

FOR SALE

13.6 acres
Industrial Property



8069 Lawson Road
Milton, ON L6T 5C4

AVTAR SANDHU,
Broker of Record
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PROPERTY OVERVIEW

\$ 49 Million

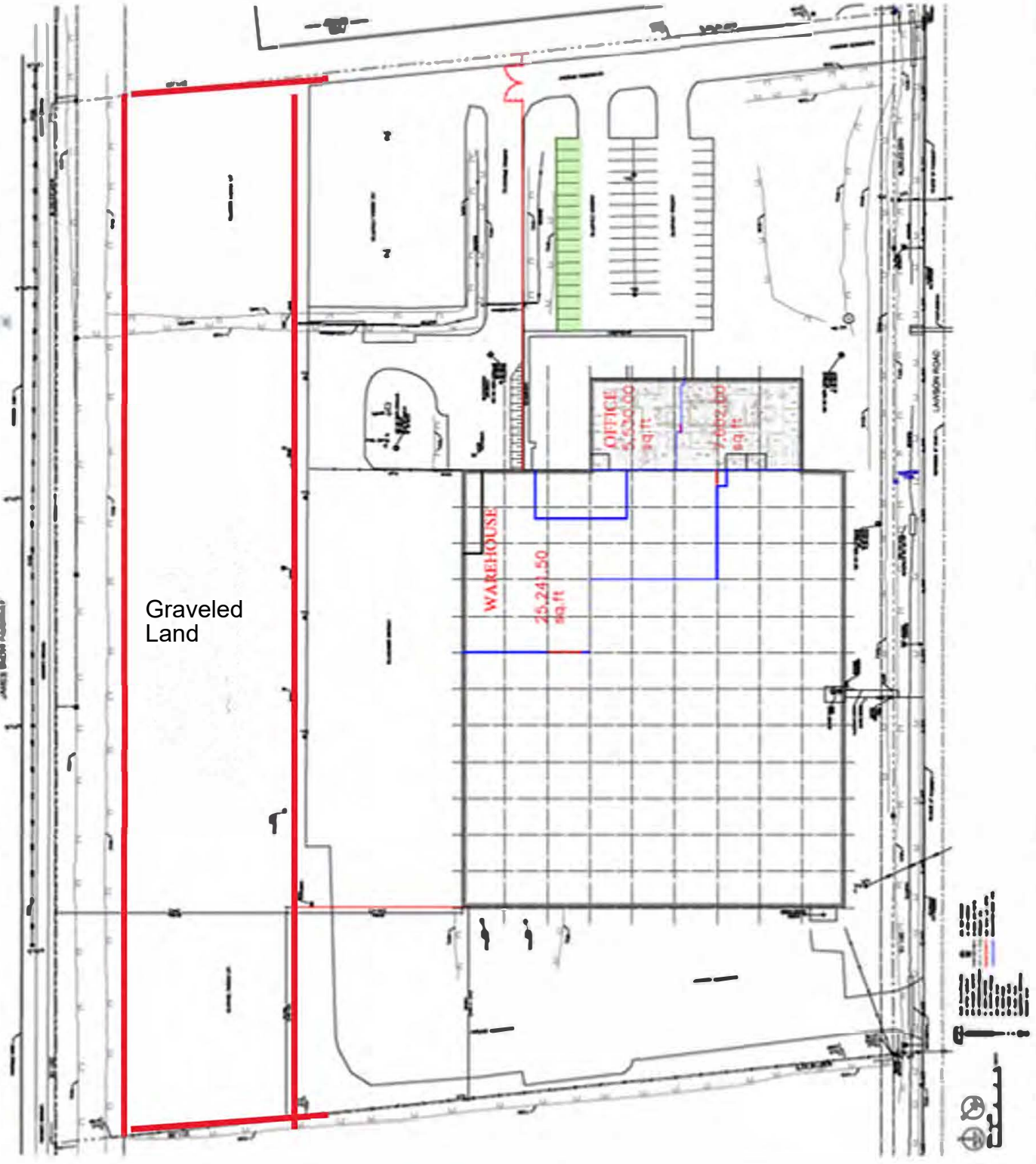
- Total Land Area: 13.6 Acres (Lots 8-11)
- Zoning: M2 (General Industrial)
- Building Specifications:
 - Total Building Area: 131,420 SF
 - Office Area: 13,100 Sq Ft
 - Warehouse Area: 118,320 Sq Ft
- Functional Layout:
 - 10% Office Space
 - 90% Warehouse Space
- Efficient Warehouse Features:
 - 22'6" 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"



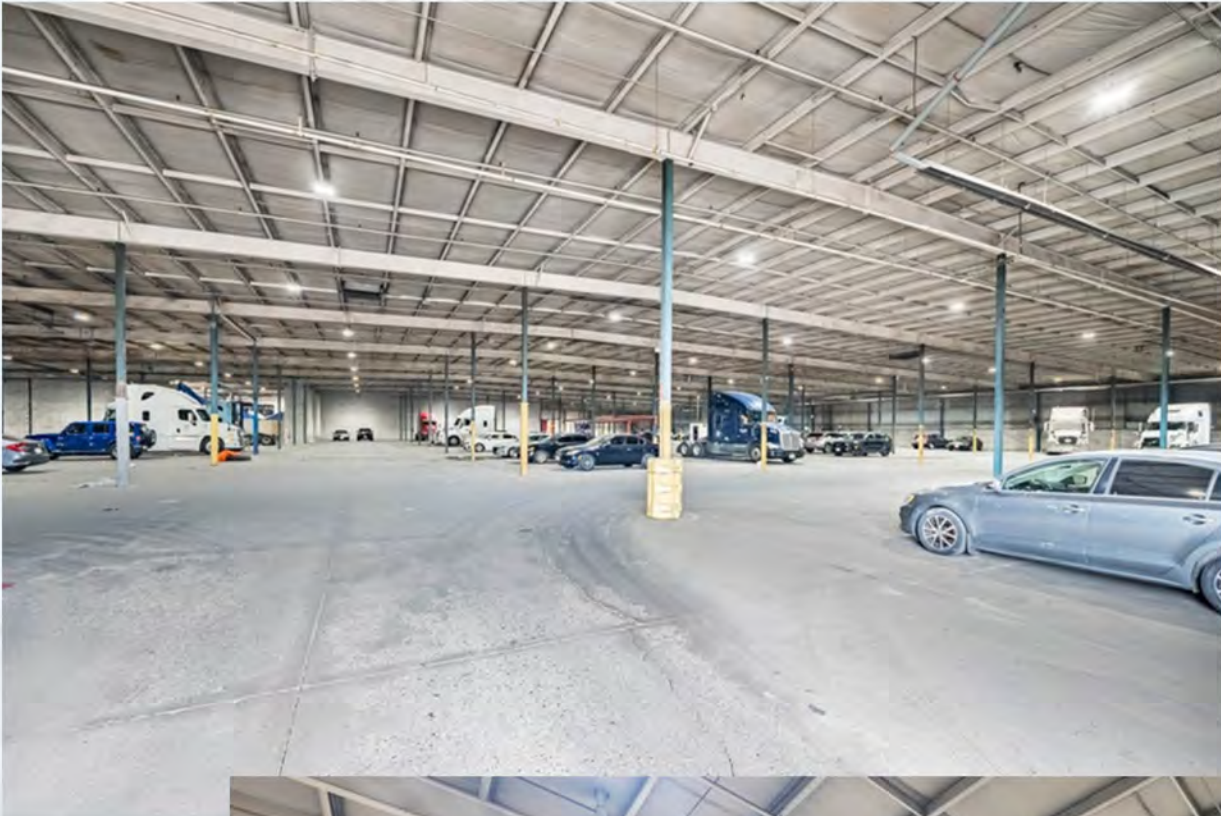
PROPERTY PHOTOS



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)

SECTION 8 EMPLOYMENT ZONES

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
Non-Residential Uses					
Adult Entertainment Uses					
<i>Adult Entertainment Parlour</i>				• (*1)	
<i>Adult Specialty Store</i>				• (*1)	
<i>Adult Video Store</i>				• (*1)	
<i>Body Rub Parlour</i>				• (*1)	
Other Non-Residential Uses					
<i>Animal training facility</i>			• (*2)	• (*3)	
<i>Aggregate recycling facility</i>				• (*4)	•
<i>Agricultural operation</i>					•
<i>Asphalt Batching Plant</i>					
<i>Bank</i>	• (*10)	•			
<i>Banquet Facility</i>		•			
<i>Building supply outlet</i>				• (*4)	
<i>Bulk fuel depot</i>				• (*1)(*4)	
<i>Bulk propane storage depot</i>				• (*1)(*4)	
<i>Cannabis Production and Processing Facility</i>		• (*12)	• (*12)	• (*12)	• (*12)(*14)
<i>Commercial School-- Skill</i>		•	•	•	
<i>Commercial School-- Trade / Profession</i>		•	•	•	
<i>Commercial storage facility</i>				• (*4)	
<i>Concrete Batching Plant</i>				• (*4)	
<i>Conservation use</i>					•

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 232.3m², 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: