

Heavy Power, Cranes, Paint Booth, Dust Collection, Oversided Drive in doors

Queen Elizabeth Way

Heritage Road

Multi-Tenant Manufacturing Campus for Lease | 16,000-61,000 SF Available

1030 Heritage Road, Burlington



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**TEAM MURRAY
& FALDOWSKI**



Property Overview



\$12.95 Net PSF
Lease Rate

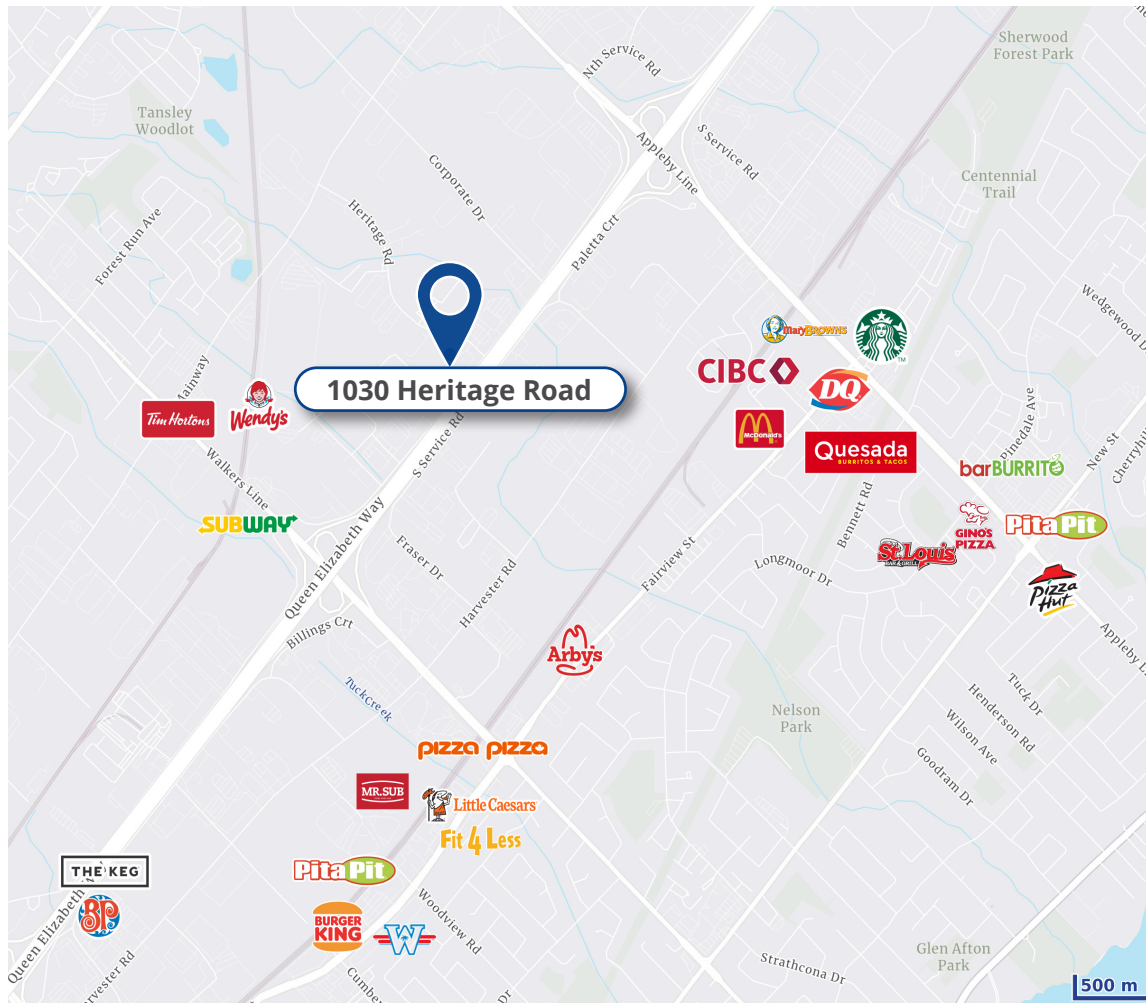
\$4.95 PSF
TMI (2024)



Lot Size	2.70 Acres		
Frontage	+ 267.8'		
Depth	+ 498.2'		
Zoning	BC1 - Business Corridor		
Building Area	61,611 SF Total		
Buildings	Building 1	Building 2	Building 3
Industrial	13,736 SF	20,780 SF	24,215 SF
Office	2,880 SF	0 Sf	0 SF
Total	16,616 SF	20,780 SF	24,215 SF
Clear Height	17'	29'	17'-29'
Shipping	1 DI	1 TL, 2 DI	3 DI
Power	400 Amps	600 Amps	1,600 Amps
Mezzanine	700 SF	312 SF	624 SF
Special Amenities	Oversized loading doors		5 ton cranes with 10 ton tandem lift capacity and Two-1 ton cranes
	Dust collection system		
	Paint Booth		

Location Overview

1030 Heritage Road, Burlington, ON | For Lease

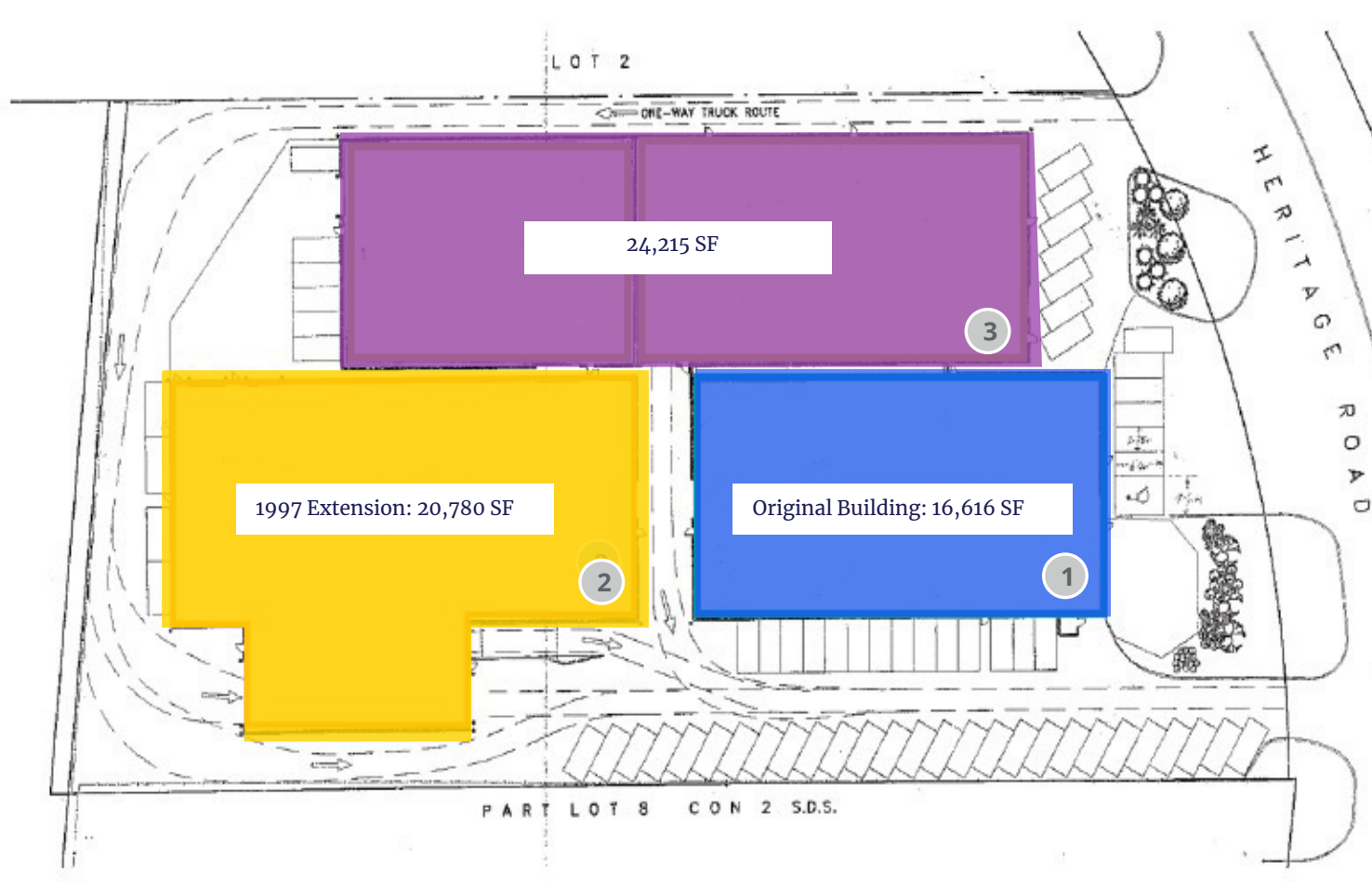


Location Highlights

- ◇ Seconds to QEW interchange at Walkers Line
- ◇ On Burlington Transit Route 81
- ◇ Close to amenities and many restaurants
- ◇ Ample Parking

Site Plan

1030 Heritage Road, Burlington, ON | For Lease







BC1 Zoning

[Learn More](#)

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
- 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
- Crematory
- Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility
- All Office Uses
- Hotel
- Convention/Conference Centre
- Convenience Store
- Machinery & Equipment
- Computer Hardware & Software
- Convenience Restaurant
- Night Club
- Retail Brewery
- Other Service Commercial Uses
- Accessory Dwelling Unit (for security or maintenance)
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Shipping and distribution use
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Banquet Centre
- Caterer
- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage
- Office Furniture & Equipment
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Banks, Trust Companies, Credit Unions
- Recreational Establishment



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