

# FOR LEASE

**8069 Lawson Road  
Milton, ON, L9T 5C4**



**Industrial Property**

**AVTAR SANDHU**  
Broker of Record  
**416 858 9900**  
**commercialontario@gmail.com**



# PROPERTY OVERVIEW

## \$ 16 Net Sq Ft

- Zoning: M2 (General Industrial)
- Building Specifications:
  - Total Building Area: 131,420 Sq Ft
    - Office Area: 13,100 Sq Ft
    - Warehouse Area: 118,320 Sq Ft
- Efficient Warehouse Features:
  - 22'6" Clear Height
  - 6 Truck-Level Docks
  - 5 Drive-in Doors
- Car Parking Lot: 40 spaces
- Trailer Parking: 50+

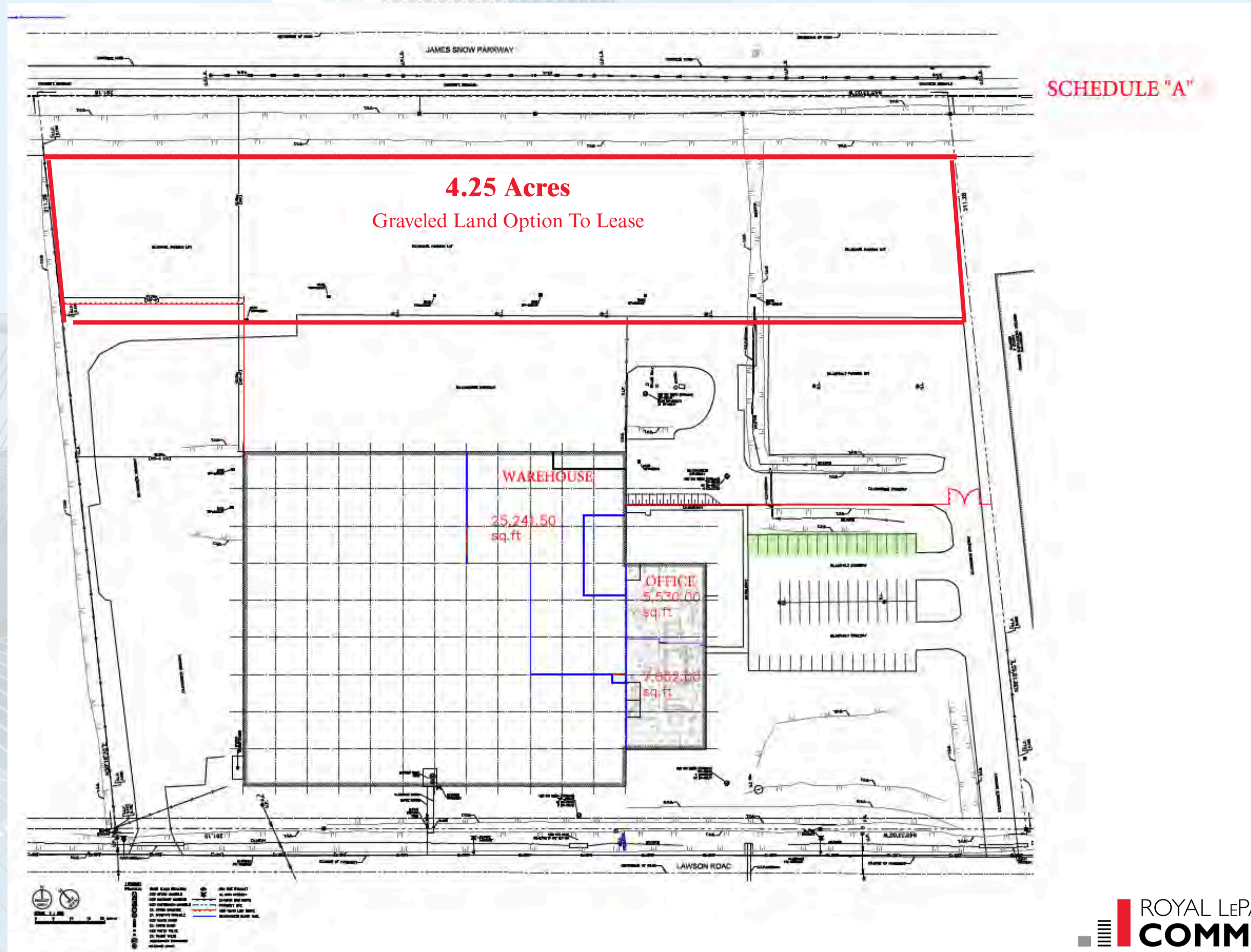


# PROPERTY FEATURES

- 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





# PROPERTY PHOTOS



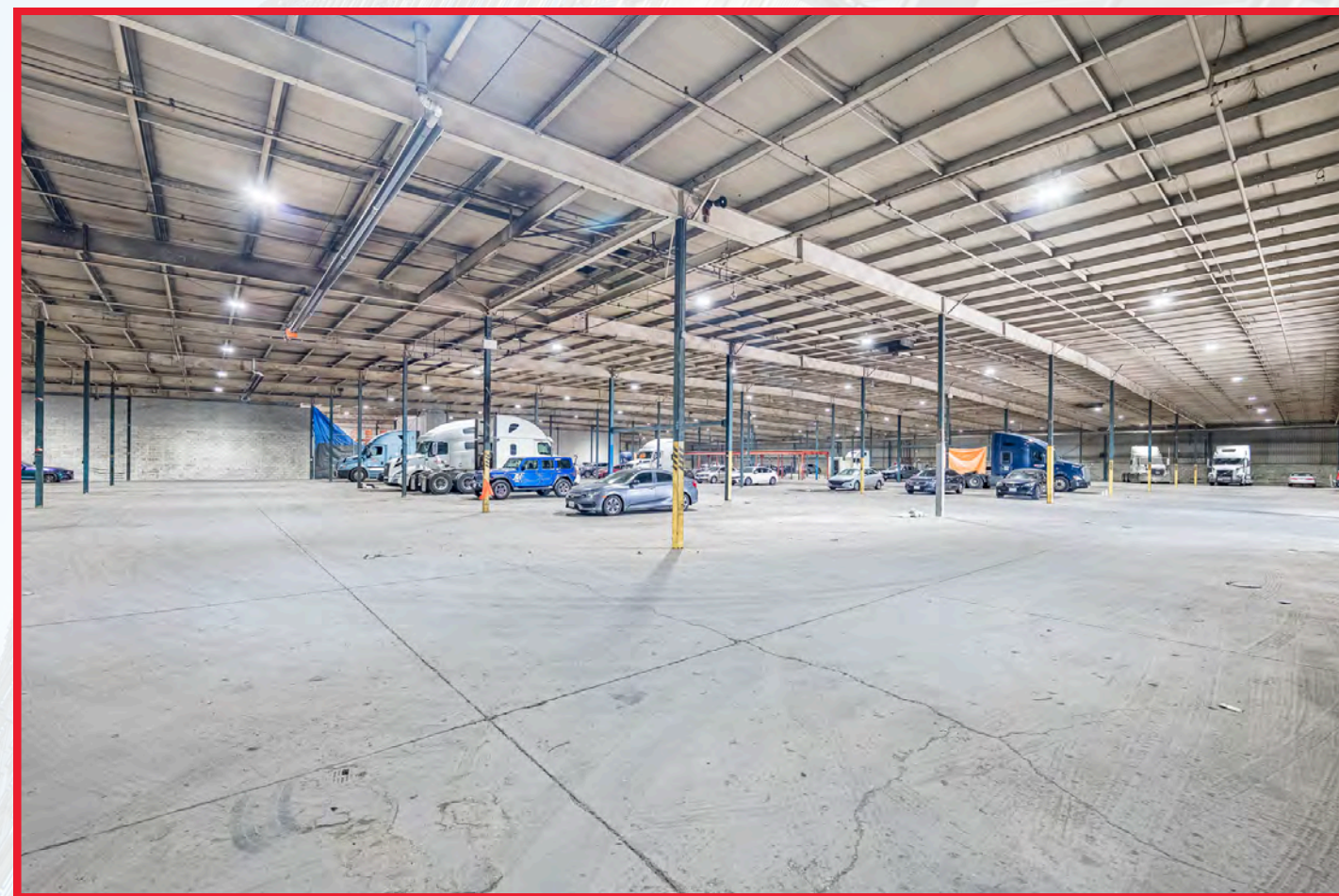
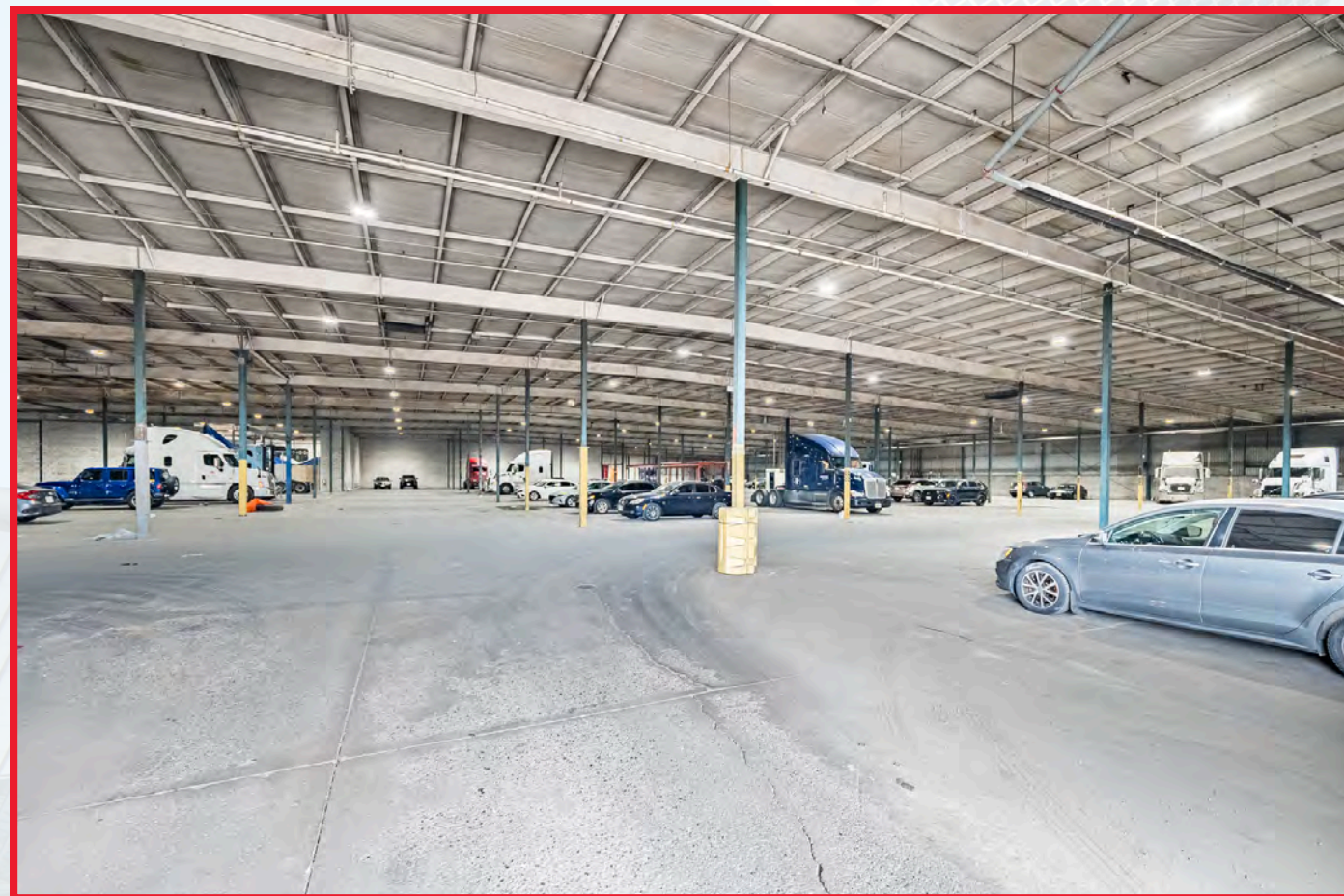


# OFFICE SPACE





# WAREHOUSE SPACE



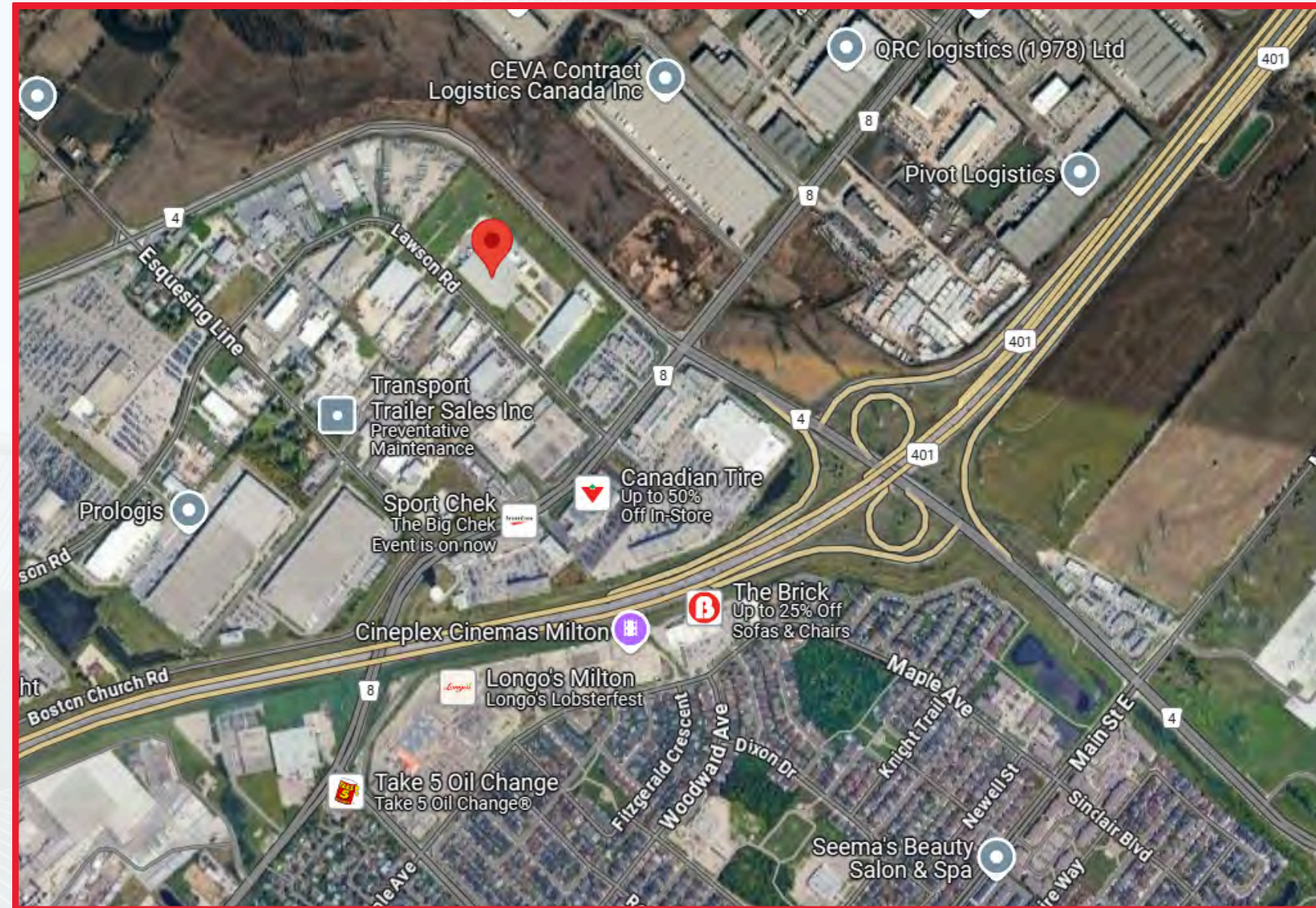


# EXTERIOR YARD SPACE





# 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.