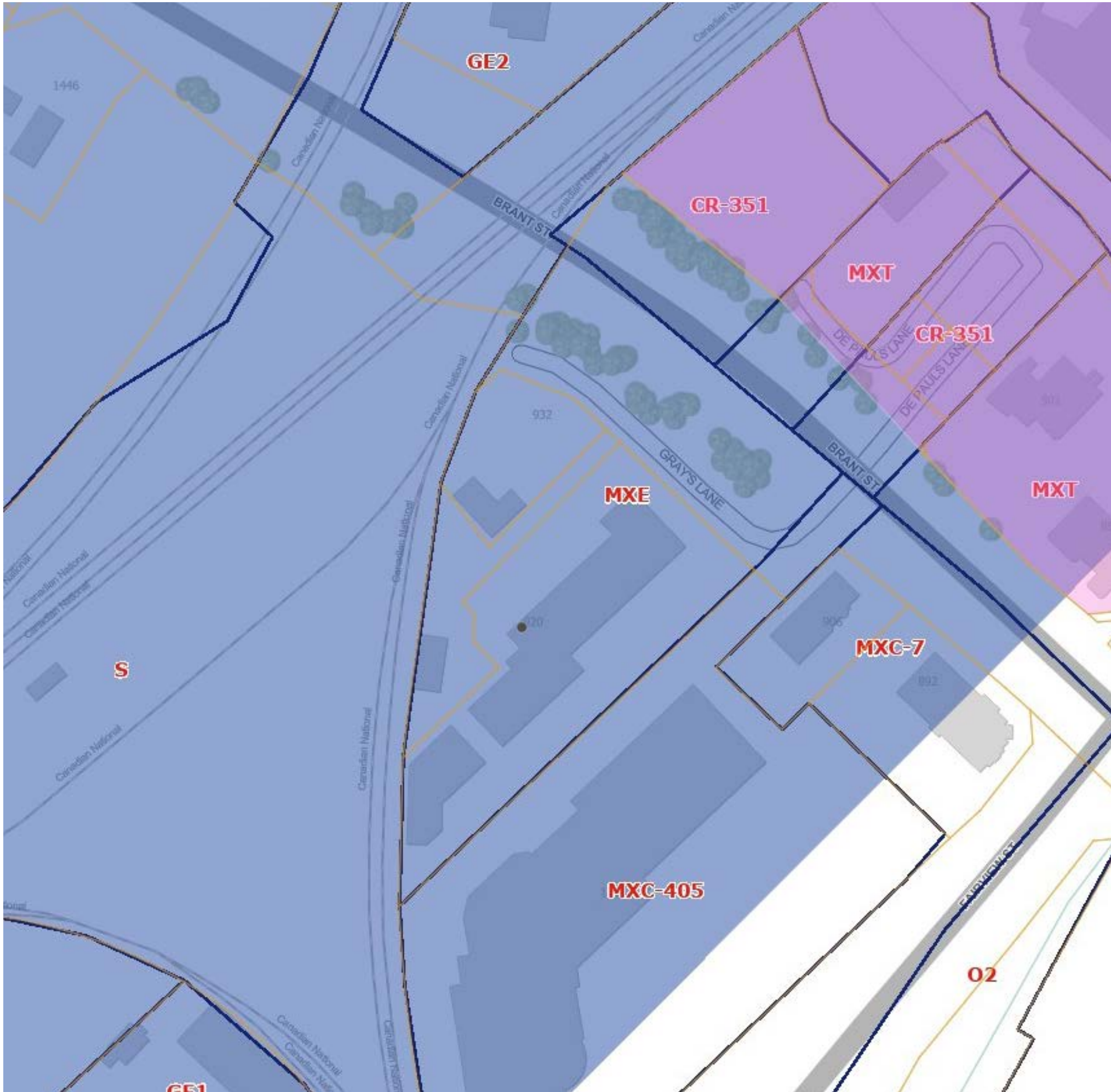


# Floor Plan

## 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)

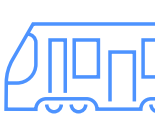
Additional conditions may apply. Interested parties are advised to consult the [zoning by-law](#), and the municipality.





# Site Access

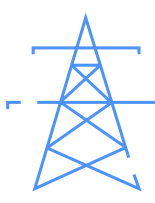
 Highway QEW/403/407  
2 minutes

 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







**Colliers**

**Ben Williams, SIOR\***

Executive Vice President  
+1 416 620 2874  
Ben.Williams@colliers.com

**Gary Watts\***

Senior Vice President  
+1 416 620 2857  
Garry.Watts@colliers.com

**Eric Margo**

Senior Sales Representative  
+1 437 995 1400  
Eric.Margo@colliers.com

**Colliers Canada**

401 The West Mall, Suite 800  
Toronto, ON M9C 5J5  
+1 416 777 2200

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