

BRAND NEW CONSTRUCTION - 141,000 SF FREESTAND

52 FUTURA DRIVE | HALTON HILLS, ON

FOR SALE & LEASE | IMMEDIATE OCCUPANCY



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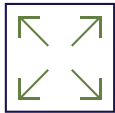


WELCOME TO 52 FUTURA DRIVE

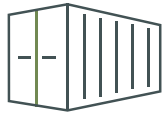
CBRE Limited is pleased to present an exciting opportunity to acquire a newly constructed premium 141,000 SF industrial facility in Halton Hills. This new build opportunity features ample loading, heavy power, and the flexibility to demise in order to accommodate a wide range of users and tenants.

This building is ready for immediate occupancy and features best in class design and building specs including 40' clear warehouse, an oversized shipping court with concrete apron, 1,600 amp power and ESFR sprinkler system. The Property offers a prime location in Halton Hills with immediate access to neighbouring markets and labour pool, including Milton, Guelph, Mississauga and Brampton.

This is a unique opportunity to acquire a brand new freestanding facility which offers all the benefits of new construction and the security of ownership.



High Cubic Capacity with **40' Warehouse**



Immediate Occupancy Available



Large Shipping Court with 24 Truck Level Doors



Quick Access to Neighbouring Milton, Mississauga and Brampton Markets

AVAILABLE FOR BOTH SALE & LEASE

PROPERTY DETAILS

PROPERTY SIZE:

- Total Building: **±141,000 SF**
- Building can be demised into **50,000 & 91,000 SF** units
- Lot Area: **±6.48 Acres**

OFFICE:

- **3%** - Built to Suit

SHIPPING:

- **24 Truck Level Doors** with 45,000 lb Levelers
- **2 Oversized 12' x 16' Drive In Doors**
- **50,000 SF Unit:** 7 Truck Level, 1 Drive-In Doors
- **91,000 SF Unit:** 17 Truck Level, 1 Drive-In Doors

CLEAR HEIGHT:

- **40'** Clear

POWER:

- **1,600 Amp / 600 Volt**
(Ability to Upgrade)

FLOOR THICKNESS:

- **8"** Reinforced

ROOF:

- **TPO Membrane**

FIRE PROTECTION:

- **ESFR - Fully Sprinklered**

LIGHTING:

- **LED - Motion Sensored**

OCCUPANCY:

- **Immediate**

ZONING:

- **EMP1 - Outdoor Storage permitted**

CAR PARKING STALLS:

- **123 Spaces**

ASKING RATE:

- Sale Price: **\$40,000,000**
- Full Building: **\$15.75 / SF Net**

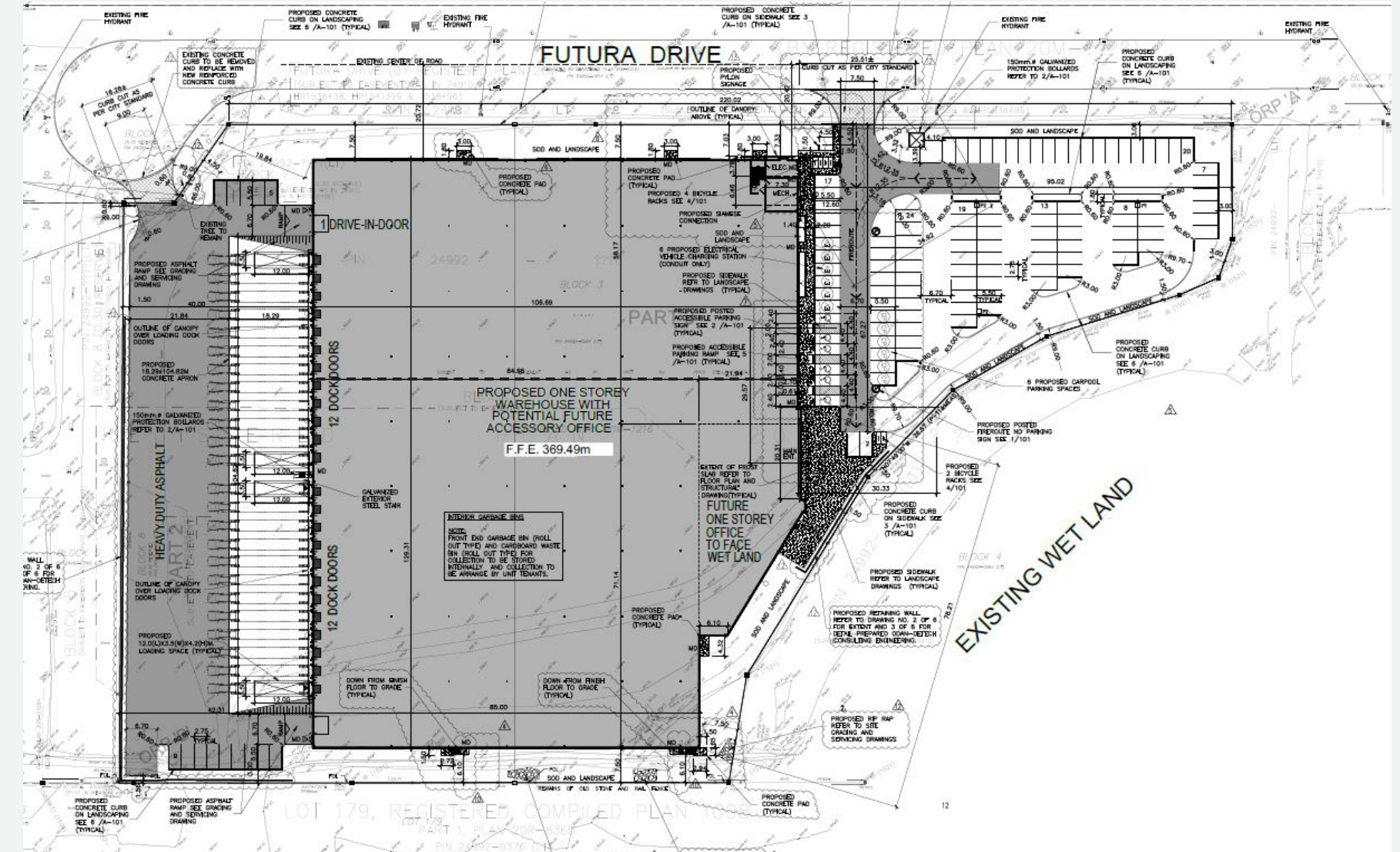
- 50,000 SF Unit: **\$16.25 / SF Net**
- 91,000 SF Unit: **\$16.25 / SF Net**

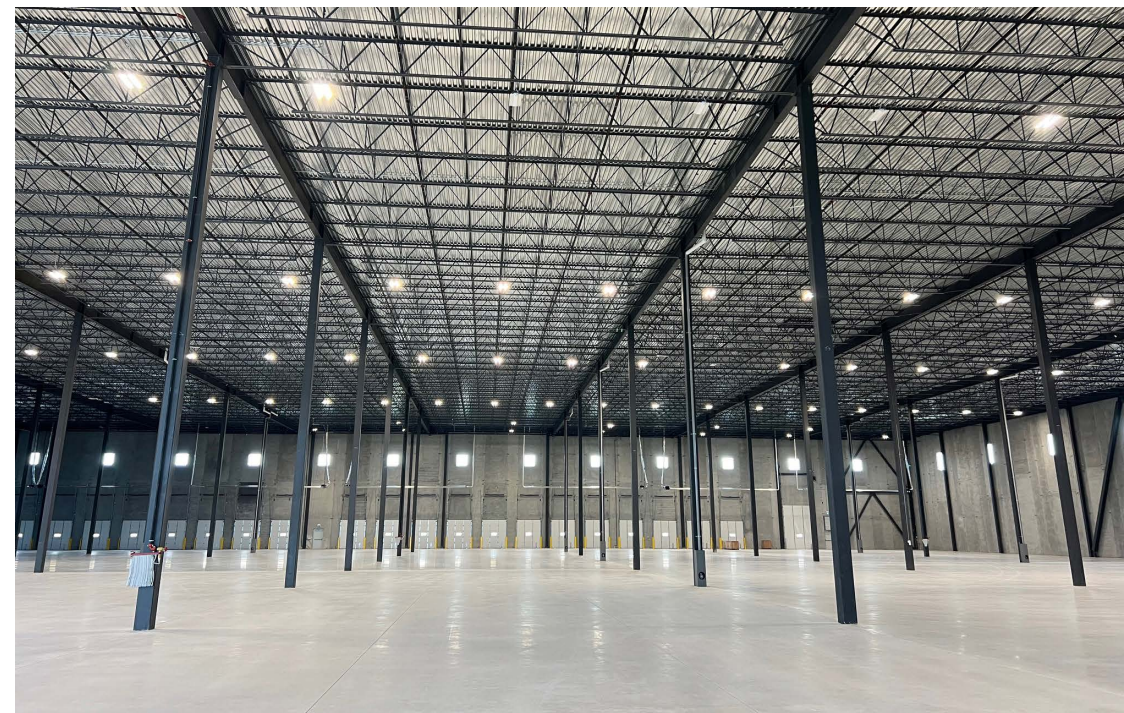
ESTIMATED TMI:

- **\$3.25 (2024)**

- Shipping area can be fully secured
- Employee amenity area overlooking natural pond
- Direct Hwy 25 access to Milton
- Ability to increase power to 4,000 amps
- Full 60' concrete shipping apron
- LED High Bay lighting to 20FC

SITE PLAN





DRIVE TIMES

| | |
|---------------------|-----------------------|
| Highway 401 | 17.5 km • 17 mins |
| Highway 407 | 28.3 km • 24 mins |
| Highway 410 | 31 km • 29 mins |
| Guelph | 19.7 km • 20 mins |
| Milton | 21.2 km • 24 mins |
| Mississauga | 37.9 km • 30 mins |
| Kitchener-Waterloo | 48.2 km • 40 mins |
| Toronto | 63.7 km • 45 mins |
| US Border (Buffalo) | 145 km • 1 hr 35 mins |



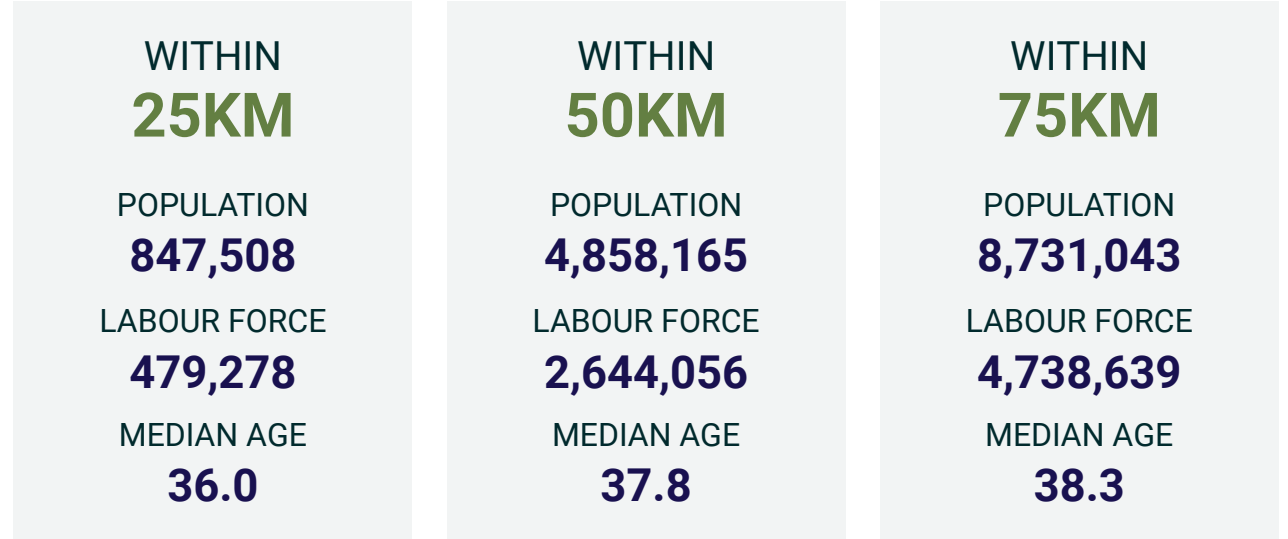
LOCATION ADVANTAGE

The Town of Halton Hills, with a population of approximately 64,000, consists of two urban centres: Georgetown and Acton. The Town offers a growing and vibrant multi-sector economy with strong municipal support for businesses. Halton Hills is the perfect location for businesses seeking access to major markets, unsurpassed quality of life, and a stable and competitive business environment.

Businesses in Halton Hills benefit from being on the doorstep to Canada's largest city, as well as access from the property directly to the busiest highway in Canada, Highway 401.

Acton is a growing community neighbouring Brampton, Mississauga and Milton, giving employers the ability to draw from nearby major centres as well as smaller rural communities. Acton is accessible by the GO Train as well as major transportation routes, Highway 25 and Highway 7.

DEMOGRAPHICS





PROJECT TEAM



PANATTONI DEVELOPMENT COMPANY CANADA

Panattoni Development Company Canada is an award winning developer specializing in industrial and office developments completed both through speculative construction and build-to-suit projects. Panattoni Canada offers a full service experience to their clients and partners by handling all aspects of a transaction, which includes consultations, design, development, construction, financing, leasing and sales. They work cooperatively with all parties to deliver high quality product that meets end user requirements and results in high satisfaction to users, tenants, and investment partners. Their product meets exceptional quality standards, is innovative and reflects their focus on excellence.



CBRE LIMITED

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Contact Us

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