



Appleby
Industrial Park

5179
North Service Road

Burlington, ON



Rare Infill Land For Purchase or Design Build Lease or Sale

Hopewell[®]
DEVELOPMENT

N NICOLA
WEALTH
REAL ESTATE

**AVISON
YOUNG**

Outstanding Infill Site With Versatile Building Options

Flexible Building Configurations

1. Design Build Lease
 - Up to 300,000 sf
2. Design Build Sale
 - Flexible Size Configurations
3. Vacant Land Sale
 - Entire Site or severability to accommodate two different parcel sizes

Highlights



Brand new, state of the art construction



Excellent access



Flexible size configurations ranging from 30,000 sf to 280,000 sf



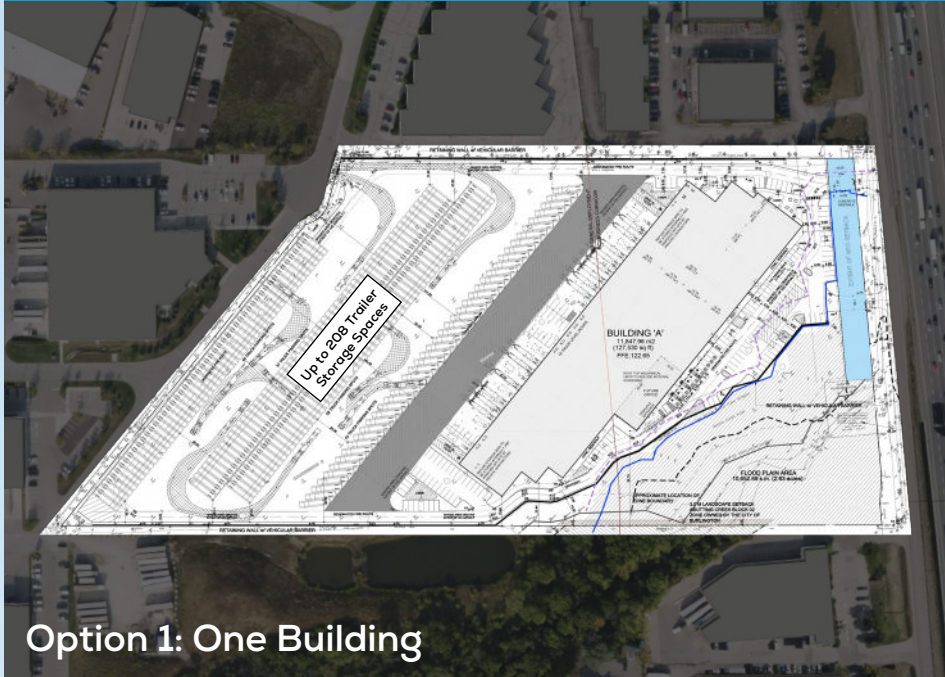
QEW

QEW exposure for corporate branding

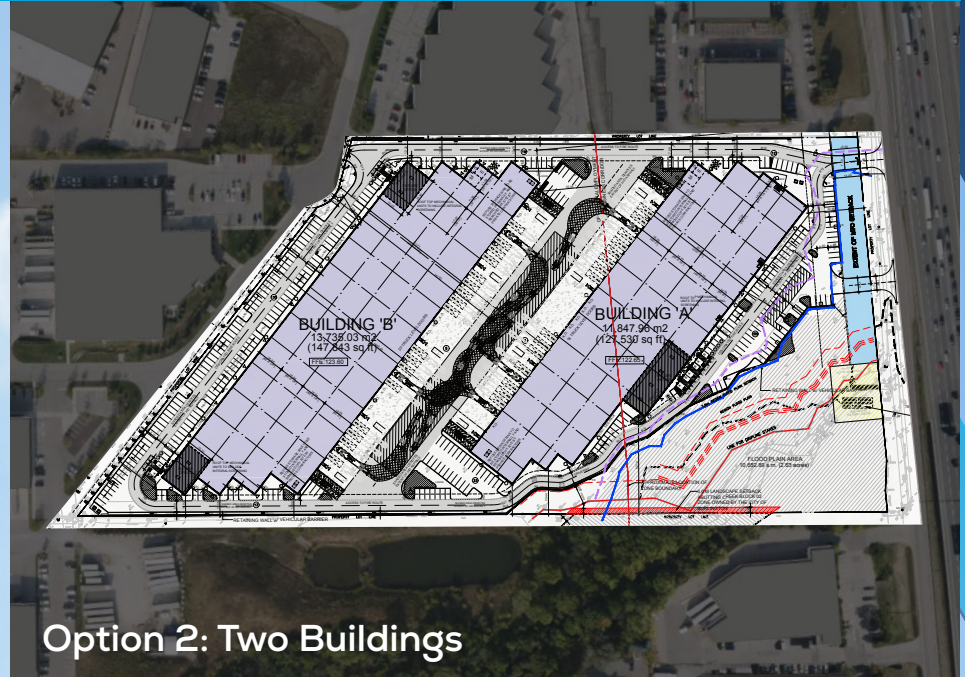


QEW

Conceptual Layout



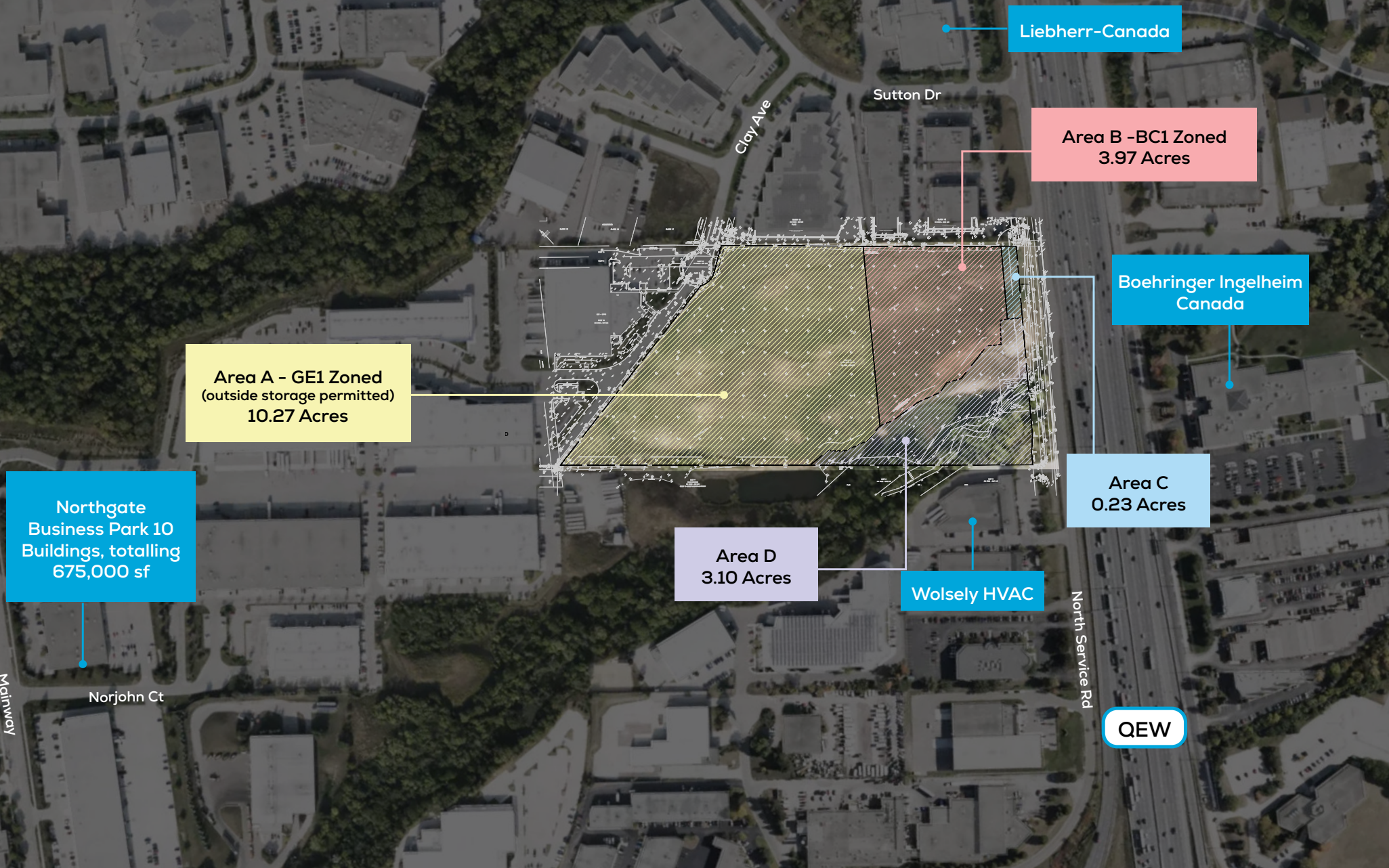
Option 1: One Building



Option 2: Two Buildings



Option 3: Vacant Land For Sale (Conceptual Parcel Sizes)



Liebherr-Canada

Area B - BC1 Zoned
3.97 Acres

Boehringer Ingelheim
Canada

Area A - GE1 Zoned
(outside storage permitted)
10.27 Acres

Northgate
Business Park 10
Buildings, totalling
775,000 sf

Area C
0.23 Acres

Area D
3.10 Acres

Wolsely HVAC

QEW

Mainway

Norjohn Ct

Clay Ave

Sutton Dr

North Service Rd

Zoning - BC1, GE1 Business Corridor

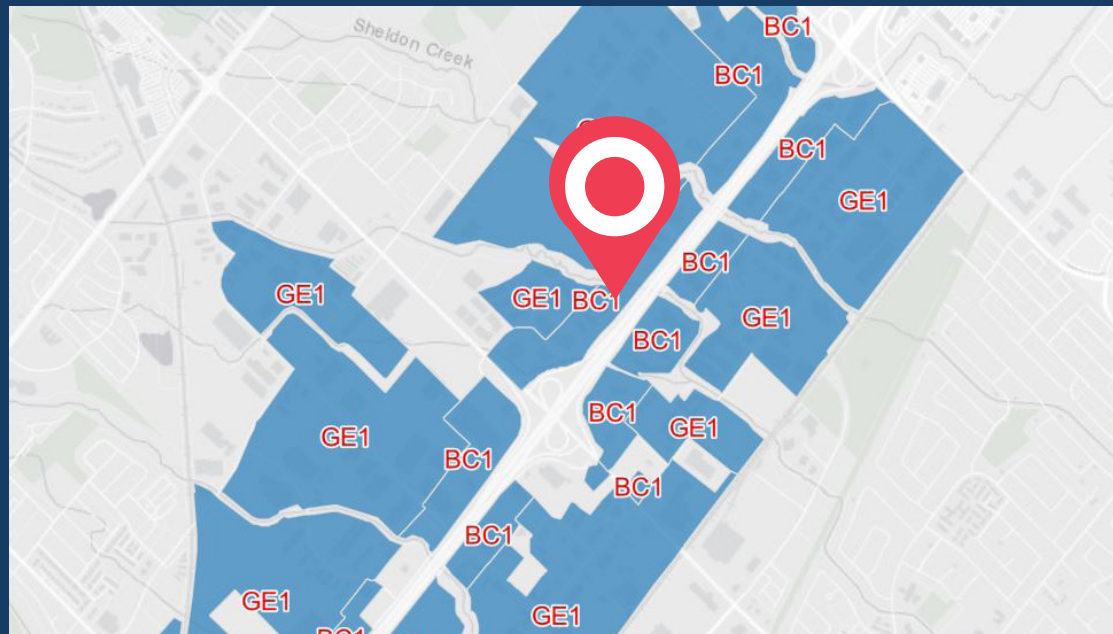
5179 South Service Road is zoned **BC1, Business Corridor**, and **GE1, General Employment** which allows for a variety of business operations, subject to conditions, requirements, restrictions or other provisions detailed in the City of Burlington By-law and as permitted by the Landlord. Permitted uses include, but are not limited to:

INDUSTRIAL

- 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
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- 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
- Parking Lot
- Other Industrial Operations - General manufacturing, processing, fabricating and or assembly facility
- Solid Fuel Supply Yard
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Public Transportation
- Veterinary Service

OFFICE | SERVICE COMMERCIAL

- All office uses
- Convention or conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment
- Motor Vehicle Sales, Leasing, Rental and Service



Drive Times

QEW	2 min - 1.0 km
403	6 min - 7.5 km
407	9 min - 6.0 km
Appleby GO Station	5 min - 2.5 km
RioCan Centre Burloak	5 min - 3.4 km
Port of Hamilton	22 min - 26.0 km
Pearson International Airport	28 min - 43 km
Toronto Port Lands	40 min - 51.4 km
Lewiston Queenston Bridge (US Border)	45 min - 80.2 km

Amenities

within 5 km radius



Restaurants
190



Banks
42



Fitness Centres
35



Retail
176



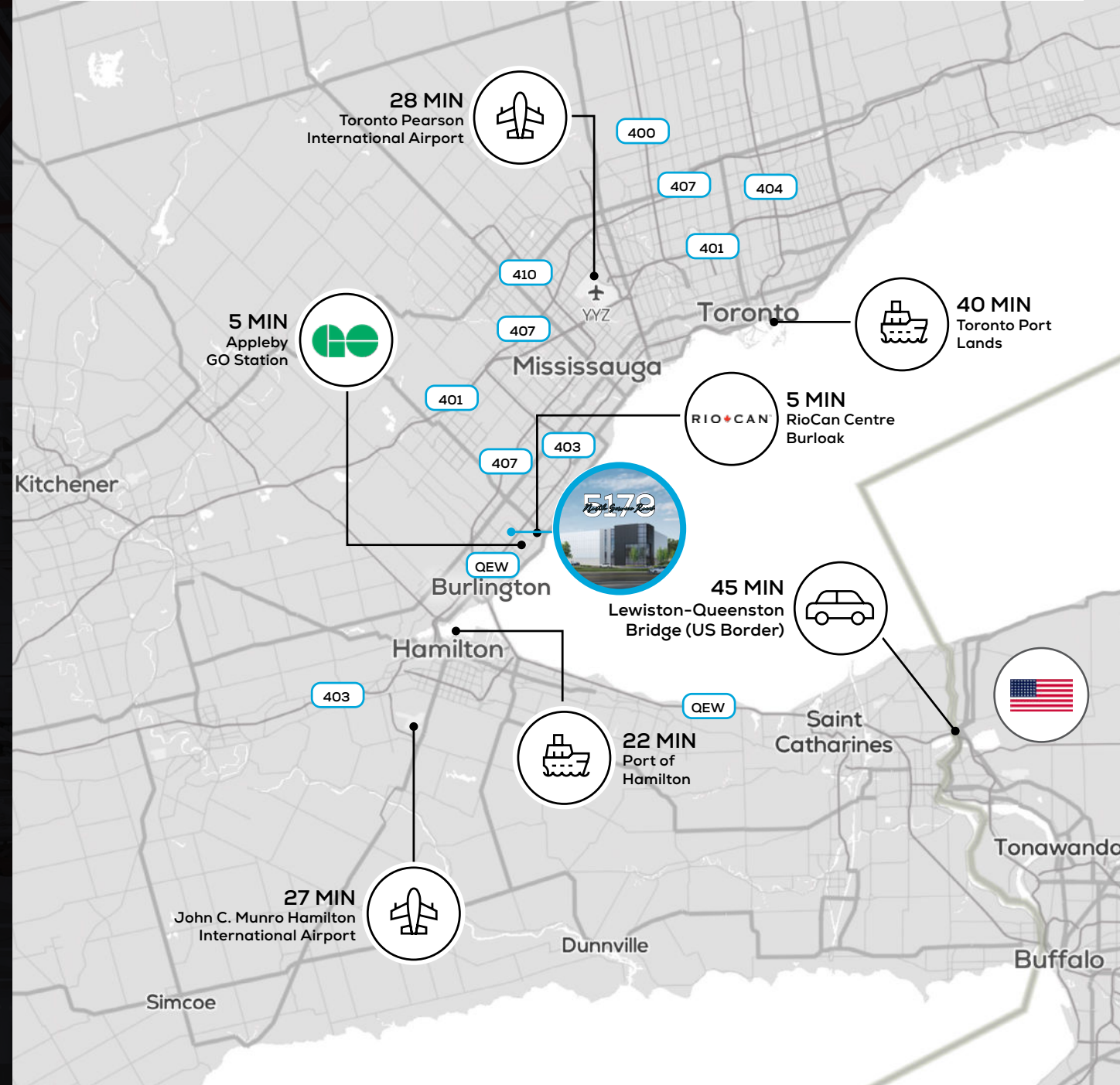
Gas Stations
49



Hotels
14

Fronting the QEW, 5179 North Service Road provides exposure to 197,000 daily commuters

Source: 2019 Provincial Highways Annual Average Daily Traffic (AADT)





Appleby Industrial Park



Contact Us For Pricing Details

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