

AN ADDRESS THAT REFLECTS WELL ON YOUR BUSINESS

John Lucas is the newest addition to the Melrose collection of signature business addresses, in the heart of the Sheldon Creek Business Park.

Situated in a prestigious and convenient location just off the Queen Elizabeth Highway in Burlington, 5295 John Lucas is surrounded by a collection of superlative Melrose properties.

The Melrose signature style of sleek pre-cast profiles combined with reflective glass, presents an impressive architectural presence.

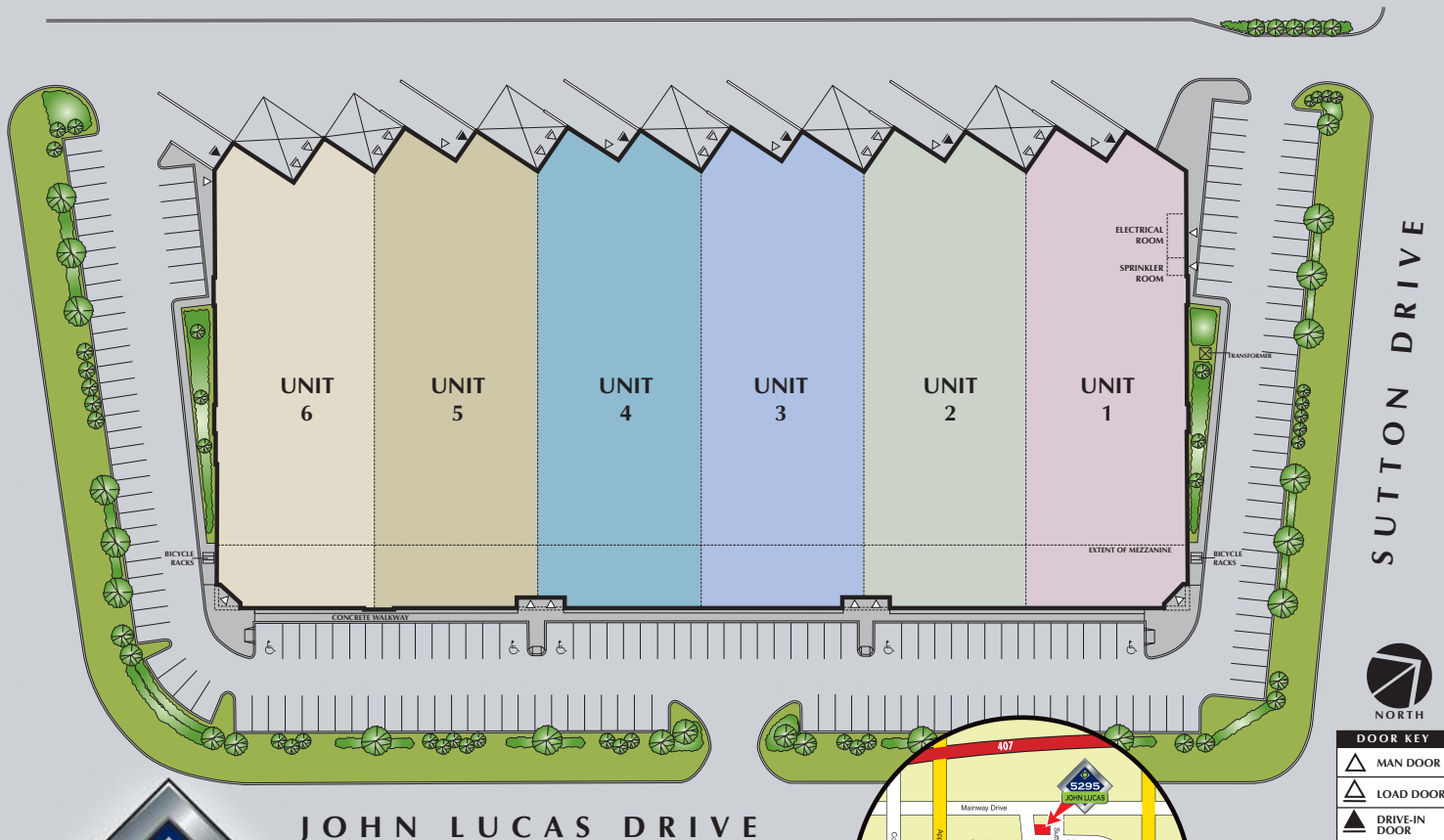
Positioned between Greater Toronto, close to an international airport and the U.S. border, 5295 John Lucas is a premier address of choice for today's business and industry.

MELROSE
INVESTMENTS INC.

www.melroseinvestments.com

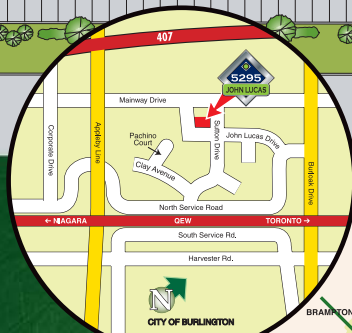
Oakville • Ontario

(905) 849-1360



SUTTON DRIVE

JOHN LUCAS DRIVE



SQUARE FOOTAGE

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Totals
Ground	21,399	21,885	21,885	21,885	21,885	21,292	130,231
Mezzanine	2,465	2,589	2,589	2,589	2,589	2,465	15,286
Total	23,864	24,474	24,474	24,474	24,474	23,757	145,517

OFFICE AREA

- Flexible office layouts available

CEILING HEIGHT

- Warehouse Area: 25' clear
- Office Area: 10' clear

ELECTRICAL SERVICE

- 2400 amp
- 600 volts

HVAC

- Office Area: Roof top heat/cool package equipment
- Warehouse Area: Efficient gas fired unit heaters

TRUCK LEVEL - DRIVE IN DOOR

- Drive In Doors - Six (6) 14' x 16'
- Truck Level Doors - Twelve (12) 8'6" x 9'

SPRINKLER SYSTEM

- Storage to 12' for classes 1, 2, 3 & 4 hazards & group A & B plastics
- Storage above 12' for classes 1, 2, 3 & 4 hazards & group A & B plastics requires the addition of Fire Hose Racks
- Storage above 20' for classes 1, 2, 3 & 4 hazards & group A & B plastics requires the addition of Column Protection
- Some storage systems may require In Rack Sprinklers

INSULATION

- Heat efficient climate controlled environment
- Insulated pre-cast panels and roof

ZONING

- Industrial zoning full range of manufacturing, warehousing and business uses

STATE-OF-THE-ART COMMUNICATION

- Fibre Optic *
 - Cable *
 - High Speed Bell Lines *
- *subject to availability

