

FOR LEASE

1185 CORPORATE DRIVE UNIT 2

BURLINGTON, ON

LINDSAY SPARKS*

Vice President
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JUSTIN H. BATES*

Senior Vice President
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*Sales Representative

CBRE **menkes**

PROPERTY DETAILS

TOTAL AREA	10,706 Sq. Ft.
WAREHOUSE AREA	9,151 Sq. Ft.
OFFICE AREA	1,555 Sq. Ft.
CLEAR HEIGHT	28'4"
ZONING	GE1
SHIPPING	2 Truck-Level
POWER	600V 200A
NET ASKING RATE	Speak with Listing Agents

HIGHLIGHTS

- First class landlord and property management.
- Equipped with ESFR Sprinklers.
- Functional shipping with 2 TL doors.
- Excellent turning radius in the back accommodating 53' trailer access.
- Professional office space.
- Abundant employee parking

All information contained herein is subject to change without notice. E.&O.E.





NICELY BUILT OFFICE

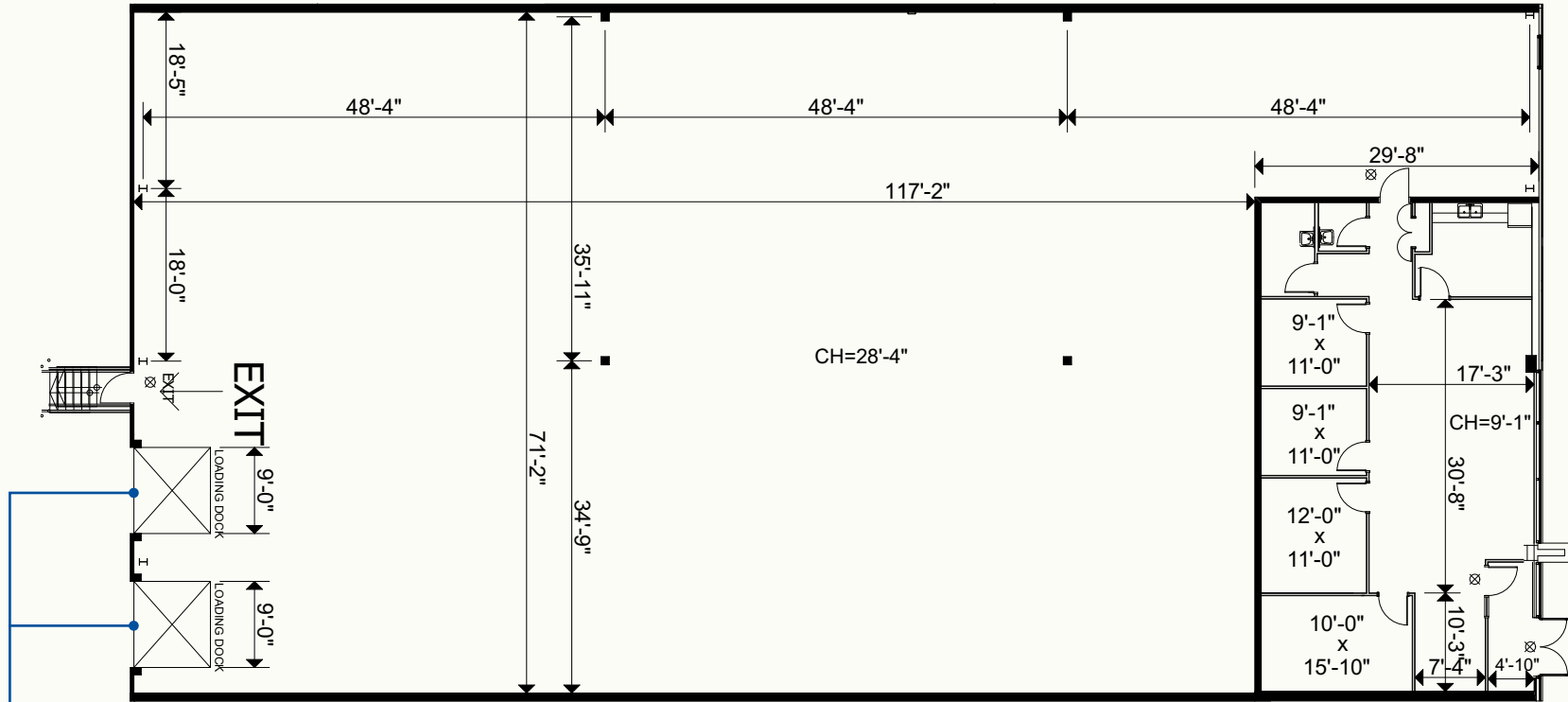
53' TRAILER ACCESS

TRUCK-LEVEL SHIPPING

CORPORATE DR

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FLOOR PLAN



SHIPPING DOORS

LOCATION MAP

TRANSIT ROUTES

- 11 SUTTON/ALTON
- 12 UPPER MIDDLE
- 25 WALKERS
- 50 BURLINGTON SOUTH
- 51 BURLINGTON NORTHEAST
- 80 HARVESTER
- 81 NORTH SERVICE
- 60 GO TRANSIT ROUTE
-  APPLEBY GO STATION

DRIVE TIMES

QEW	2 MIN	1.4 KM
HWY 407	8 MIN	6.0 KM
DOWNTOWN TORONTO	58 MIN	50.5 KM
PEARSON INT'L AIRPORT	31 MIN	44.5 KM
HAMILTON INT'L AIRPORT	29 MIN	35.5 KM
US BORDER (BUFFALO)	1 HR 11 MIN	111 KM
US BORDER (DETROIT)	3 HR 21 MIN	324 KM

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