



For Sale/Lease: Industrial

760 Laurentian Drive, Unit 7

Turn-Key/New Build Industrial Condo Unit In Burlington

Here is where your
business will *grow*.

Lennard:

209 - 1 Yorkdale Road, North York, M6A 3A1
905.752.2220

lennard.com

760 Laurentian Drive, Unit 7

1,971 SF of Functional Industrial Space at the Corner of Highway 403 and Guelph Line in the High-Demand Area of Burlington.



Total Area
1,971 SF

Office Area

638 SF

Industrial Area

1,333 SF



Shipping Doors

1 Drive-In (12' x 10')



Clear Height

22'



Taxes

\$6,333.59 (2024)

T.M.I

\$5.50 PSF (2024)



Possession

Immediate



Asking Price (For Sale)

\$1,320,000 (\$670 PSF)

Asking Price (For Lease)

Net \$20.00 PSF



Robert Johnson*,
Associate Vice President

647.328.4929

rjohnson@lennard.com

*Sales Representative

Property Highlights

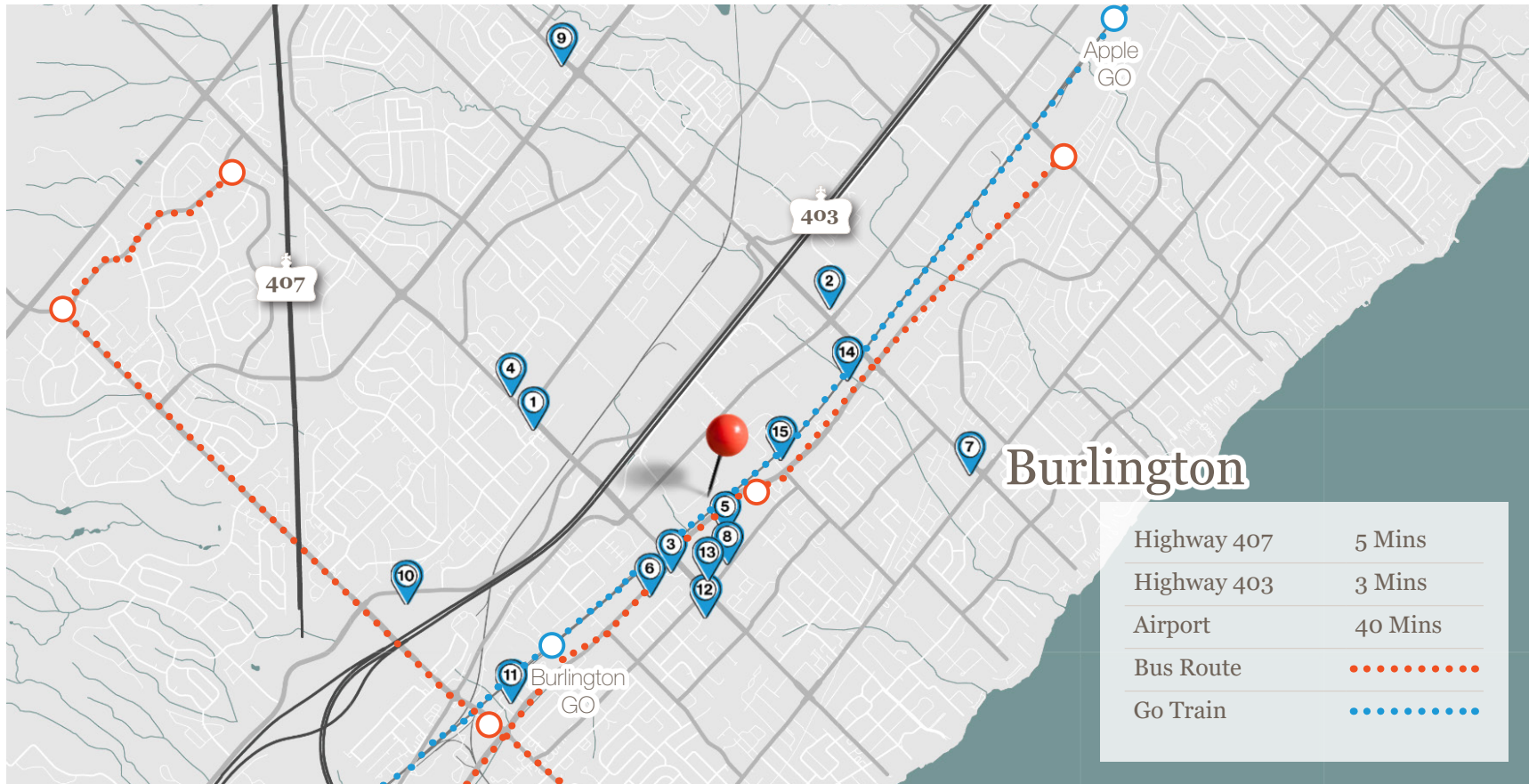
- Turn-key New Office Build With Warehouse
- Two Storey Office With Elevator
- 2 Washrooms
- Abundance of Natural Light with Glazing on Two Levels
- Oversized Drive-In Door at Rear with Man Door
- Personalized Unit Signs
- Zoning Permits Office, Industrial and Retail Uses
- Easy And Quick Highway Access

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760 Laurentian Drive, Unit 7

Location Map



What's Near By

- | | | | | |
|----------------|---------|-----------------|---------------|----------------|
| 1 Esso | 4 Shell | 7 RBC | 10 Costco | 13 Tim Hortons |
| 2 Petro-Canada | 5 BMO | 8 Canadian Tire | 11 Walmart | 14 Starbucks |
| 3 Pioneer | 6 TD | 9 Freshco | 12 McDonald's | 15 Burger King |

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Zoning GE1-334



Industrial

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Petro Chemical Laboratories
- Wholesale Trade
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Medical Marijuana Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Accessory Dwelling Unit (for security or maintenance)

- Other Industrial Operations - General manufacturing, processing, fabricating and / or assembly facility

Office

- All Office Uses

Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

Automotive

- Clean Automotive Uses
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Service Station per Part 1, 2.10

Retail

- Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment

Service Commercial

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant

- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses

Recreation

- Recreational Establishment

Restricted Uses

- Fish store and/or Butcher Shop
- Pornographic or “Adult” Entertainment Establishment
- An Auctioneer’s Outlet
- An Undertaker’s Establishment or Funeral home
- An Automotive Body Shop
- A Dry Cleaning Establishment where Dry Cleaning is done on the premises but may be used as a depot for pick-up and delivery of Dry Cleaning
- A Video or Electronic Games Parlour
- A Heavy Manufacturing and/or assembly concern
- Pet Stores/Kennels/Pet Daycare etc.

* <https://www.burlington.ca/en/planning-and-development/resources/Zoning/Zoning-By-law-Documents/Part-3-Employment-Zones.pdf>
<https://www.burlington.ca/en/planning-and-development/resources/Zoning/Zoning-By-law-Documents/Part-14-Exceptions.pdf>

Please confirm intended use is permitted by the City of Burlington

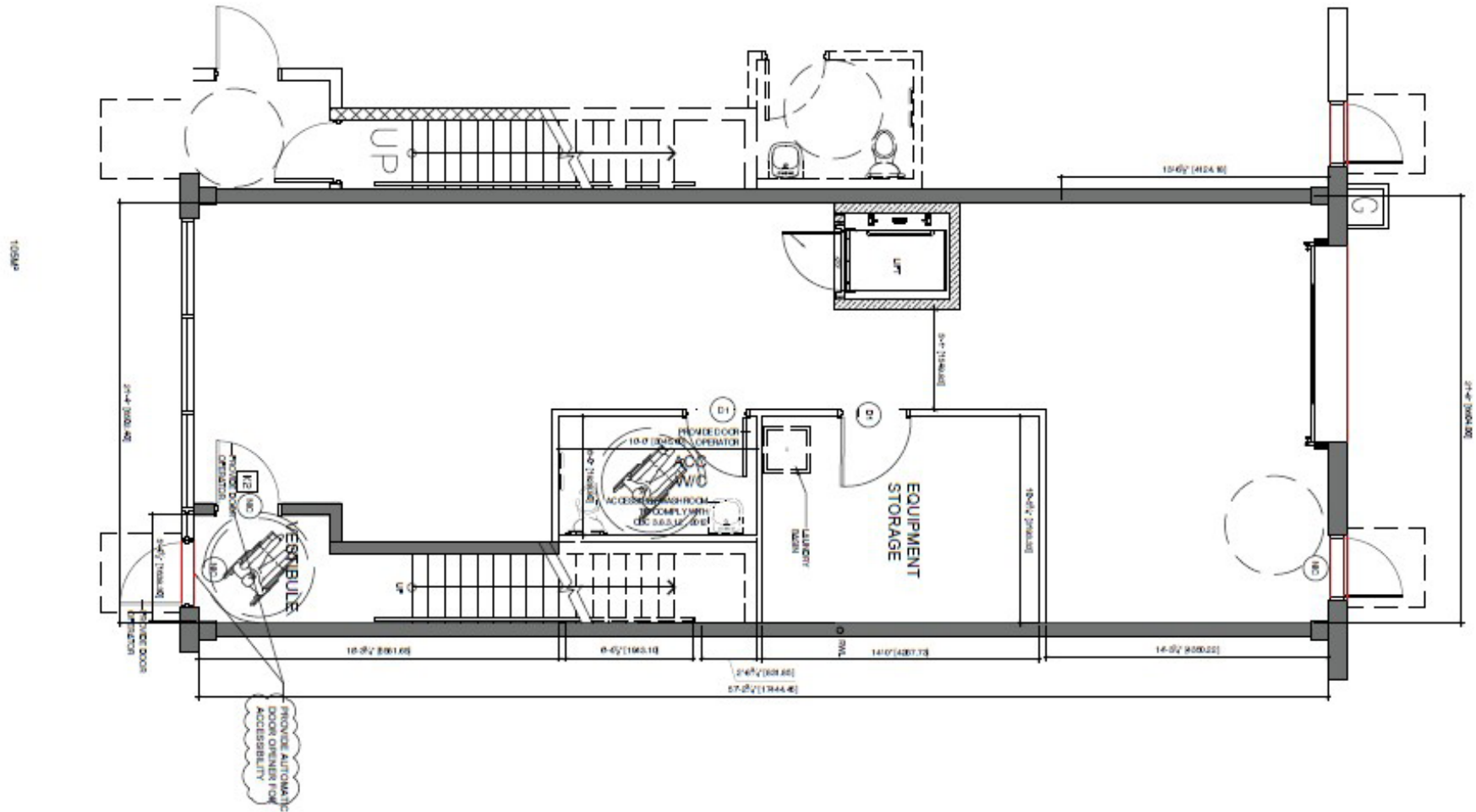
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Site Plan



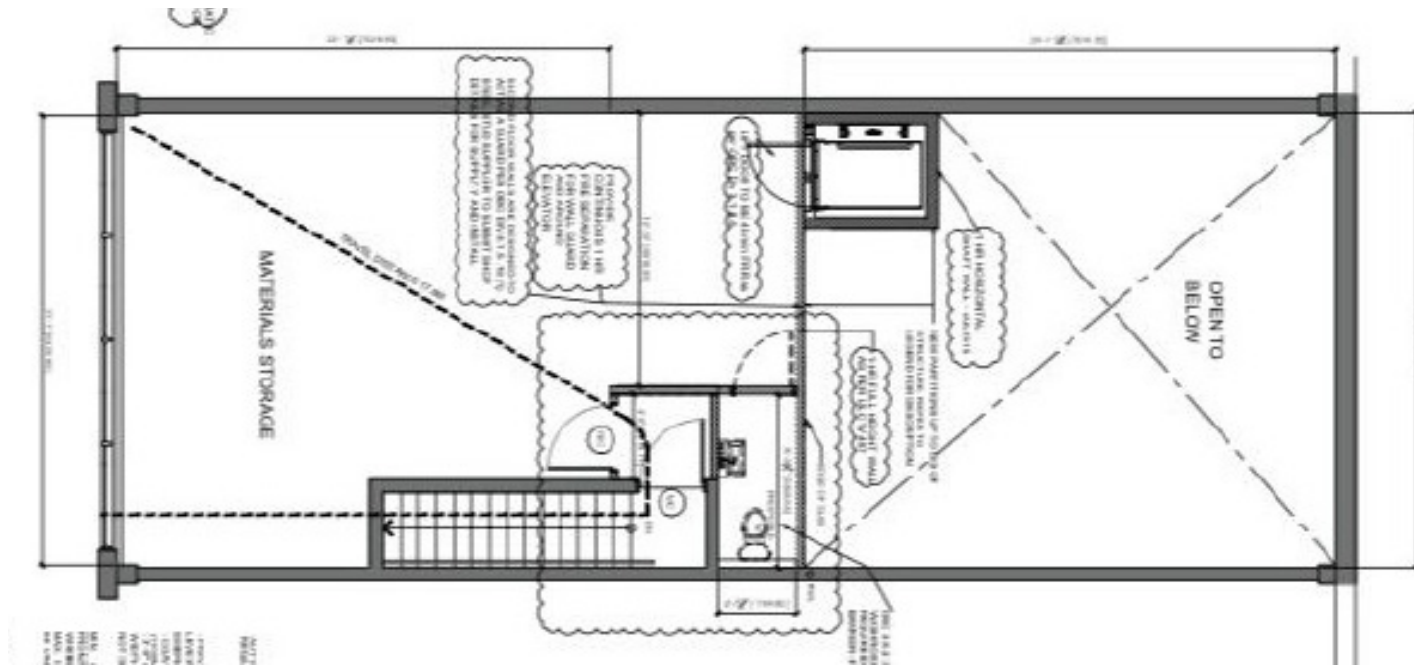
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First Floor



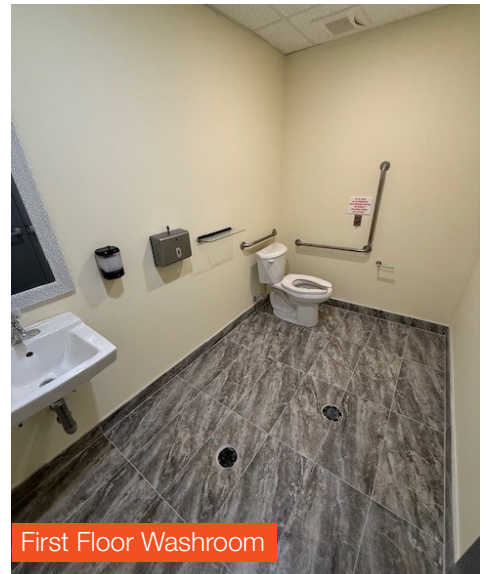
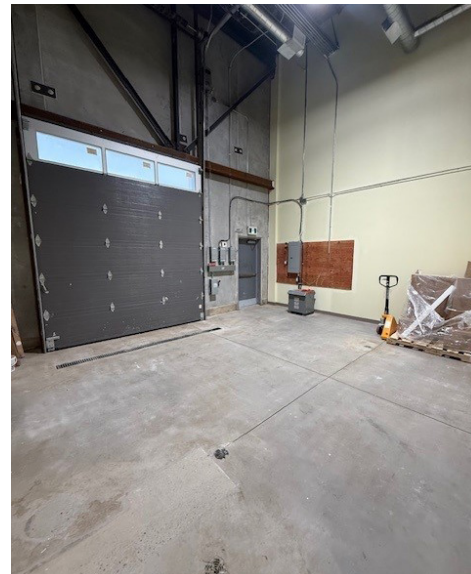
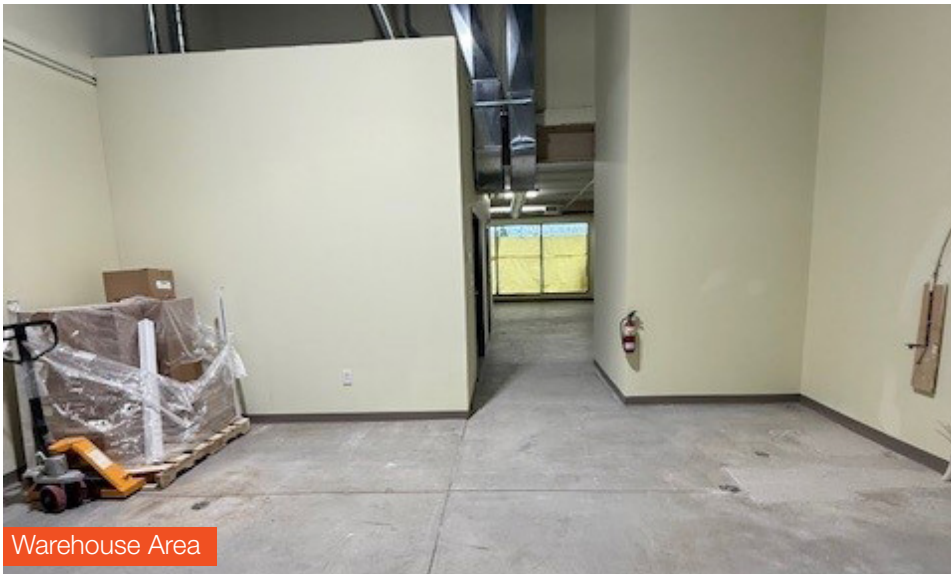
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Second Floor



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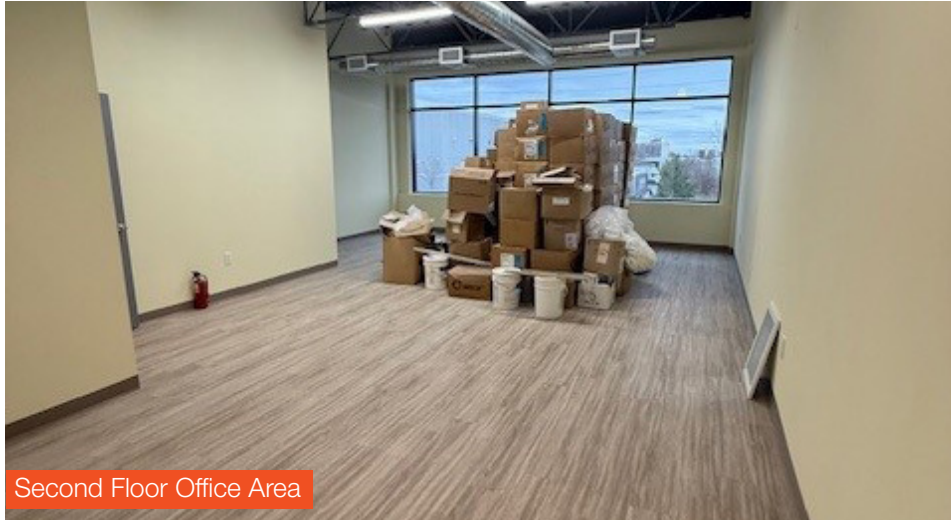
Photos



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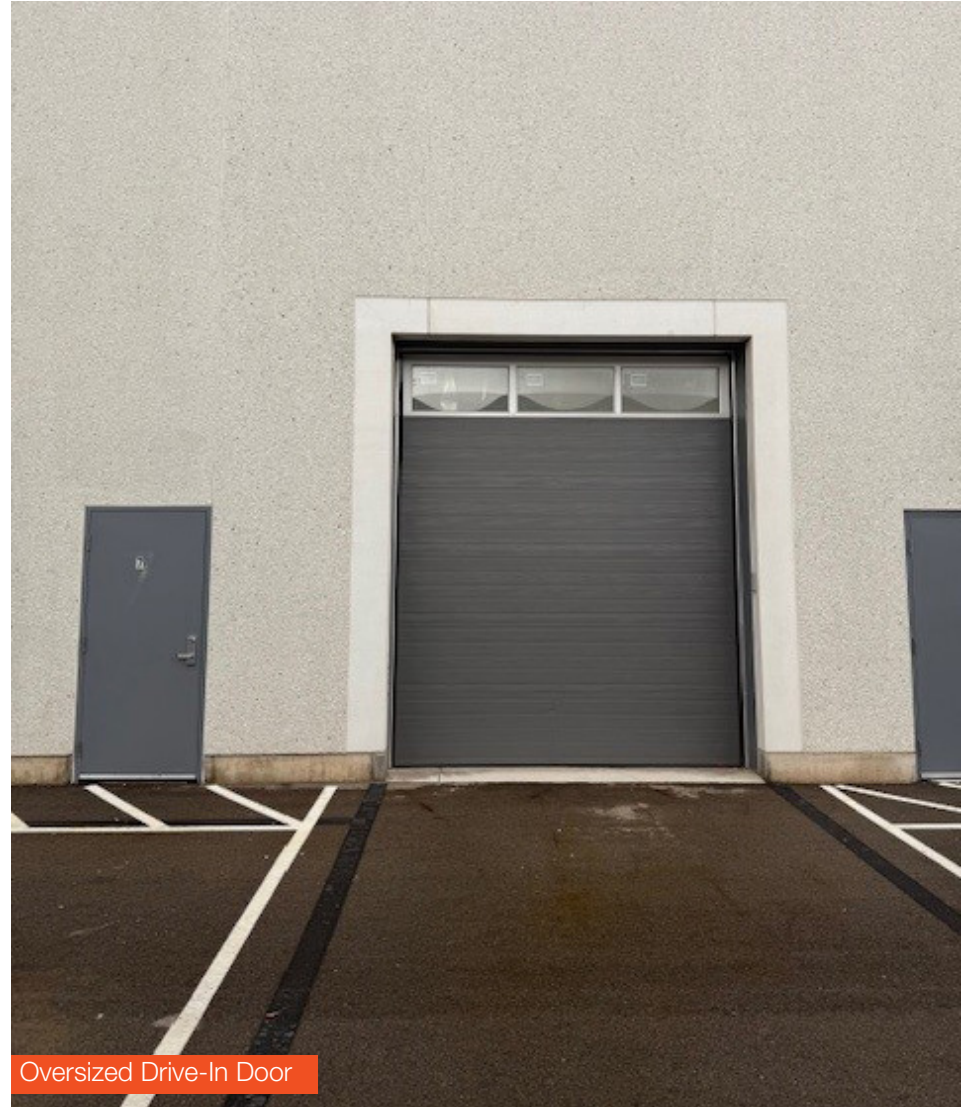
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Second Floor Office Area



Second Floor Washroom



Oversized Drive-In Door

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.