

# FOR SALE

**13.6 acres**  
Industrial Property



**8069 Lawson Road  
Milton, ON L6T 5C4**

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**AVTAR SANDHU,**

Broker of Record

**416 858 9900**

**commercialontario@gmail.com**



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COMMERCIAL™**

# PROPERTY OVERVIEW

\$ 1

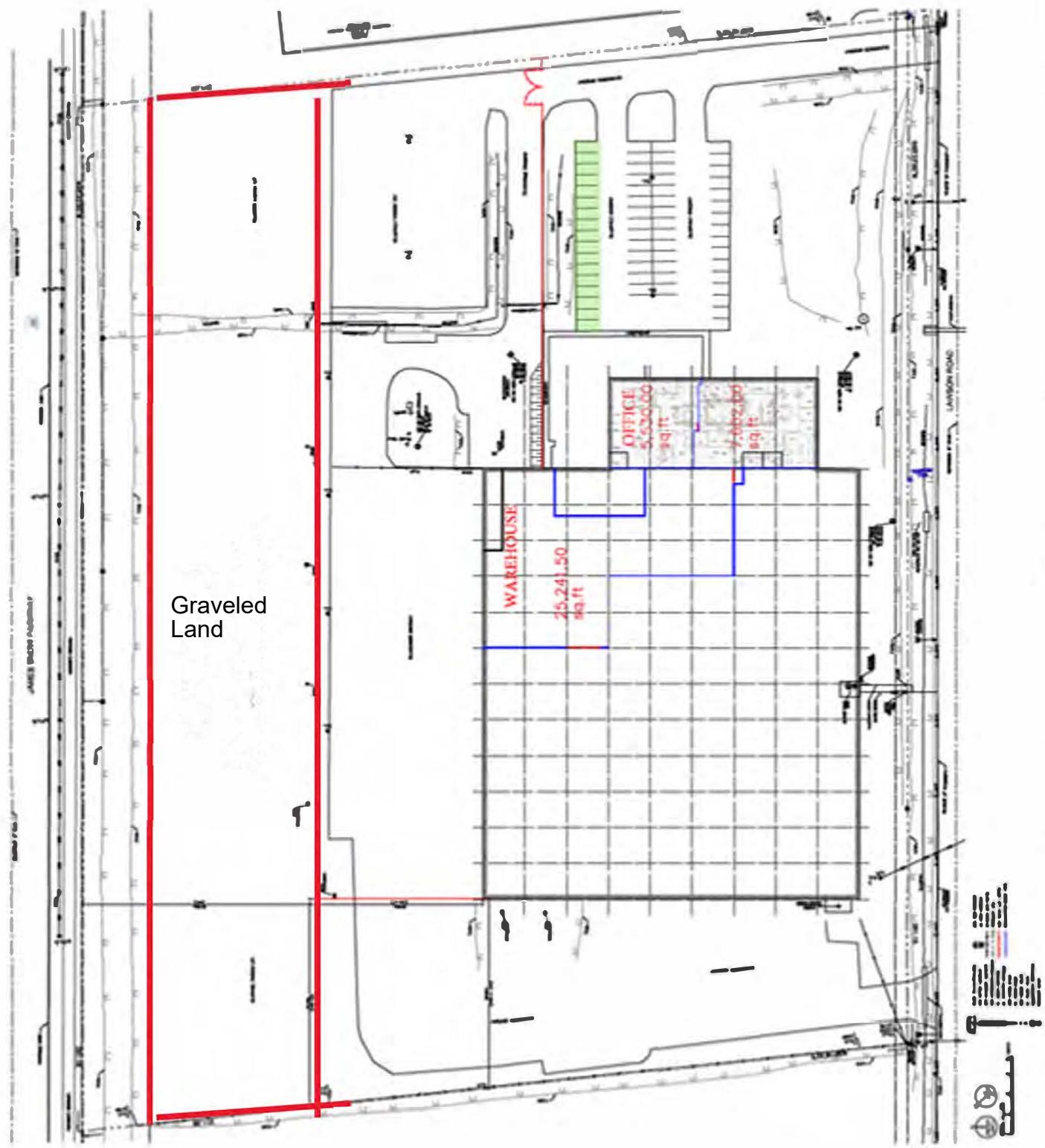
- Total Land Area: 13.6 Acres (Lots 8-11)
- Zoning: M2 (General Industrial)
- Building Specifications:
  - Total Building Area: 131,420 SF
    - Office Area: 13,100 Sq Ft
    - Warehouse Area: 118,320 Sq Ft
- Functional Layout:
  - 10% Office Space
  - 90% Warehouse Space
- Efficient Warehouse Features:
  - 22'6" Clear Height
  - 6 Truck-Level Docks
  - 5 Drive-in Doors
- Graveled Yard Area: 6.49 Acres
- Paved Parking Lot: 40 car spaces

# PROPERTY FEATURES

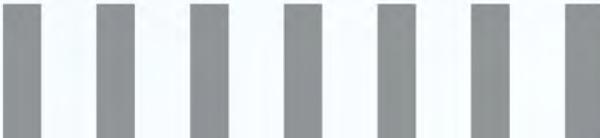
- Prime Location, easy access to Highway 401 and the James Snow Parkway interchange.
- Ideal for Trucking & Logistics: Exceptional connectivity for transportation and distribution.
- Ample parking and yard space for various industrial uses.
- LED lighting throughout the building.
- Secured and graveled yard area.
- High ceilings make it a perfect set up for warehousing and holding stock
- Well lit office and spacious rooms makes it an ideal space for running your business operations smoothly.

# SITE MAP

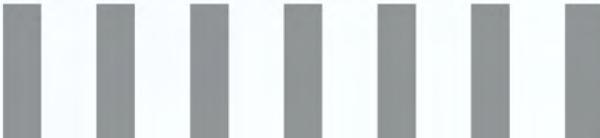
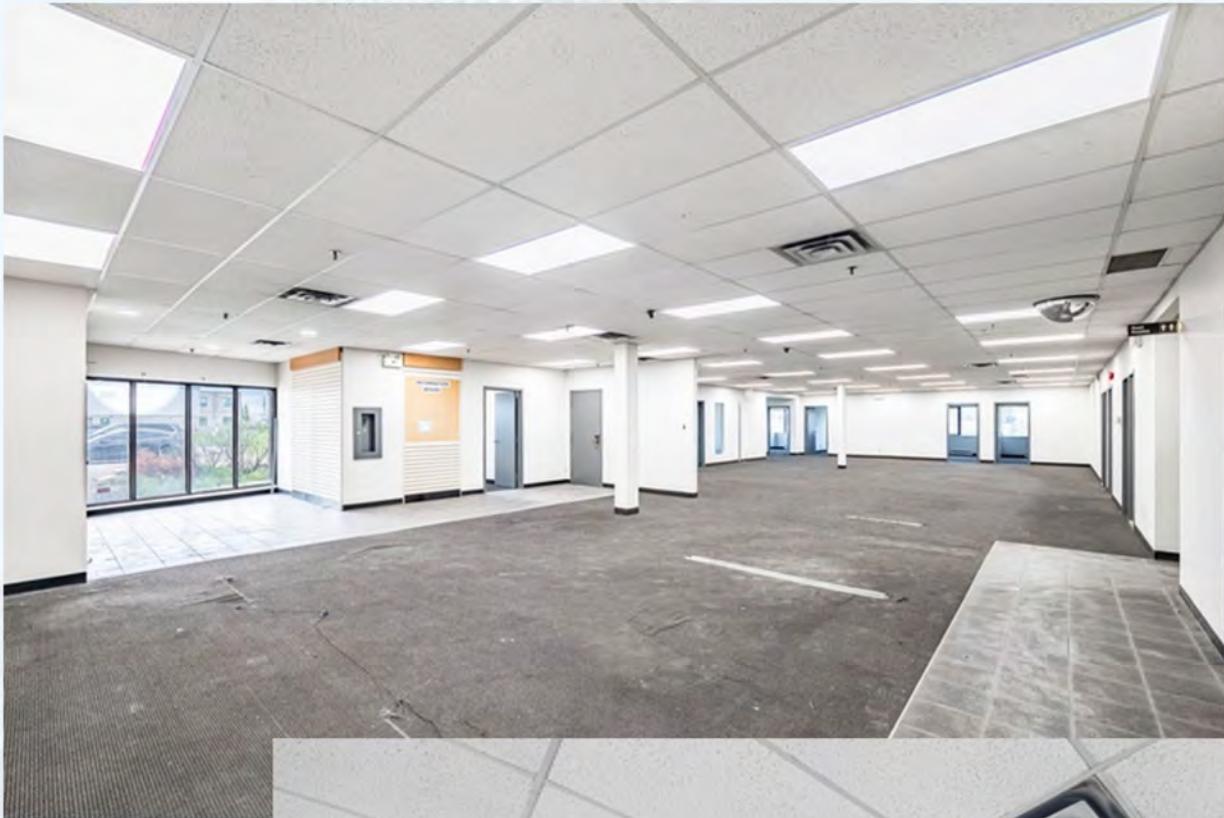
SCHEDULE 'A'



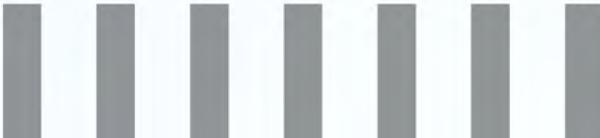
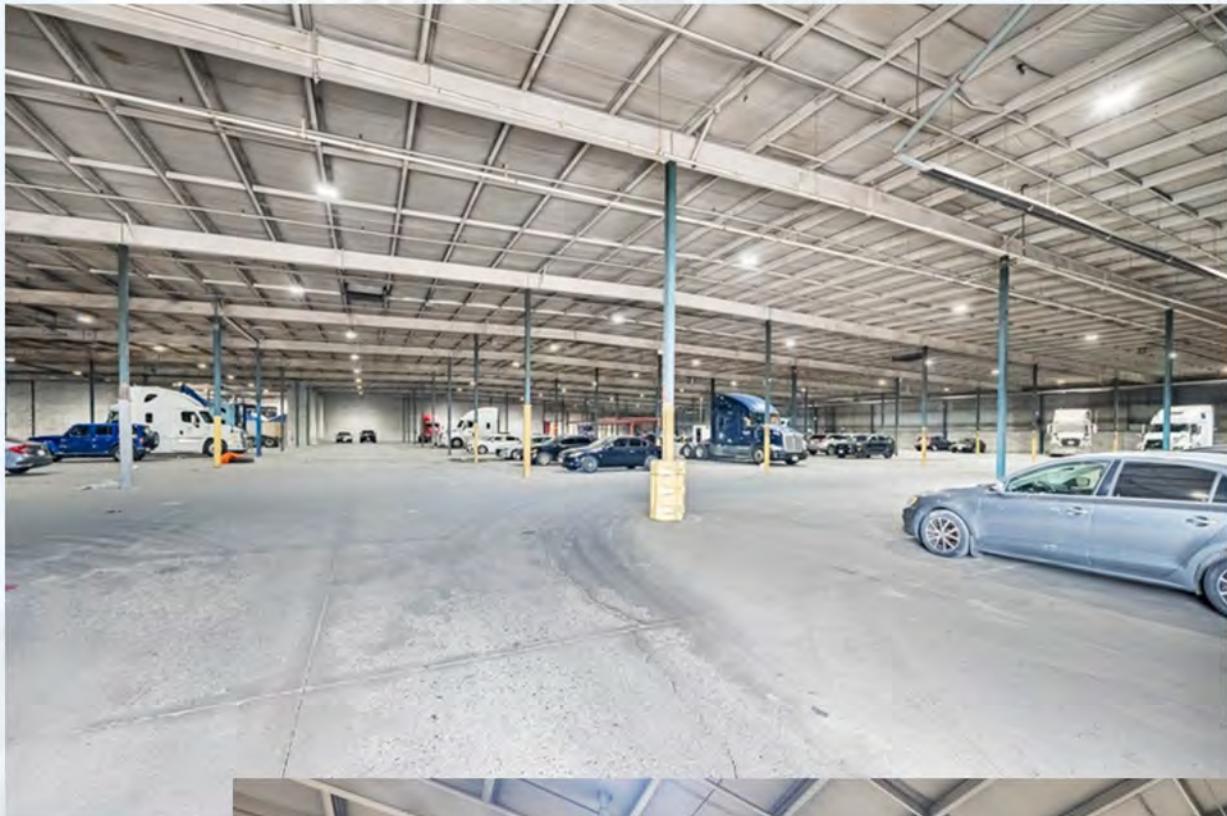
# PROPERTY PHOTOS



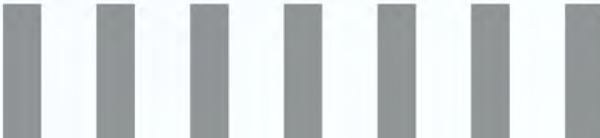
# OFFICE SPACE



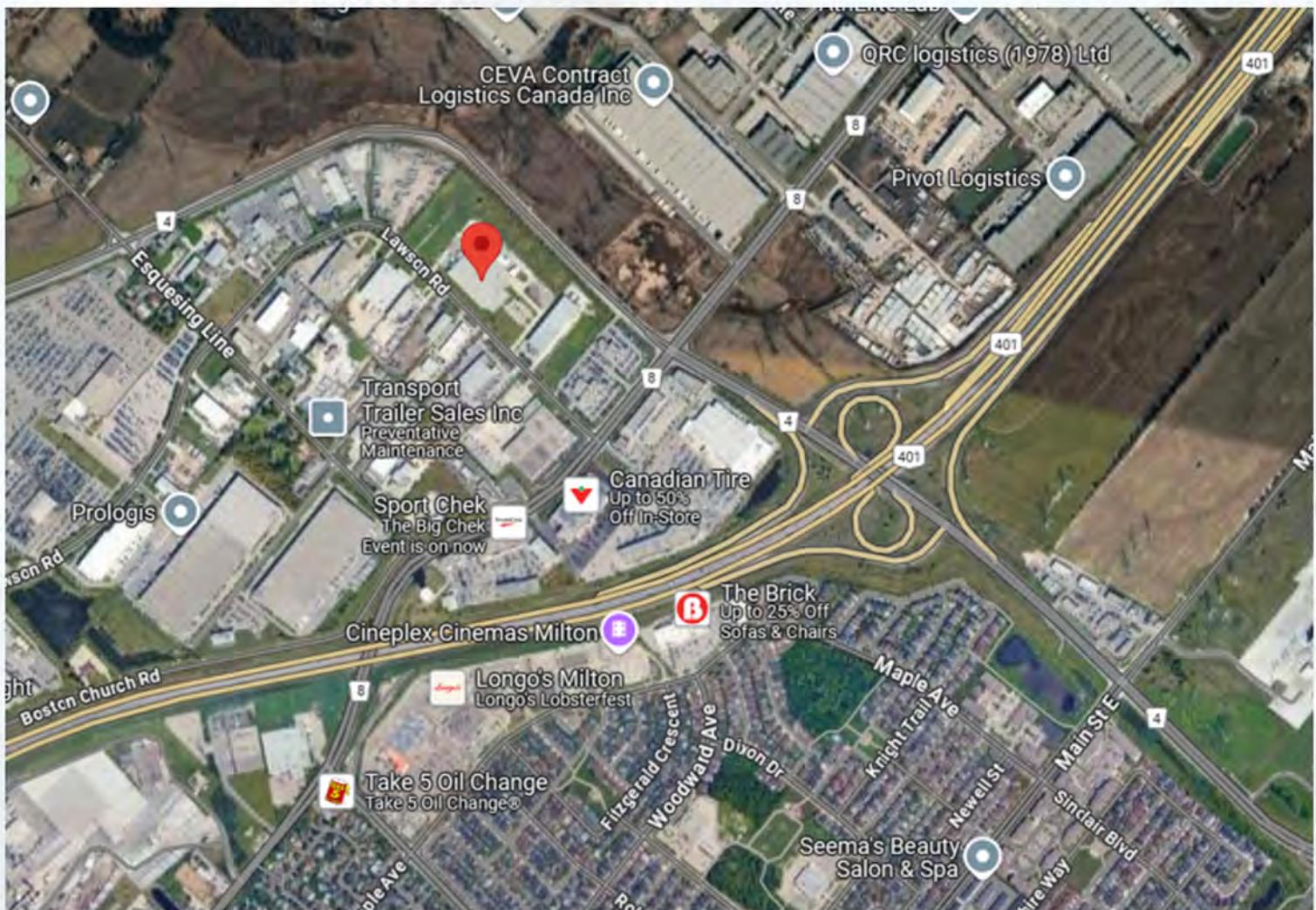
# WAREHOUSE SPACE



# EXTERIOR YARD SPACE



# LOCATION MAP



## Location Advantages:

Direct proximity to Highway 401 provides seamless access to major transportation routes. Adjacent to the James Snow Parkway interchange, offering convenient connections to surrounding areas. Strategic positioning in Milton, a key industrial and logistics hub in the Greater Toronto Area.



# Zoning Details



## M2 (General Industrial)



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## **SECTION 8**

### **EMPLOYMENT ZONES**

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No person shall within any of the following Employment Zones use any land, or erect, alter or use any *building* or *structure* except in accordance with the following provisions

#### 8.1 PERMITTED USES

Uses permitted in a Zone are noted by the symbol ‘•’ in the column applicable to that Zone and corresponding with the row for a specific permitted *use*. A number(s) following the symbol ‘•’, *Zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire Zone. Conditions are listed below the Permitted Use Table.

**TABLE 8A** (38-2019)(047-2020)

Permitted Uses	ZONES				
	EMP-1	EMP-2	M1	M2	MX
	Prestige Office	Employment	Business Park	General Industrial	Extractive Industrial
<b>Non-Residential Uses</b>					
<b>Adult Entertainment Uses</b>					
Adult Entertainment Parlour				• (*1)	
Adult Specialty Store				• (*1)	
Adult Video Store				• (*1)	
Body Rub Parlour				• (*1)	
<b>Other Non-Residential Uses</b>					
Animal training facility			• (*2)	• (*3)	
Aggregate recycling facility				• (*4)	•
Agricultural operation					•
Asphalt Batching Plant					
Bank	• (*10)	•			
Banquet Facility		•			
Building supply outlet				• (*4)	
Bulk fuel depot				• (*1)(*4)	
Bulk propane storage depot				• (*1)(*4)	
Cannabis Production and Processing Facility		• (*12)	• (*12)	• (*12)	• (*12)(*44)
Commercial School— Skill		•	•	•	
Commercial School— Trade / Profession		•	•	•	
Commercial storage facility				• (*4)	
Concrete Batching Plant				• (*4)	
Conservation use					•

Permitted Uses	ZONES				
	EMP-1	EMP-2	M1	M2	MX
	Prestige Office	Employment	Business Park	General Industrial	Extractive Industrial
Contractor's Yard				• (*4)	
Convenience store	• (*10)	• (*5)	• (*5)		
Convention centre		•	•		
Day Care Centre	• (*10)	•	•		
Dog Daycare		•	•	•	
Dry cleaning depot	• (*10)	• (*10)	•		
Dry cleaning establishment			•	•	
Equipment sales and rental				• (*13)	
Extractive use					•
Fitness centre	• (*10)	• (*10)	•		
Food Bank		•	•	•	
Forestry use					•
Funeral home			•		
Hotel		•	•		
Industrial use (*7)		• (*6)(*7)	• (*6)(*7)	• (*4)(*7)	
Medical Clinic	• (*11)	•	•		
Monument Sales Shop				• (*4)	
Motor Vehicle Body Shop				• (*4)	
Motor Vehicle Dealership				•	
Motor Vehicle Rental Agency			•	•	
Motor Vehicle Repair Garage				• (*4)	
Motor vehicle washing establishment				•	
Office Building	•	•	•		
Office Use	•	•	•	•(*8)(*9)	
Outdoor Storage use				•	
Personal Service Shop	• (*10)	• (*10)			
Place of Assembly		•	•		
Place of entertainment		•	•		
Place of Worship		•	•		
Private Transit Depot				•	
Recreation and athletic facility		•	•		
Recycling facility				• (*4)	
Research & Technology Use	• (*8)	•	•	• (*8)	
Restaurant	• (*10)	• (*5)	• (*11)		
Restaurant, Take out	• (*10)	• (*5)			
School, Adult Education		•	•	•	
Service and repair shop				•	
Social Services Establishment		•			
Towing Yard				•	
Transportation Terminal				• (*4)	

Permitted Uses	ZONES				
	EMP-1	EMP-2	M1	M2	MX
	Prestige Office	Employment	Business Park	General Industrial	Extractive Industrial
<i>U-Brew Establishment</i>		•	•	•	
<i>Veterinary Clinic- Small Animal</i>		•	•	•	
<i>Veterinary Clinic – Large Animal</i>		•	•	•	
<i>Veterinary Hospital – Small Animal</i>		•	•	•	
<i>Warehouse/distribution centre</i>		•	•	• (*4)	
<i>Wholesale Operation</i>			• (*7)		

Footnote(s) to Table 8A Above

- (\*1) Permitted only on *lots* located north of Highway 401;
- (\*2) Notwithstanding any other provision of this By-law, *Animal Training Facilities* are only permitted within a wholly enclosed one-storey, free-standing or multi-unit *building*, but shall not be permitted in an *Office Building*. No outdoor training facilities are permitted.
- (\*3) Except as otherwise provided herein, outdoor facilities for the training of domestic animals shall only be permitted *accessory* to a permitted *Animal Training Facility* provided the land area used for the outdoor training facility maintains the minimum *yard setbacks* of the Zone, and is located no closer than 120.0m from any *lot* used for residential purposes.
- (\*4) *Outdoor storage* is permitted *accessory* to a permitted *industrial use* subject to the required *setbacks* and *lot coverage* provisions applicable to the principal *use*.
- (\*5) Permitted only in the *first storey* of an *office building* or as an *accessory use* to a *hotel, fitness centre, or recreation and athletic facility*.
- (\*6) Only industrial operations within a wholly enclosed *building* are permitted. No *outdoor storage* is permitted.
- (\*7) Up to a maximum of 5% of the *gross floor area* of the *principal use* or 232.3m<sup>2</sup>, whichever is less, may be used for the *retail* sale of goods or products produced on the *premises*.
- (\*8) *Office uses and research and technology uses*, excluding *uses* which produce biomedical waste, are permitted within a designated Industrial Zone, provided that they are located within a one to two *storey* Multi-Unit *building*. A Multi-Unit *building* shall not include an *Office Building*.
- (\*9) Except as otherwise provided herein, an *office use* shall only be permitted *accessory* to a principal *use* in the M2 Zone and shall be limited to 25% of the *gross floor area*.
- (\*10) Permitted only in the *first storey* of an *office building*.
- (\*11) Permitted only as part of a light industrial, *office* or mixed *use building*, including an industrial mall.
- (\*12) A *Cannabis Production and Processing Facility* must comply with the special employment provisions of Section 8.3.2.
- (\*13) Outdoor display is permitted subject to the provisions outlined in Section 4.16.
- (\*14) Zone standards for a *Cannabis Production and Processing Facility* shall be in accordance with the M2 Standards contained in Table 8B.

## **8.2 ZONE STANDARDS**

A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Section 8.2.

No person shall within any of the following Employment *Zones* *use any lot* or erect, alter, *use any building* or *structure* except in accordance with the following *Zone* provisions: