

1105 CLAY AVENUE

BURLINGTON, ON
UNIT B5-9

31,402 SF
INDUSTRIAL SPACE
AVAILABLE FOR LEASE



PROUDLY MANAGED BY

FENGATE

**AVISON
YOUNG**



INDUSTRIAL SPACE FOR LEASE

1105

CLAY AVENUE

BURLINGTON, ON
UNIT B5-9

Highlights:

- Located in the prestigious Northgate Business Park
- Convenient access to highway QEW and Appleby GO Station
- End cap unit with lots of glazing and natural light
- Nicely appointed office space and function and efficient warehouse space
- Available September 1st, 2026

PROPERTY DETAILS

31,402 sf
SIZE

6,064 sf
OFFICE AREA

5 T/L
SHIPPING

\$17.95 psf
NET RENT

\$5.13 psf*
TMI (est. 2026)
**excludes management fee*

24'
CLEAR HEIGHT

INDUSTRIAL SPACE FOR LEASE

1105 CLAY AVENUE

BURLINGTON, ON
UNITS 6 & 7



ZONING GE1 EMPLOYMENT ZONE

As per Burlington Zoning By-Law, Permitted Uses include:

Office

- All Office Uses

Hospitality

- Convention/Conference Centre
- Banquet Centre
- Caterer

Automotive

- Car Wash
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Service Station
- Motor Vehicle Repair Garage

Retail

- Convenience Store
- Nursery or Garden Centre

Service Commercial

- Standard Restaurant
- Standard Restaurant with dance floor
- Fast Food Restaurant

- Convenience Restaurant

- Night Club

- Banks, Trust Companies, Credit Union

- Retail Brewery

- Other Service Commercial Uses

Recreation

- Recreation Establishment

Industrial

- Transportation, Communication and Utilities

- Transportation Equipment Industries

- Non-Metallic Mineral Production Industries

- Food Processing and Manufacturing

- Waste Transfer Station

- Recycling Facility

- Truck 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

- Public Transportation

- Medical Marihuana 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, fabrication and/or assembly facility

- Machinery & Equipment

- Computer Hardware & Software

- Office Furniture & Equipment

BUILD YOUR DREAM BUSINESS

INDUSTRIAL SPACE FOR LEASE

1105 CLAY AVENUE

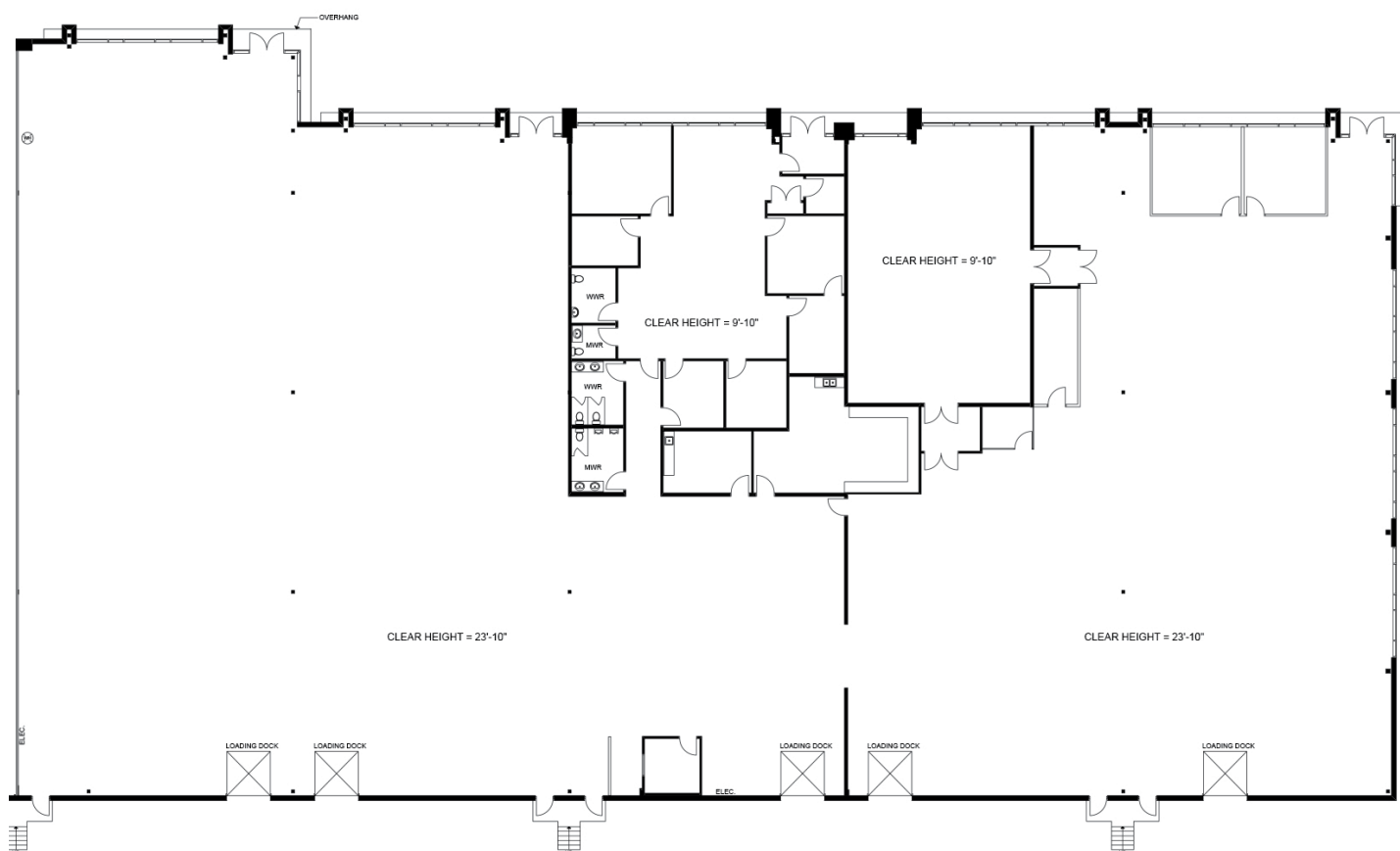
BURLINGTON, ON
UNITS B5-9

FLOOR PLAN

31,402 sf Total

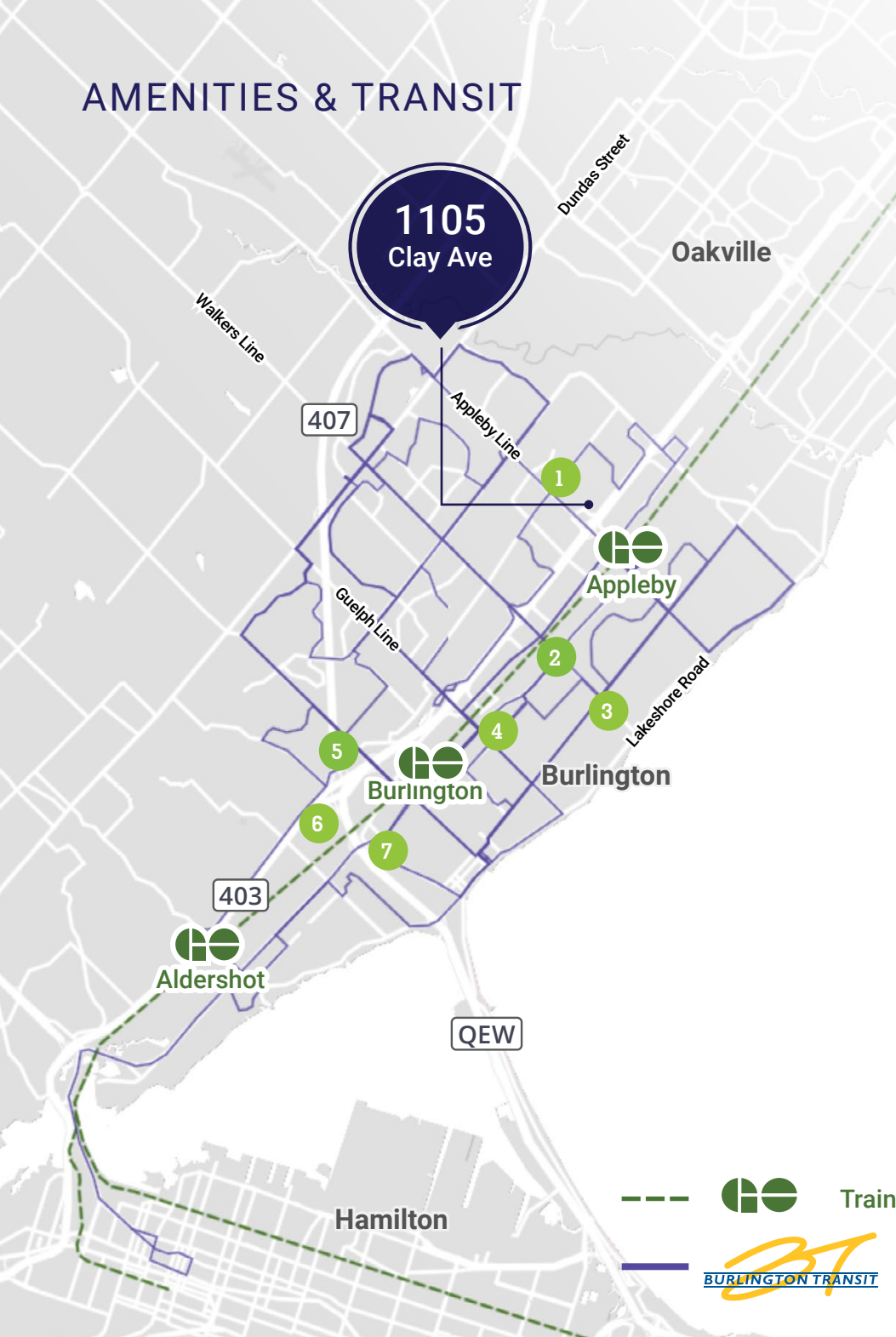
25,338 sf Warehouse

6,064 sf Office





AMENITIES & TRANSIT



- 1 RONA
Tim Hortons
Popeye's
Turtle Jack's
 - 2 Pioneer
Tim Hortons
Esso
Wendy's
 - 3 Fortino's
Petro Canada
CIBC
LCBO
RBC
 - 4 **Burlington Shopping Centre**
Starbucks
Canadian Tire
Winners
Pizza Pizza
Chapters
 - 5 Sobeys
Shell
LA Fitness
Indigo
The Pita Pit
 - 6 Ikea
Fortino's
JYSK
Sleep Country
 - 7 **Mapleview Shopping Centre**
A&W
Apple
Decathlon
Earls
Footlocker
- | | | | | |
|----------------------------------|---|---|---|--|
| LCBO
Metro
TD
McDonalds | Shoppers Drug Mart
Starbucks
McDonald's
Rexall | TD
KFC
Burger King
Kelsey's
Red Lobster | Best Buy
Dollarama
Milestones
Tim Horton's
Best Buy | Gap
H&M
Sporting Life
Hudson's Bay
Mr. Sub |
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Amenities within 5 km

223

RESTAURANTS

560

RETAIL

14

HOTELS

21

FITNESS
CENTRES

27

BANKS

32

GAS
STATIONS

About Property Management

Retaining quality tenants is a top priority for Fengate Real Estate and this begins with fair lease agreements. Fengate works with experienced brokers to ensure you find the perfect location, elevating the launch of your leasing experience with us and providing you with peace of mind.

Expect Fengate's skilled and dedicated support with your lease and space preparation, including realistic time frames and budgets to ensure clarity and that your expectations are met. Fengate works hard to ensure the absolute best start for your business, with exceptional attention to detail.

On an ongoing basis, Fengate's experienced, proactive and client-focused property management team are your partners, supporting your business needs. You can rely on the team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LIUNA Pension Fund of Central and Eastern Canada.

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INDUSTRIAL SPACE
AVAILABLE FOR LEASE

For more information, please contact:

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