

FOR SALE/LEASE

AVAILABLE IMMEDIATELY FOR FIXTURING

52 Futura Drive Halton Hills

50,000 SQ. FT. TO 141,000 SQ. FT.

**OUTSIDE STORAGE PERMITTED
FOR SALE OR LEASE**



www.panattonicanada.com

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Property Overview

Panattoni Development Company is pleased to present a rare opportunity to lease or purchase a 141,000 Sq. Ft. class 'A' industrial development, zoned to permit outside storage. Designed to the highest standards, the site offers modern industrial features resulting in cost savings and energy efficiencies. Its prime location offers a direct connection to Highway 401 through Regional Road 25, providing superior transportation routes throughout the GTA.



AVAILABLE
Immediately



HIGHWAYS
Close Hwy 401 & 407 access through Regional Road 25



SIZE
141,000 Sq. Ft.
Demisable to 50,000 Sq. Ft.



SHIPPING
24 truck level, 2 drive-in



CLEAR HEIGHT
40 Ft.



ZONING
Outside storage permitted



Property Specifications

Offering a 141,000 Sq. Ft. state-of-the-art industrial facility, the site can be demised to 50,000 Sq. Ft. to accommodate a variety of users. The site provides two access points fronting onto Futura Drive with separate car and truck entrances, allowing for optimal traffic flow from entering and exiting the property. Additionally, the site uniquely offers the potential to construct a two-storey office build out, maximizing the total warehouse space and can accommodate heavy power uses.


Size:

OPTION 1: 50,000 SQ. FT.
OPTION 2: 91,000 SQ. FT.
OPTION 3: 141,000 SQ. FT.

Clear Height:

40'

Shipping:

24 TL; 2 DI

Power:

600V; 1600A
(ABILITY TO UPGRADE)

Sprinklers:

ESFR

Lighting:

LED

Outside Storage

PERMITTED

Car Parking

123 STALLS

MODERN
INDUSTRIAL
FEATURES FOR A
VARIETY OF USES



Site Plan

OPTION 1

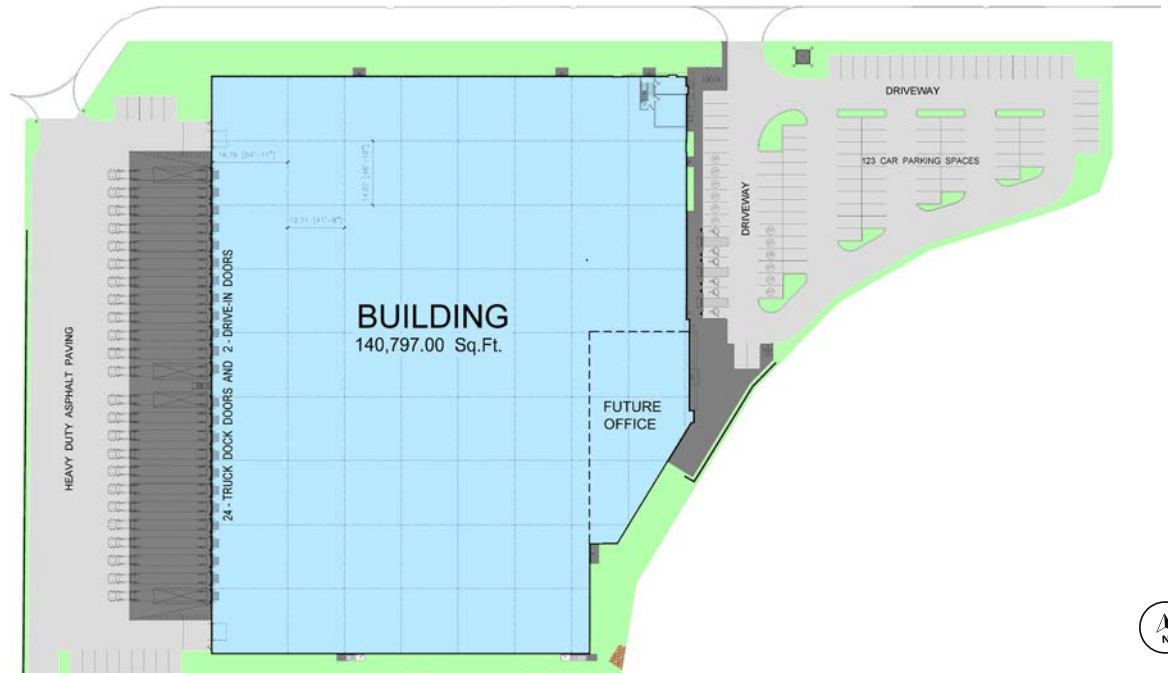
Size: 50,000 Sq. Ft.
Shipping: 6 TL; 1 DI

OPTION 2

Size: 91,000 Sq. Ft.
Shipping: 17 TL; 1 DI

OPTION 3

Size: 141,000 Sq. Ft.
Shipping: 24 TL; 2 DI



STATE-OF-THE-ART

Designed and built to the highest standards, this state-of-the-art development will provide users with premium industrial features, resulting in increased building functionality, cost savings, and energy efficiencies.

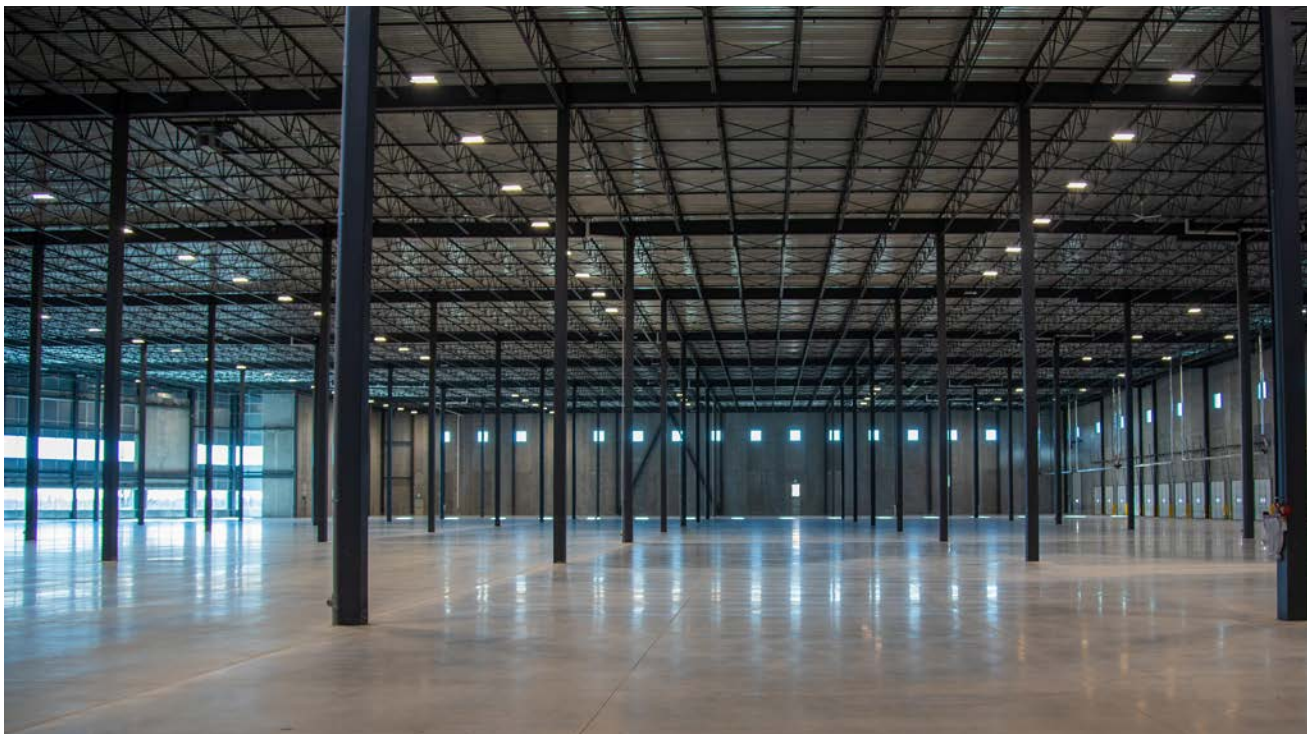
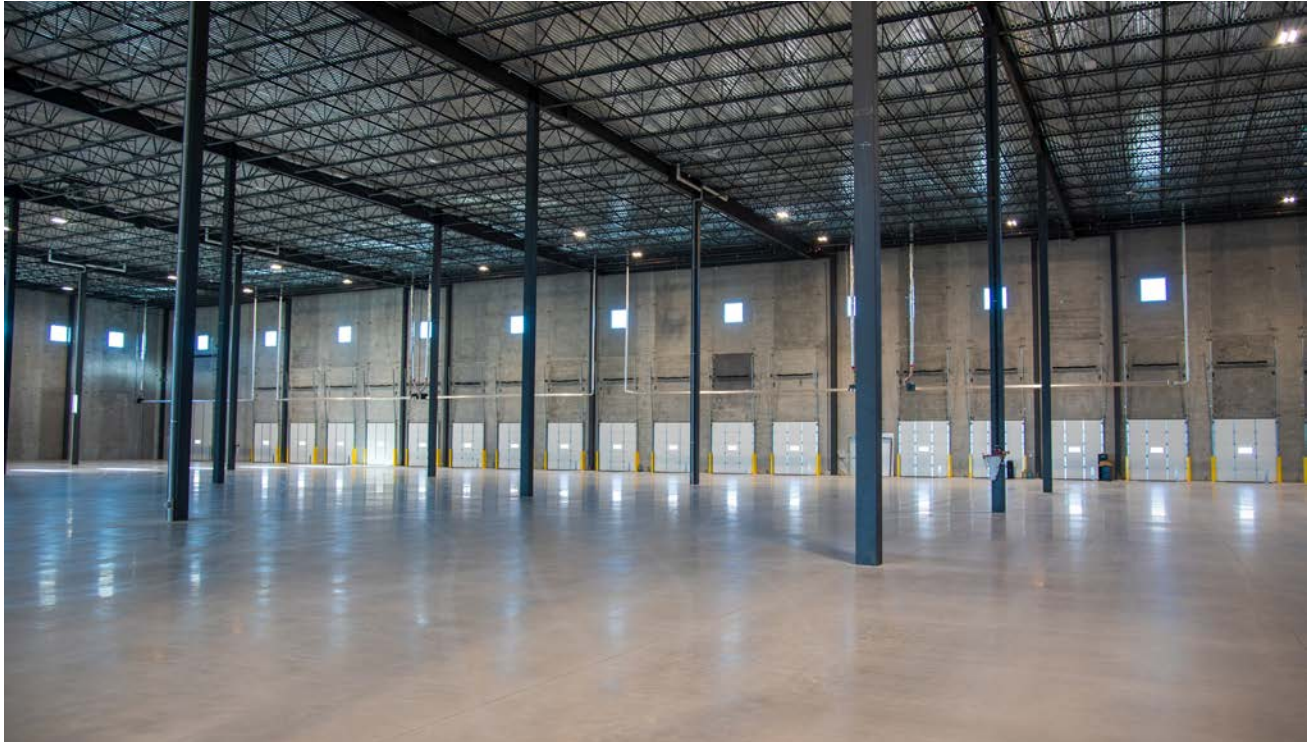
BENEFITS

- **40' clear height** resulting in cubic efficiencies
- **Outside storage** permitting multiple uses
- **Dual entry access** resulting in optimized traffic flow
- **Potential for a two storey office**, maximizing warehouse space
- **Potential to demise** to accommodate a variety of users

HIGH QUALITY
CONSTRUCTION
AVAILABLE
IMMEDIATELY



Complete & Ready for Fixturing



MARCH 2024

Key Demographics & Labour

Halton Hills is conveniently located in the northwestern corner of the GTA, which is the fourth largest metropolitan area in North America. The site is situated along Canada's Innovation Corridor, halfway between Toronto and Waterloo. The site's location allows for access to a robust and talented labour force of over 4.7 million people located within a 1 hour drive.



BY THE NUMBERS

| | |
|--------------------------|-----------|
| Halton Region Population | 596,637 |
| Average Age | 39.3 |
| 10 km Population | 30,835 |
| 20 km Population | 310,611 |
| 30 km Population | 1,358,645 |

QUICK STATS

Halton Hills is a 30-minute drive to Canada's largest international airport and within 1.5 hours to the U.S Buffalo border.

Halton Hills has a population growth of 3.6% and is expected to grow to 95,300 by 2031 and 120,400 by 2041.

Halton Hills is an emerging hub for advanced manufacturing and a growing food and beverage processing sector.

Highway Overview

The site is conveniently situated in close proximity to Highway 401, providing excellent connections to other 400-series highways and major GTA markets. Additionally, the site is within a 3 minute drive from the Acton GO station, served by Kitchener's GO Transit Line. The Acton GO Transit Station provides many linkages to other major GO Transit hubs, including Guelph, Kitchener, Georgetown, Brampton, Mississauga, and Toronto, providing convenient commuter routes to employees.



HIGHWAY NETWORK

| | |
|-------------------------------|---------------|
| Highway 401 | 16 mins/18 km |
| Highway 407 | 24 mins/29 km |
| Highway 403 | 40 mins/38 km |
| Highway 410 | 28 mins/30 km |
| Pearson International Airport | 35 mins/49 km |
| Toronto | 1h/69 km |

LOCATION INFO

Superior transportation linkages with GO Transit throughout the GTA.

Close access to major urban hubs including Georgetown, Brampton & Mississauga.

Unparalleled highway infrastructure and an ever-increasing public transit network.

Excellent access to major industrial markets including Brampton & Mississauga.



 PANATTONI® |  CAP Inc.
ONTARIO

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