

45,056 SF  
HIGH PROFILE MANUFACTURING  
SPACE WITH CRANES

# 1219 CORPORATE DRIVE UNIT 2



ASKING RATE \$16.25 PSF NET

**Listing Team:**

**BEN WILLIAMS\*, SIOR**  
Executive Vice President  
Direct: +1 905 330 4693  
ben.williams@colliers.com

**MATT ALBERTINE\***  
Vice President  
Direct: +1 647 464 6634  
matt.albertine@colliers.com

**Presented By:**





# WELCOME TO 1219 CORPORATE DRIVE UNIT 2

Secure your company's next industrial facility at this 45,056 SF unit in Burlington with convenient access to highways and intermodals.



Prime location in Industrial Burlington



30' clear height



Feb 2025 availability



Close proximity to many amenities and corporate neighbours



Strategically located in close proximity to Highways 403 and 407



Convenient access to Corporate Drive via Mainway and/or North Service Road



Ample surface parking

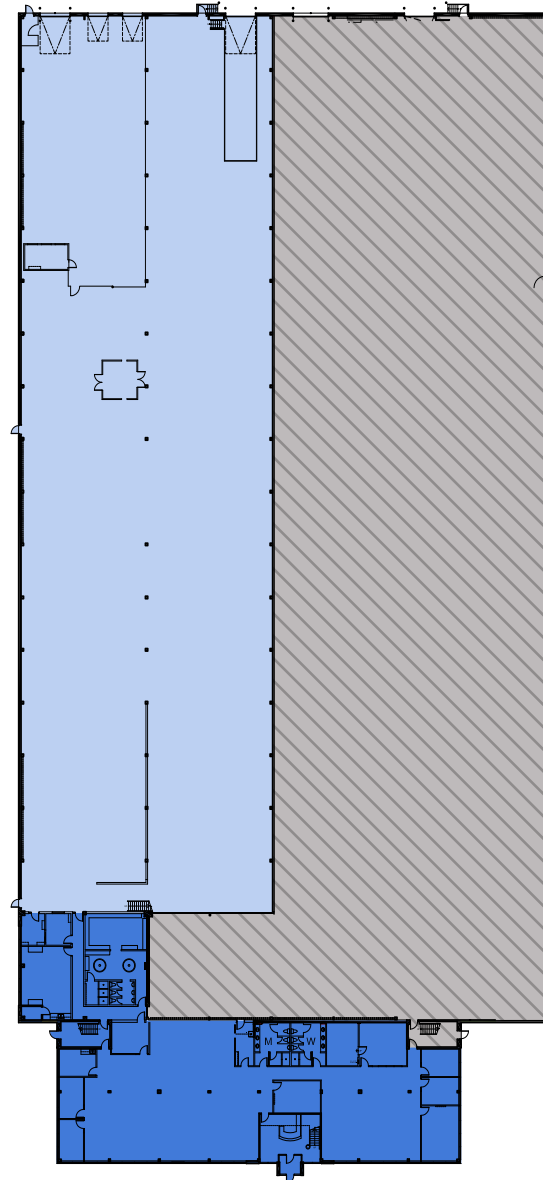


3 dock doors / 1 drive in door



# PROPERTY PROFILE

<b>Available Area</b>	<b>45,056 SF</b>
Office	<b>7,839 SF (1<sup>st</sup> Floor Only)</b>
Warehouse	<b>37,217 SF</b>
Clear Height	<b>30'</b>
Shipping	<b>3 Dock Doors 1 Drive-In Door</b>
Bay Size	<b>50' x 37'</b>
Electrical	<b>600 volts, 600 amps</b>
Zoning	<b>GE1</b>
Cranes	<b>Two 10-ton, Two 5-ton</b>
Estimate TMI (2025)	<b>\$5.21 PSF (plus Management Fees)</b>
Occupancy	<b>Feb 1, 2025</b>
Rental Rate	<b>\$16.25 PSF</b>



## LEGEND

- Warehouse Area - 37,217 SF
- Office Area - 7,839 SF

# ZONING | GE1 (GENERAL EMPLOYMENT)

## PERMITTED USES

### 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 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
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### Automotive

- Car Wash per Part 1, 2.9
- Motor Vehicle Sales, Leasing, Rental, and Service
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

### Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

### Service Commercial

- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Night Club
- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses

### Recreation

- Recreational Establishment

### Other

- Body-Rub Parlour per Part 1, Subsection 2.32

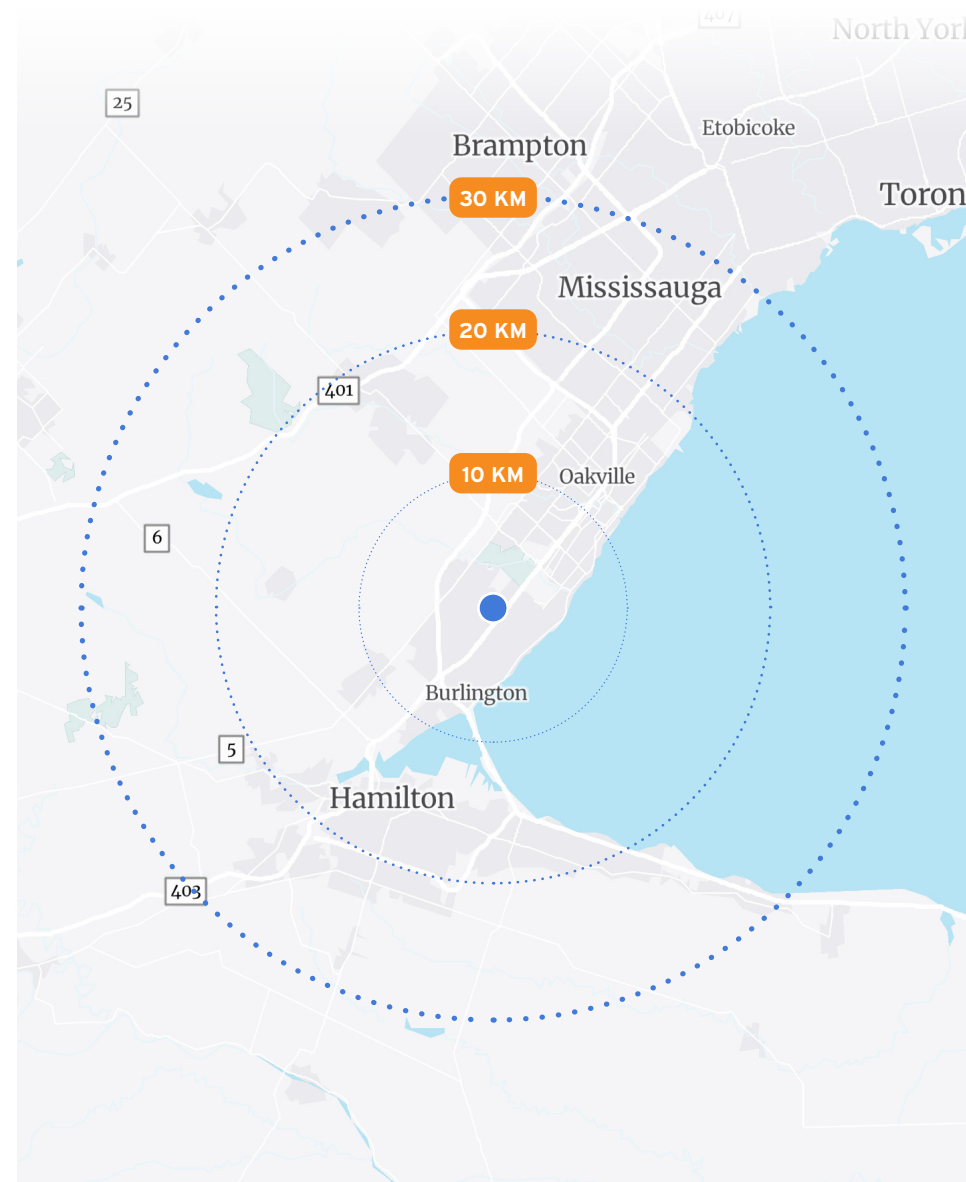
### Retail

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

### Office

- All Office Uses

\*Tenant or tenant's broker to confirm zoning and permitted uses.





# PHOTO GALLERY

Office





# PHOTO GALLERY

Warehouse





# PURE ACCESS

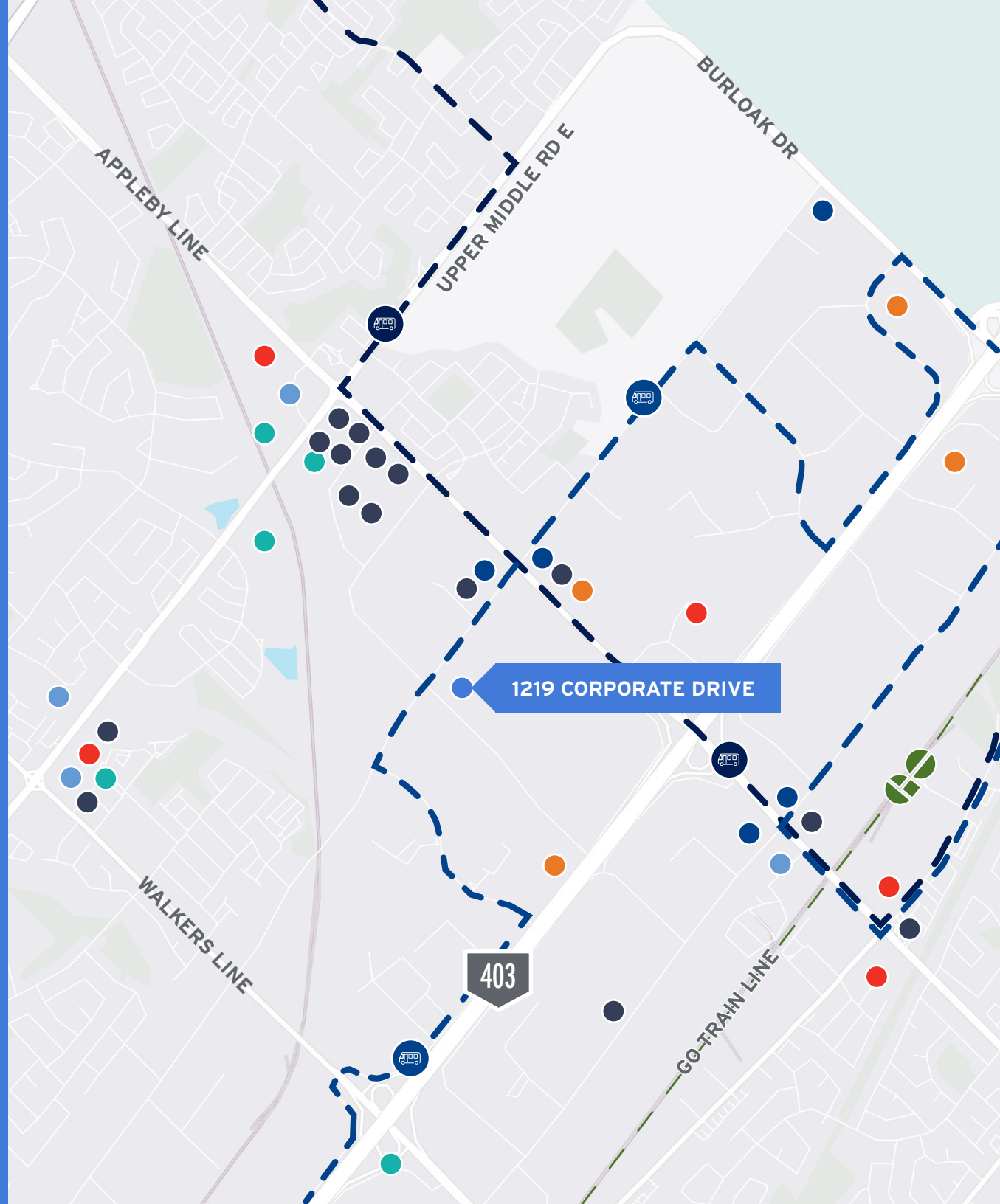
## Area Amenities

- 19+ Food/Restaurants
- 9+ Gas Stations
- 5+ Banks
- 6+ Grocery
- 5+ Hotels
- 5+ Gym/Fitness

## Transit Routes

- Sutton-Alton Line
- North Service Line
- Appleby Line GO

1219 CORPORATE DRIVE, BURLINGTON | ON



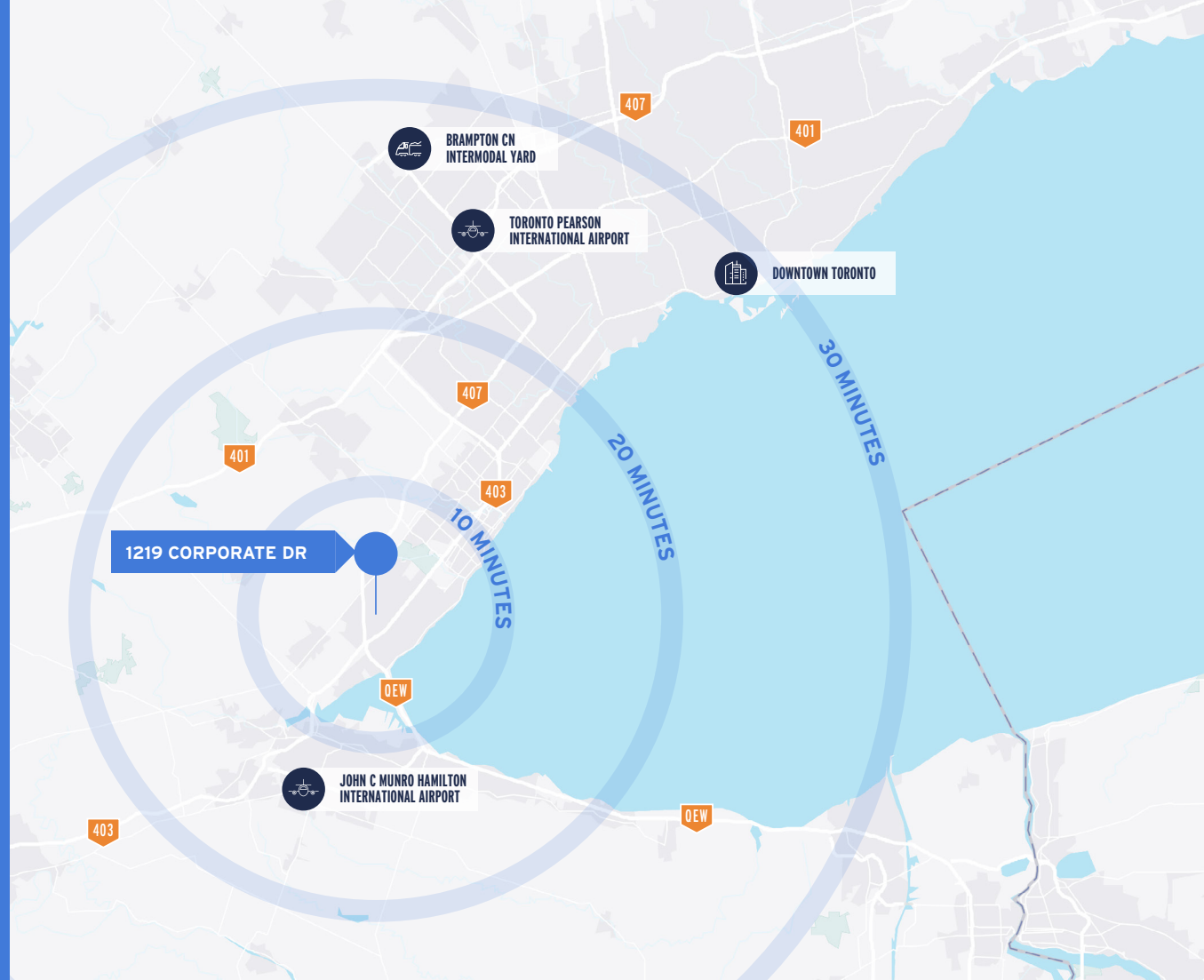


# PURE CONNECTIONS

Connecting to the GTA and beyond

## MAJOR CITIES

Mississauga	16 min
Brampton	30 min
Vaughan	35 min
Toronto	30 min
Hamilton	18 min



## DRIVE TIMES

**25 Minutes**  
John C Munro Hamilton International Airport

**28 Minutes**  
Toronto Pearson International Airport

**35 Minutes**  
Downtown Toronto

**35 Minutes**  
Brampton CN Intermodal Yard

**4 Minutes**  
Highway 403

**8 Minutes**  
Highway 407

**12 Minutes**  
The QEW

# HALTON REGION

## City of Burlington



Burlington is the largest municipality in the Halton Region with a population of 201,028 (2023) and a labour participation rate of 67.4%



Burlington is located at the geographic centre of Canada's largest consumer and industrial market and urban corridor - the "Golden Horseshoe."



Burlington's leading industrial sectors include: food processing, packaging, electronics, motor vehicle and transportation, business services, chemical and pharmaceutical, and environmental.

## HALTON DEMOGRAPHICS (2023)

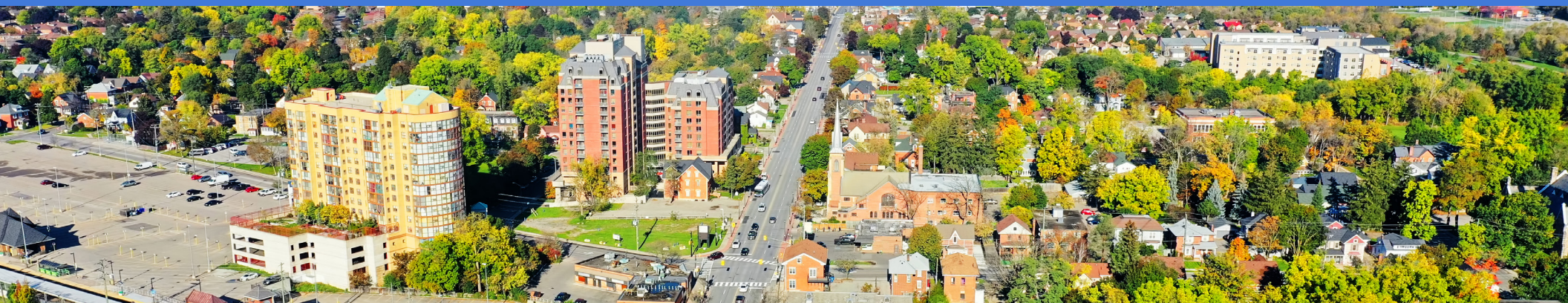
Total Population **651,001**

Average Household Income **\$172,862**

Average Age **40.3**

Population in the Labour Force **369,376**

Labour Employment Rate **93%**





# OUR TEAM



Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last. Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

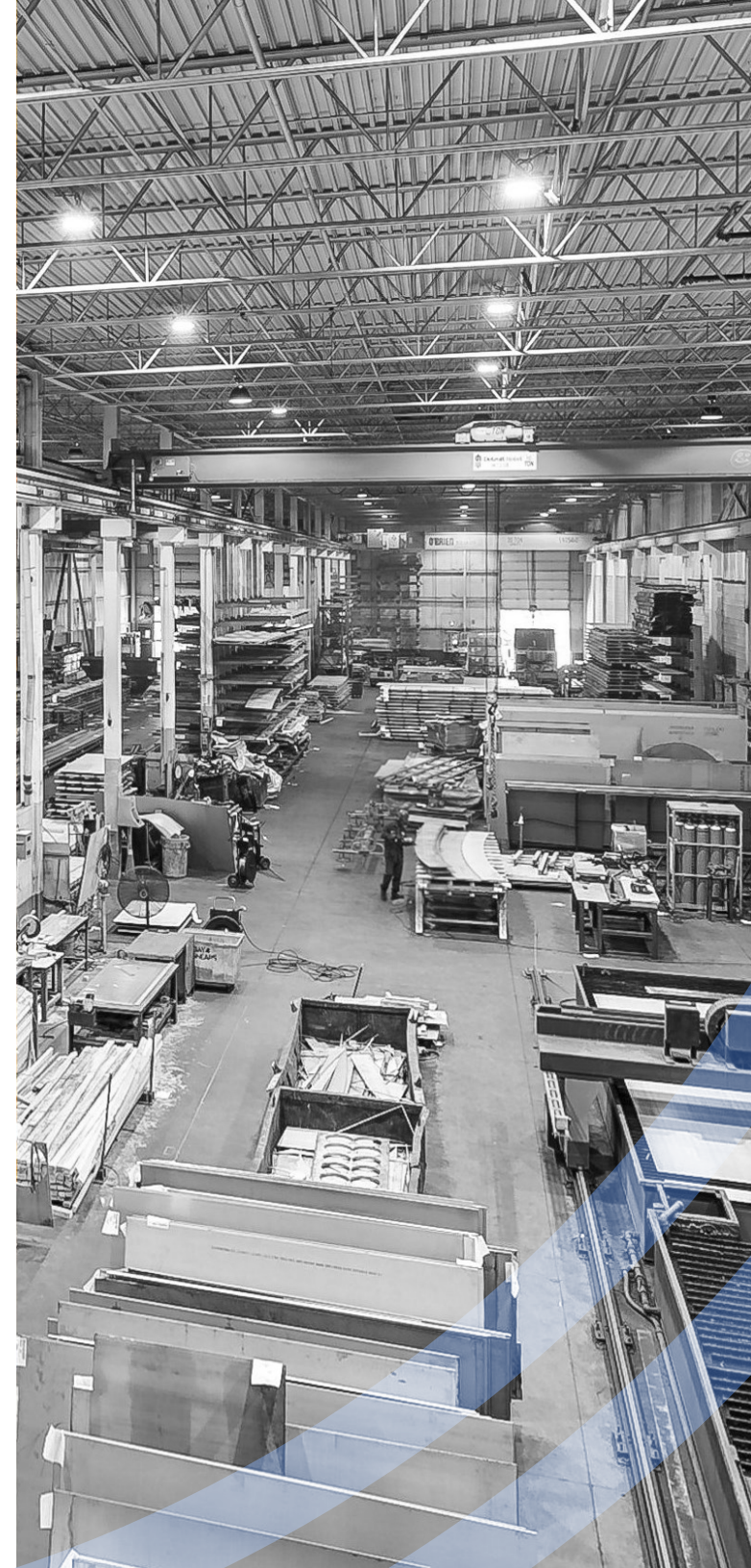
[PUREINDUSTRIAL.CA](http://PUREINDUSTRIAL.CA)

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## **BEN WILLIAMS\*, SIOR**

Executive Vice President

Direct: +1 905 330 4693

[ben.williams@colliers.com](mailto:ben.williams@colliers.com)

## **MATT ALBERTINE\***

Vice President

Direct: +1 647 464 6634

[matt.albertine@colliers.com](mailto:matt.albertine@colliers.com)

## **COLLIERS CANADA**

401 The West Mall, Suite 800

Toronto ON | M9C 5J5

Main: +1 416 777 2200

[COLLIERSCANADA.COM](https://www.collierscanada.com)

\* Sales Representative

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