



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

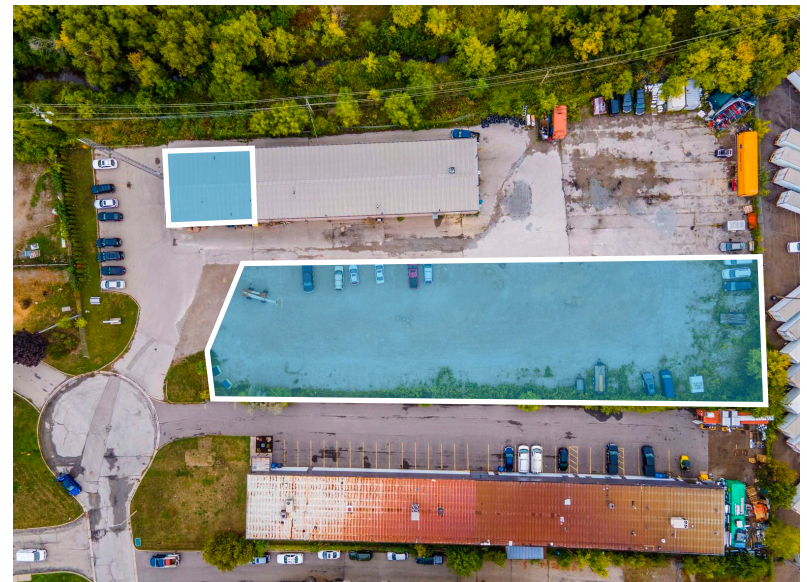
\$8,200/Month Gross

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.

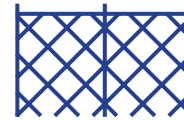
3470-3472 Landmark Road, Burlington | For Lease



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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





Zoning - GE1

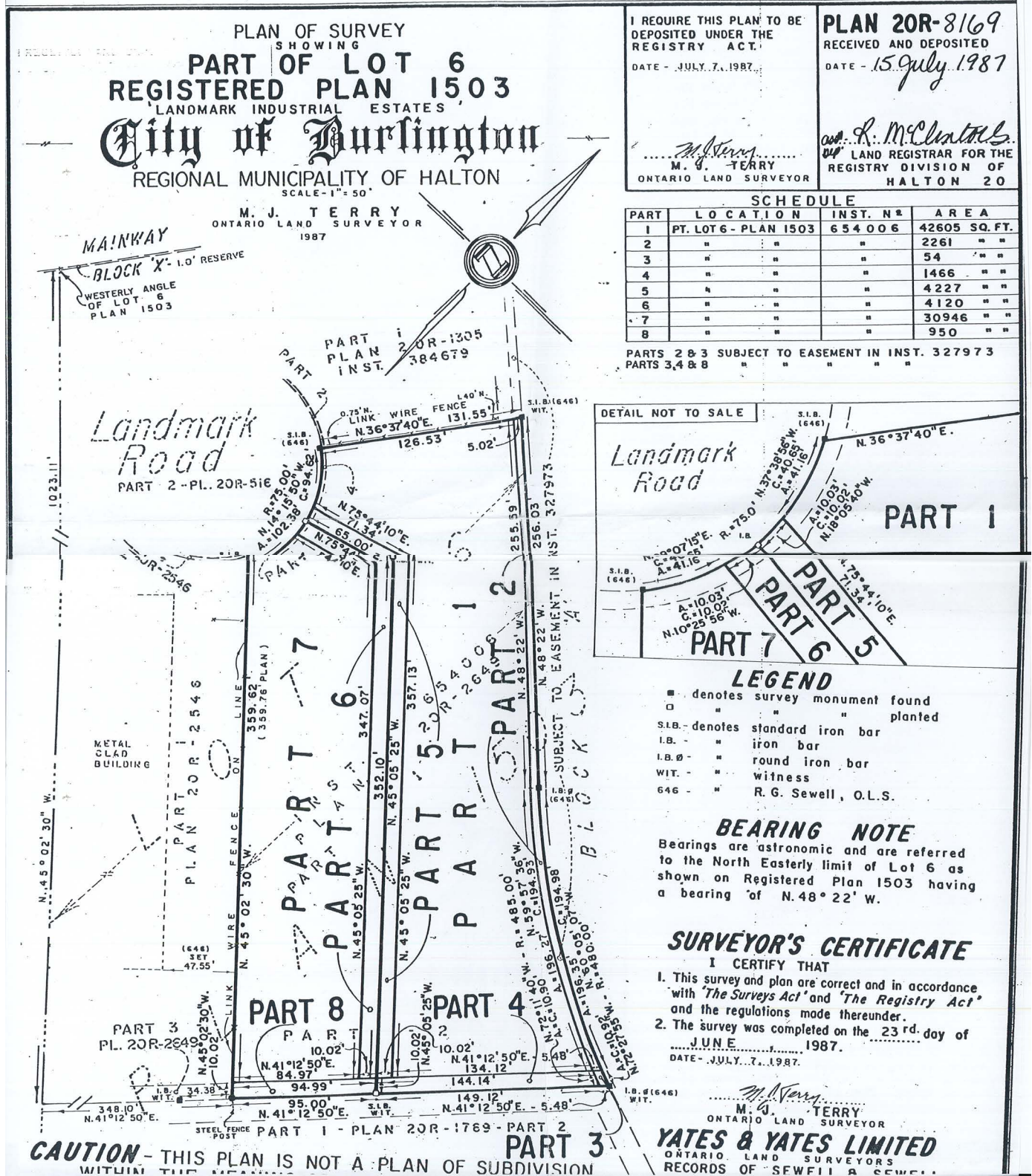
Permitted Uses

- 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

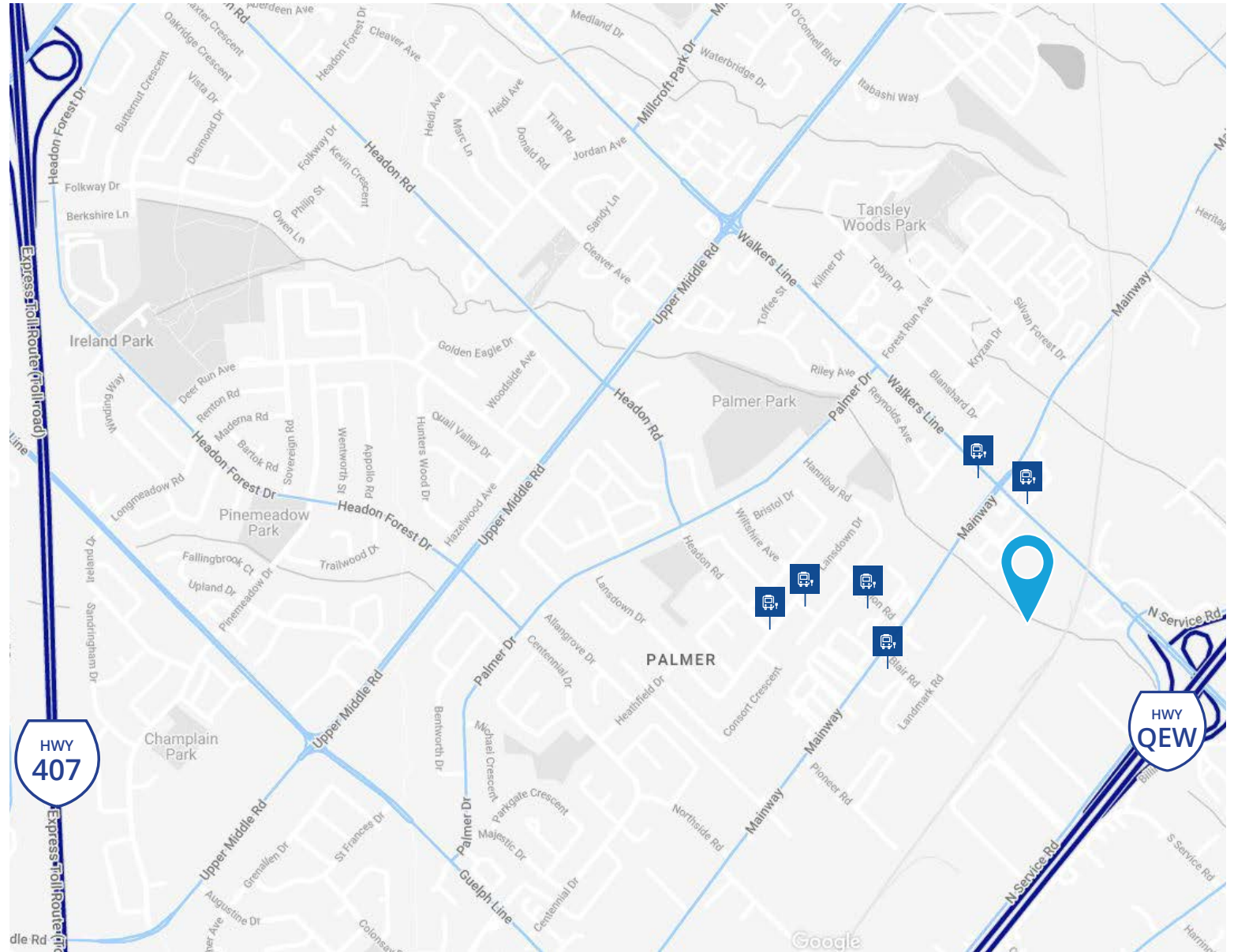
Highway 401
24 minutes

Airport
32 minutes

Downtown Mississauga
28 minutes

Brampton
37 minutes

Downtown Toronto
45 minutes



An aerial photograph of an industrial park. In the center, a large rectangular area is highlighted with a white border, showing a paved lot with several vehicles. To the left, there are several large industrial buildings, some with red and white striped awnings. To the right, there are stacks of white materials, possibly lumber or pipes. In the background, there are more industrial buildings and a parking lot. The Colliers logo is in the top left corner.

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