

# 4.82 acres - Vacant Industrial Land

Get more information:

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Platinum member



## Property Details

<b>Lot Size</b>	4.82 acres
<b>Secured</b>	Fenced
<b>Hydro</b>	Available
<b>Occupancy</b>	Immediate
<b>Asking SALE Price</b>	<b>\$25,000,000</b>
<b>Asking LEASE Rate</b>	<b>\$17,500 /month NET</b>
<b>Realty Tax (2023)</b>	\$53,654.30 per annum
<b>Zoning</b>	M2 - General Industrial
<b>Legal Description</b>	Block 16 Plan 20M952 Milton
<b>Roll # (ARN)</b>	240905000247298
<b>PIN</b>	249760063

## Property Highlights

- Vacant Land located in Milton's 401 Industrial Business Park
- Corner property- Exposure and signage on Highway 25 & James Snow Parkway
- Graded & graveled with recycled asphalt
- Fully secured yard with fence
- Great user/development opportunity
- Zoning permits Outside Storage
- Site suitable for trailer parking /storage
- Excellent access Highway 401, 1 km drive

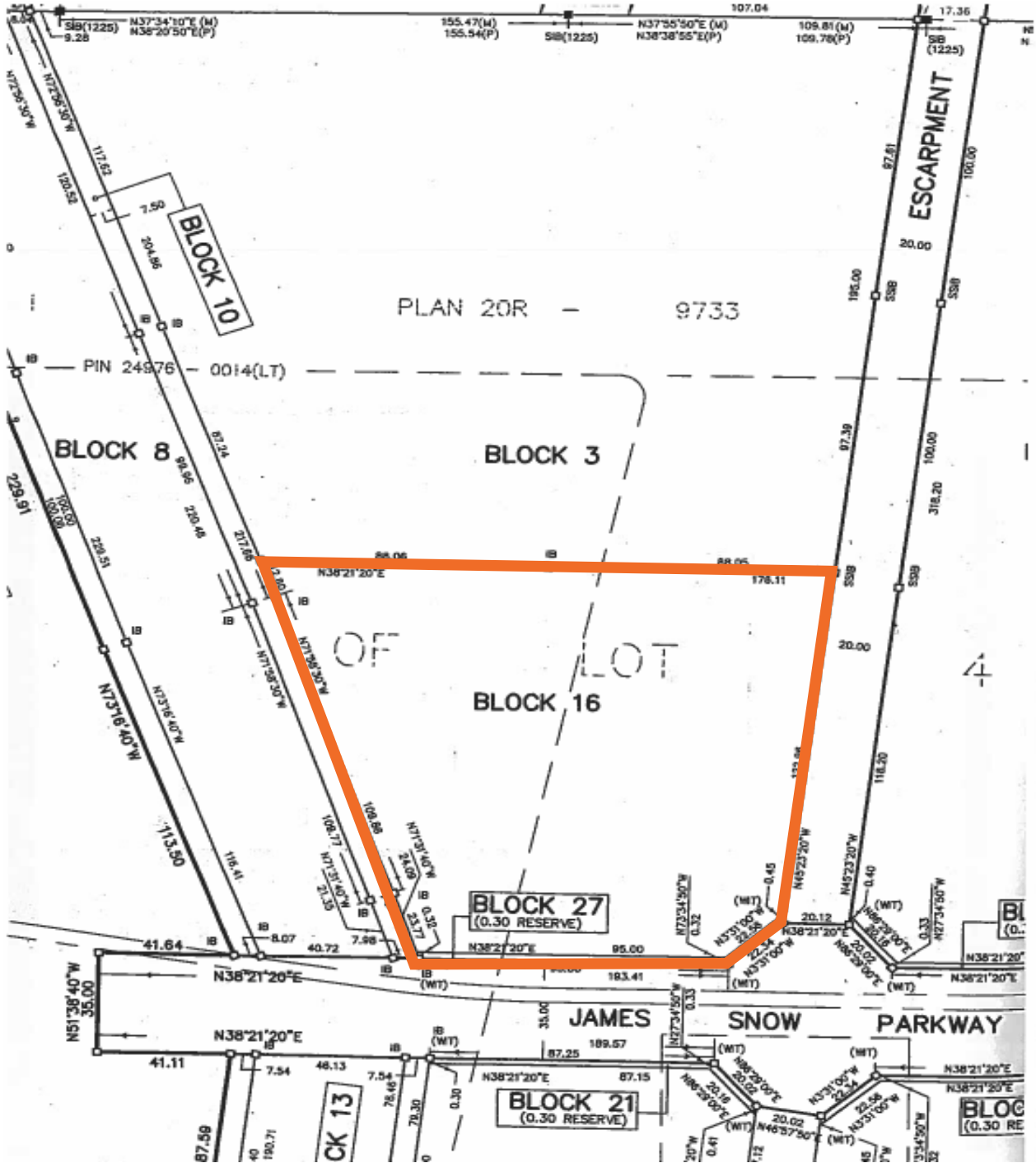
# Location Map

Block 16 Escarpment Way, Milton ON

4.82 acres | For Sale or Lease

Vacant Industrial Land

**OUTSIDE STORAGE | INDUSTRIAL USES | TRAILER PARKING**



# Zoning

Block 16 Escarpment Way, Milton ON

4.82 acres | For Sale or Lease

Vacant Industrial Land

## M2 - General Industrial - Employment Zone

The following uses are permitted in a General Industrial Zone in accordance with specific provisions and/or conditions, as outlined the Town of Milton's zoning by-law:

### Permitted Uses

- Adult entertainment parlour
- Adult specialty store
- Adult video store
- Body rub parlour
- Animal training facility
- Aggregate recycling facility
- Building supply outlet
- Bulk fuel depot
- Bulk propane storage depot
- Cannabis production facility
- Cannabis processing facility
- Commercial school – Skill
- Commercial school – Trade / Profession
- Commercial storage facility
- Concrete batching plant
- Contractor's yard
- Dog daycare
- Dry cleaning establishment
- Equipment sales and rental
- Food bank
- Industrial use
- Monument sales shop
- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental agency
- Motor vehicle repair garage
- Motor vehicle washing establishment
- Office use
- Outdoor storage use
- Private transit depot
- Recycling facility
- Research & Technology use
- School, Adult education
- Service and repair shop
- Towing yard
- Transportation terminal
- U-Brew establishment
- Veterinary clinic- Small/Large animal
- Veterinary hospital, Small animal
- Warehouse/distribution centre

### LEGEND

- Office Node Zone (C1-E)
- Secondary Mixed Use Commercial Zone (C2)
- Local Commercial Zone (C3)
- Central Business District Secondary Commercial Zone (CBD-B)
- Urban Growth Centre Mixed Use Zone (UGC-MU)
- Urban Growth Centre Mixed Use Zone 2 (UGC-MU-2)
- Innovation District Mixed Use Zone (ID-MU)
- Minor Institutional Zone (I-A)
- Major Institutional Zone (I-B)
- Institutional Major Zone Special (I-B-SP)
- Institutional Campus Zone (I-C)
- Open Space Zone (OS)
- Open Space - Storm Water Management Zone (OS-2)
- Natural Heritage System Zone (NHS)
- Major Commercial Zone (MC)
- Auto Commercial Zone (C5)
- Business Commercial Zone (C6)
- Prestige Office Zone (EMP1)
- Employment Zone (EMP-2)
- Future Development Zone (FD)
- Business Park Zone (M1)
- General Industrial Zone (M2)
- Medium Density Residential I Zone (RMD1)
- Medium Density Residential II Zone (RMD2)
- High Density Residential (RHD)
- Residential Office Zone (RO)
- Milton Education Village Medium Density Residential I Zone (MEV-RMD1)
- Milton Education Village Medium Density Residential I Zone (MEV-RMD2)
- High Density Residential I (RHD1)
- Low Density Residential I (RLD1)
- Low Density Residential Zone II (RLD2)
- Low Density Residential Zone III (RLD3)
- Low Density Residential Zone IV (RLD4)
- Low Density Residential Zone V (RLD5)
- Low Density Residential Zone VI (RLD6)
- Low Density Residential Zone VII (RLD7)
- Niagara Escarpment Development Control Area
- Special Provisions, Holding Provisions, Temporary Use Zones, and Interim Control
- Site Specific Zone
- Urban Growth Centre
- Central Business District

