

340

MAIN STREET NORTH HALTON HILLS | ON



16.5 ACRES OF LAND AVAILABLE FOR SALE




LAND SERVICED BY CN
MAIN LINE


ZONED EMP-1
ALLOWS OUTSIDE
STORAGE


DEVELOPMENT READY!
SERVICED & ZONED

FOR MORE INFORMATION PLEASE CONTACT:

CHRIS BOURNAKAS*, SIOR
Executive Vice President
416 798 6246
chris.bournakas@cbre.com

TED OVERBAUGH**
Senior Vice President
519 340 2309
ted.overbaugh@cbre.com

CBRE

Property Details

ASKING PRICE \$2,450,000 Per Acre

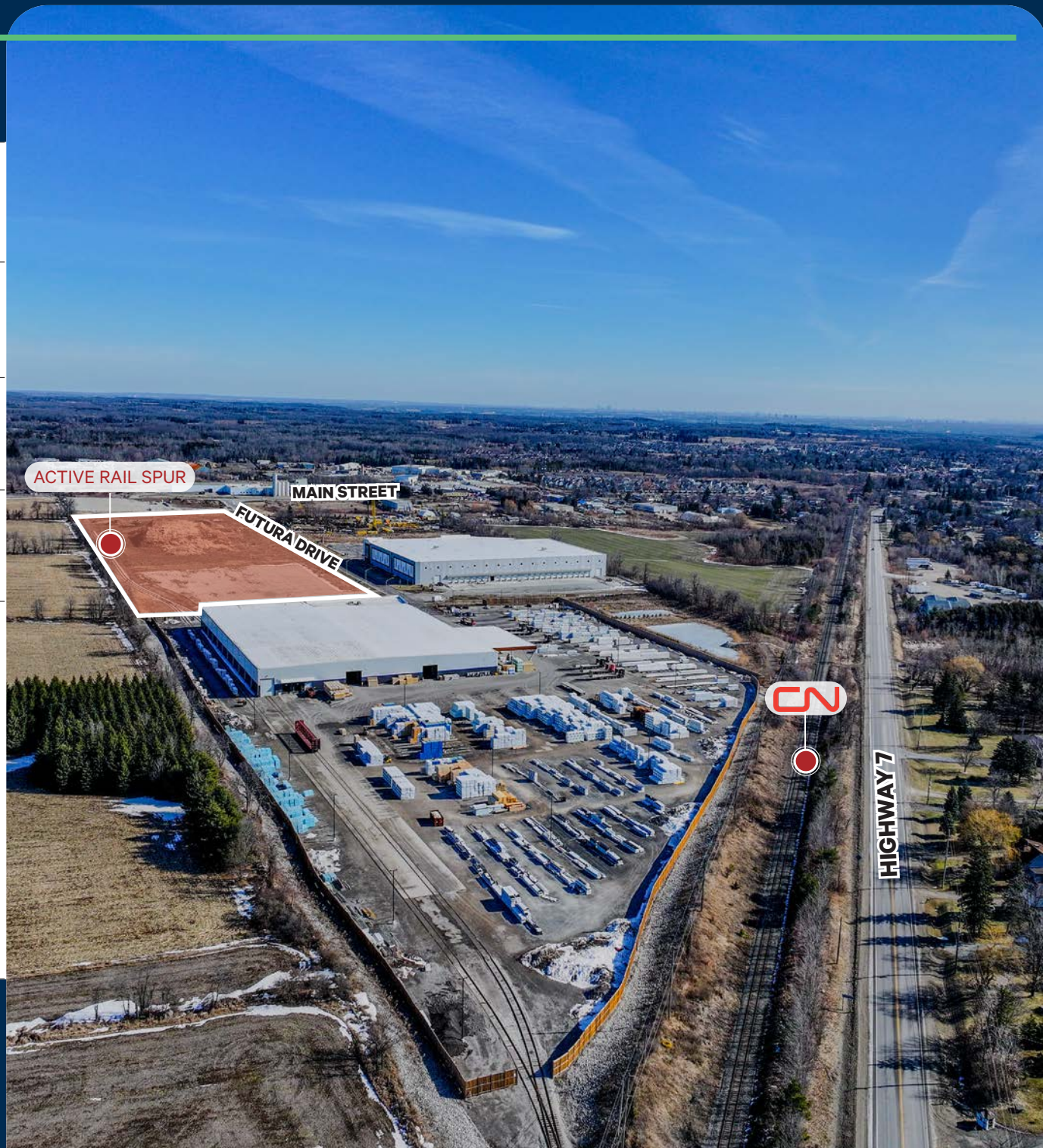
TOTAL SIZE 16.5 Acres

TAXES \$41,773.14 (2023)

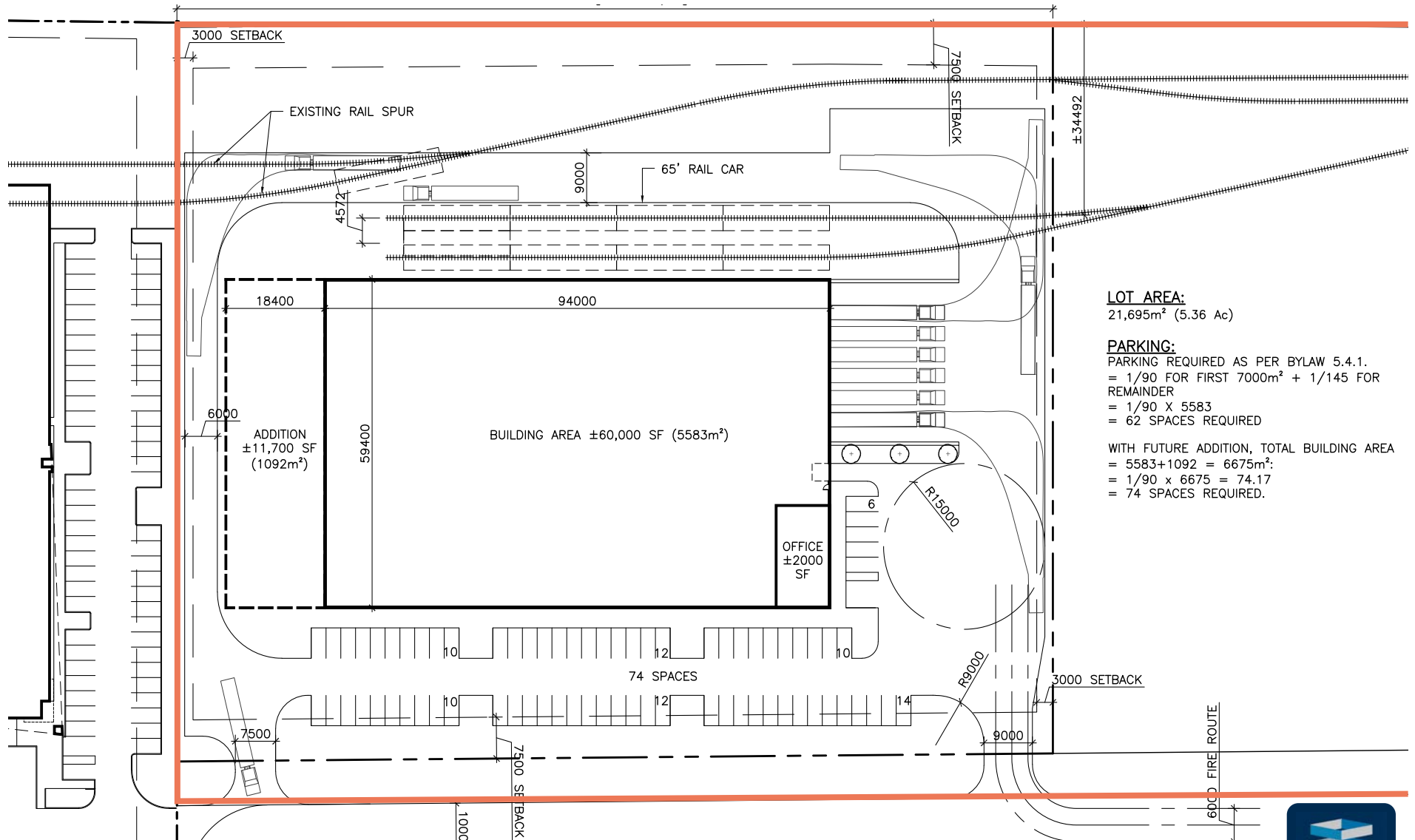
ZONING EMP-1

COMMENTS

- » Great development opportunity
- » Graded, compacted and serviced
- » Close proximity to Milton
- » Active rail spur serviced by CN main line
- » Allows outside storage
- » Fibre optics, power & gas
- » Significant development savings compared to neighbouring Peel region



Concept Plan



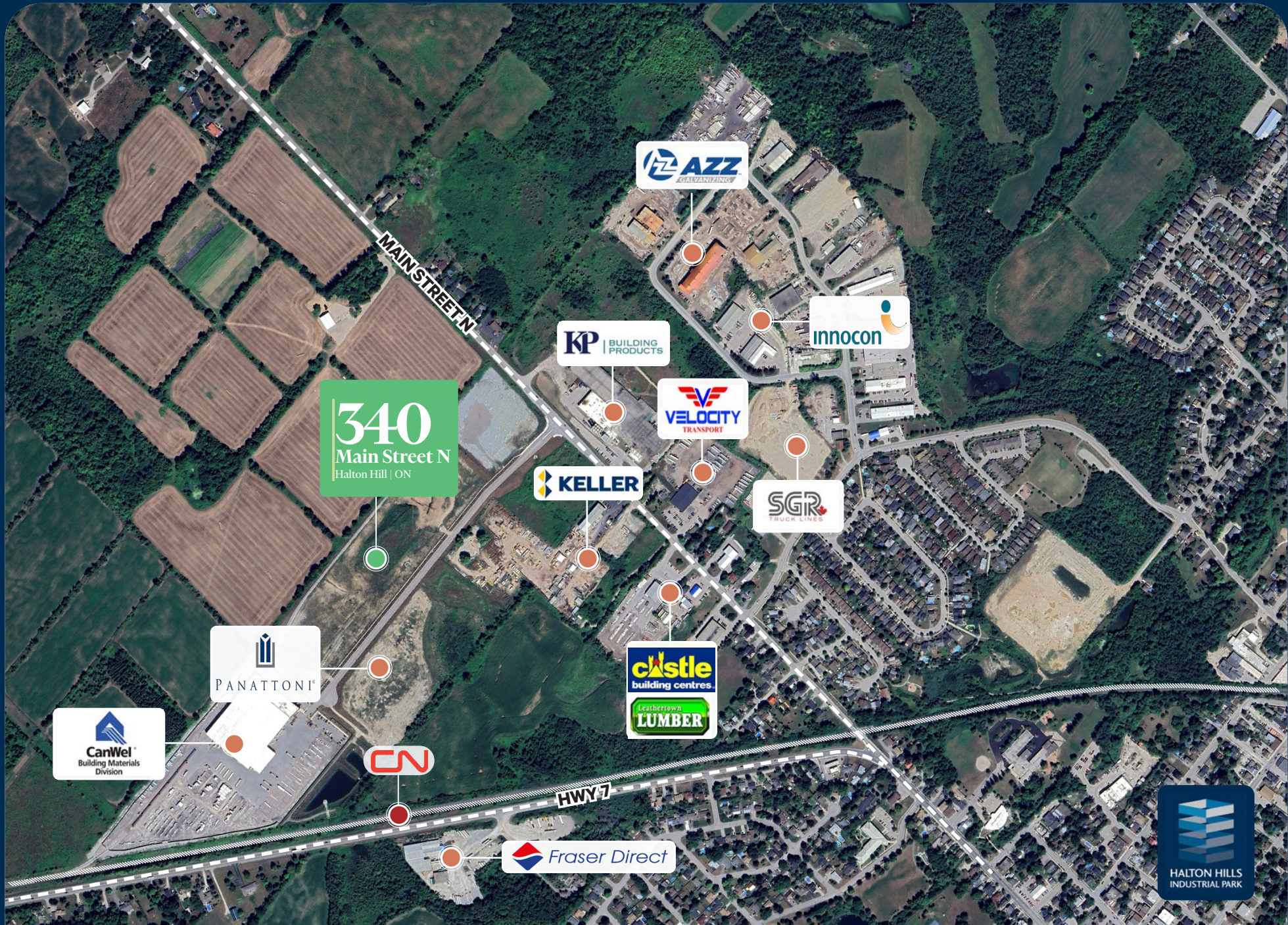
LOT AREA:
21,695m² (5.36 Ac)

PARKING:
PARKING REQUIRED AS PER BYLAW 5.4.1.
= 1/90 FOR FIRST 7000m² + 1/145 FOR REMAINDER
= 1/90 X 5583
= 62 SPACES REQUIRED

WITH FUTURE ADDITION, TOTAL BUILDING AREA
= 5583+1092 = 6675m².
= 1/90 x 6675 = 74.17
= 74 SPACES REQUIRED.

*Concept Plan Only

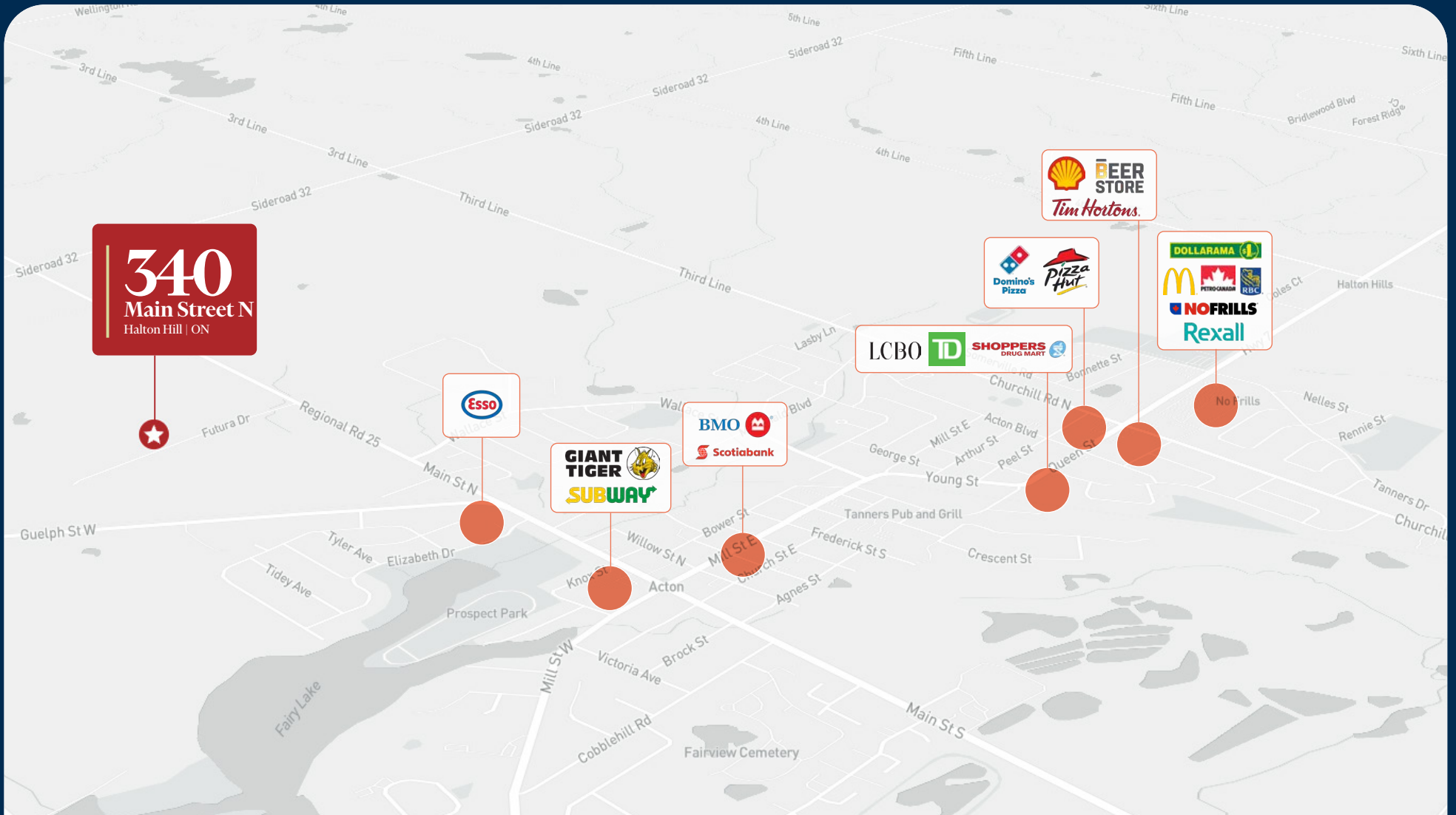




340
Main Street N
Halton Hill | ON



Amenities Map



The Town of Acton is situated 10 minutes north of Milton, offering employers the ability to draw from a large surrounding area including Guelph, Brampton, Mississauga and Cambridge.

The site fronts Highway 25, giving it a direct connection to the 401 and major employers in the Milton market. Highway 7 also provides east-west connection linking Acton to Guelph as well as Georgetown.

The Town of Acton is also serviced by a GO Station, making it a bedroom community to neighbouring major GTA markets.

DRIVE TIMES:

Highway 410: 30.0 KM | 31 Mins

Highway 401: 17.3 KM | 16 Mins





Downtown Toronto: 71.15 KM | 56 Mins

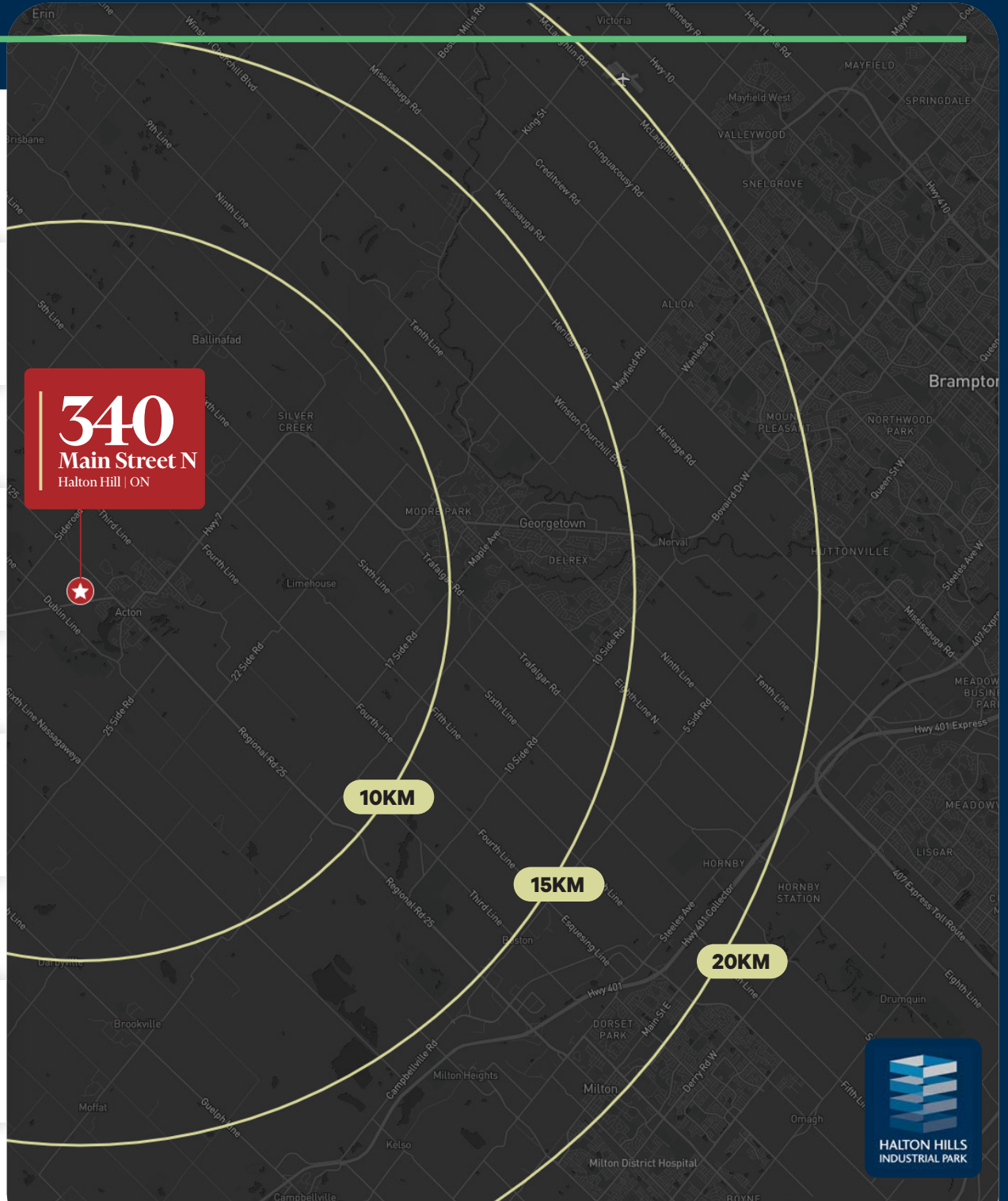
Toronto Pearson International Airport: 52.0 KM | 40 Mins



HALTON HILLS
INDUSTRIAL PARK

Demographics

	10 KM	15 KM	20 KM
 <p>Population (Est. 2023)</p>	32,705	92,361	328,771
 <p>Average Household Income</p>	\$157,298	\$167,205	\$148,443
 <p>Labour Force</p>	70.5%	72.1%	71.9%
 <p>Total Businesses</p>	689	2,111	7,310



340

MAIN STREET NORTH HALTON HILLS | ON



HALTON HILLS
INDUSTRIAL PARK

16.5 ACRES OF LAND AVAILABLE FOR SALE

FOR MORE INFORMATION PLEASE CONTACT:

CHRIS BOURNAKAS*, SIOR

Executive Vice President

416 798 6246

chris.bournakas@cbre.com

TED OVERBAUGH**

Senior Vice President

519 340 2309

ted.overbaugh@cbre.com

CBRE Limited Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5

*Sales Representative **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

CBRE