



BUILDING INFORMATION

SUITE SIZE

106,846

AVAILABILITY

January 1, 2026

TYPE

Industrial

LIGHTING

LED Lighting Throughout

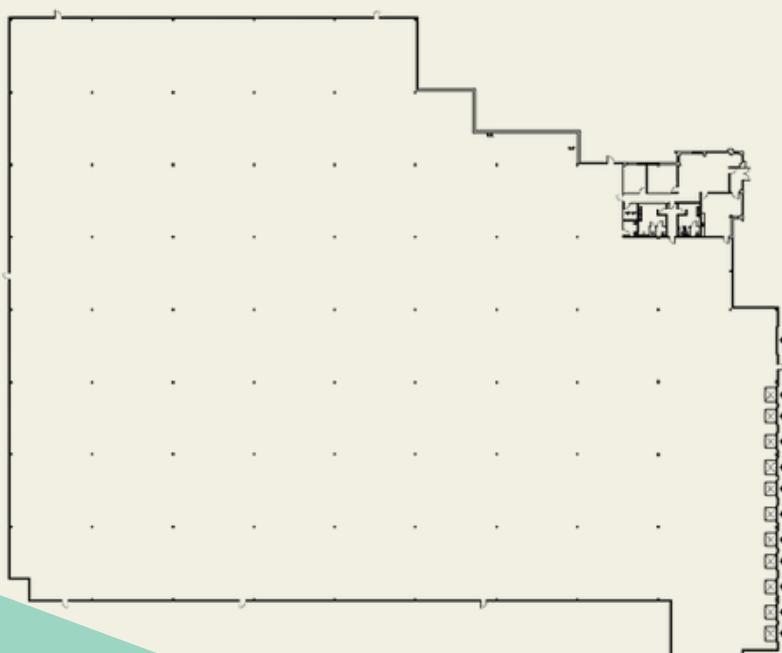
SUITE NOTES

- 2% Office Space
- Typical Column Grid
36'4 ft x 40'7 ft
- Two Bays of Natural Lighting
within the Warehouse
- Front-Load Facility
- Dedicated Warehouse Entrance
- Building Highway Signage Available

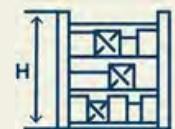
LOCATION PLAN



LAYOUT PLAN



CLEAR HEIGHT



32'

DRIVE-IN DOOR(S)



1

DOCK LEVEL DOOR(S)



11

TRANSIT INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario

DRIVE TIMES TO KEY LOCATIONS

Milton GO Station: 10-12 minutes.

DRIVE TIMES TO MAJOR HIGHWAYS

Highway 401: 5-7 minutes.

Highway 407 (ETR): 10-12 minutes.

Highway 403: 20-25 minutes.

QEW (Queen Elizabeth Way): 25-30 minutes.



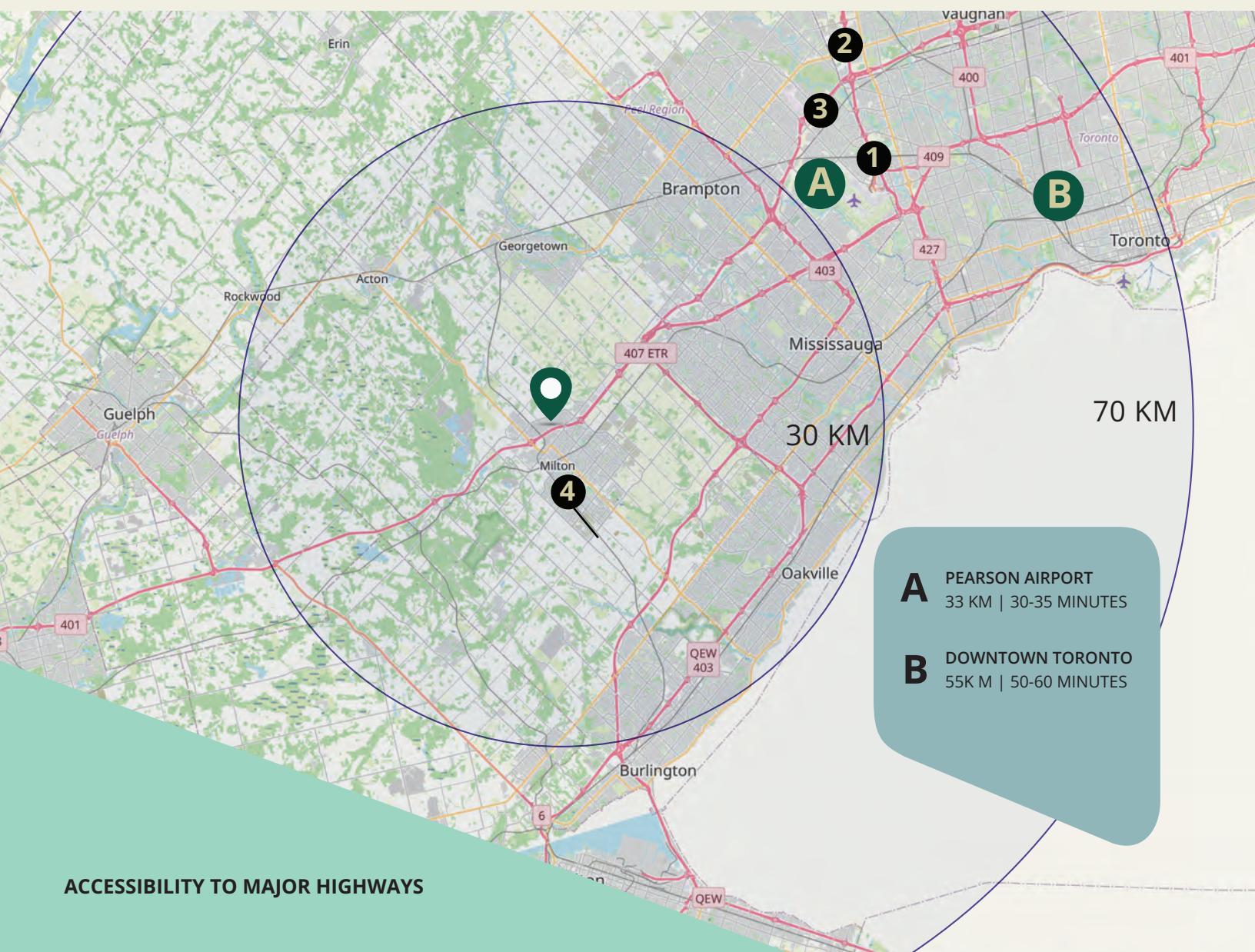
DRIVE TIMES INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



DRIVE TIMES TO THE TERMINALS

- 1 CN INTERMODAL TERMINAL (MALPORT)
Drive Time: 25-35 minutes.
- 2 CPKC RAILWAY: VAUGHAN INTERMODAL TERMINAL
Drive Time: 34-45 minutes.
- 3 CN RAIL BRAMPTON YARD
Drive Time: 25-30 minutes.
- 4 MILTON LOGISTICS HUB (future)
Drive Time: 10-17 minutes.



DEMOGRAPHICS INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



POST-SECONDARY DEGREE HOLDERS



64%

with a post-secondary Education

POPULATION



WORKFORCE PARTICIPATION



75.8%

LABOUR FORCE PARTICIPATION

MEDIAN HOUSEHOLD INCOME



\$126,000

AMENITIES INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



- Holiday Inn Express & Suites Milton by IHG
- Best Western Milton
- Home2 Suites by Hilton

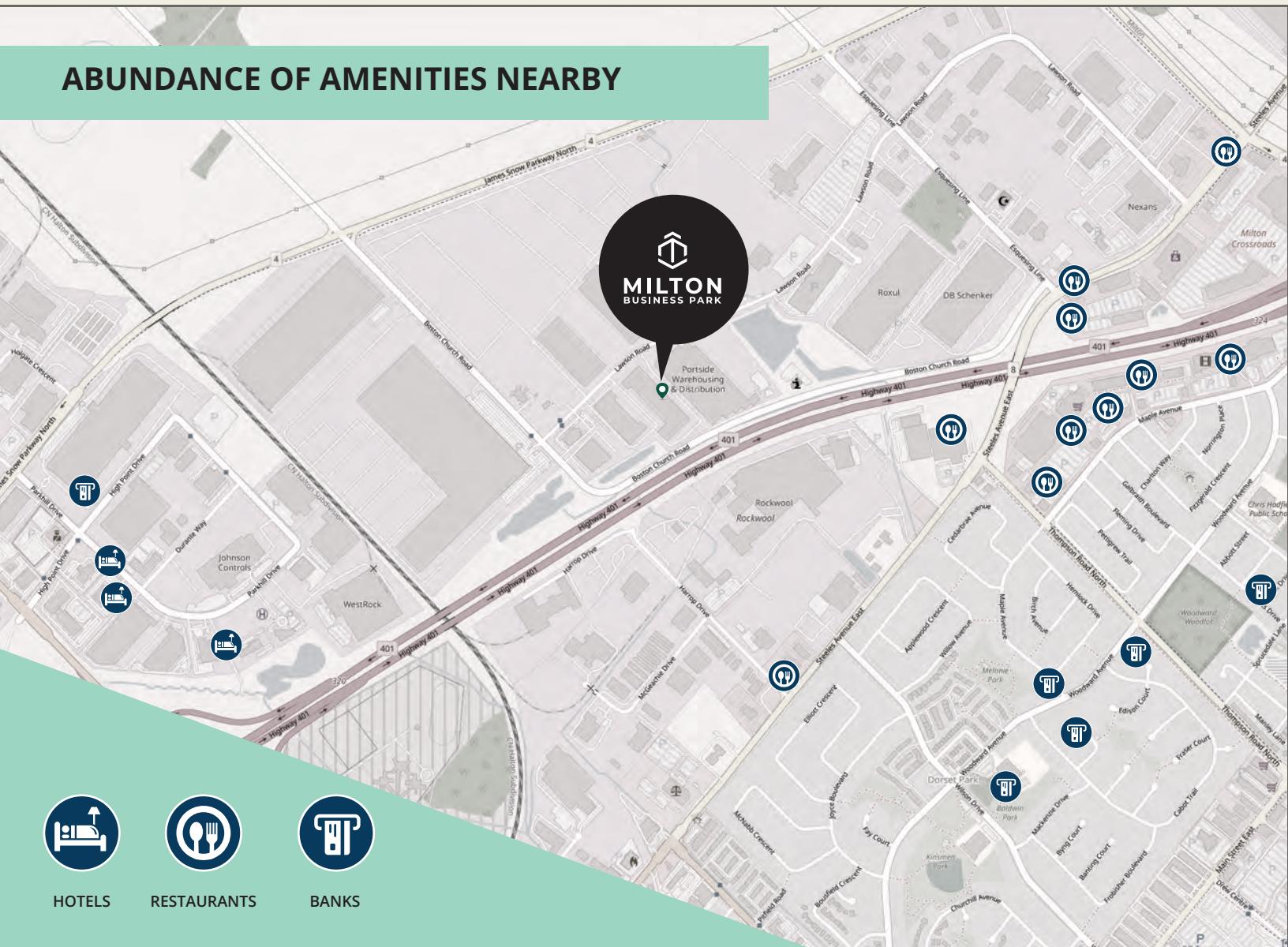


- Tim Hortons
- Turtle Jack's
- Popeyes Louisiana
- Oh Bombay
- Swiss Chalet
- Sunset Grill
- Lone Star Texas Grill



- CIBC Bank
- RBC Royal Bank
- Scotiabank
- BMO Bank
- TD Canada Trust

ABUNDANCE OF AMENITIES NEARBY



HOTELS



RESTAURANTS



BANKS



Get more information

IAN FLEMINGTON

Director, Leasing | Broker

GWL REALTY ADVISORS INC., BROKERAGE
1 City Centre Drive, Suite 300, Mississauga, ON, L5B 1M2
T: 905.281.4283 | C: 416.356.6674

ian.flemington@gwlra.com
gwlraleasing.com

