

FOR LEASE

8223 LAWSON ROAD, UNIT 2&3
MILTON, ONTARIO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL CONDO



Lot Size
1.82 ACRES



Building Area
3,500 SF



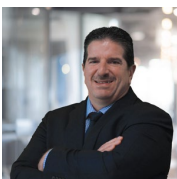
Shipping
2 Drive-In



Clear Height
26'



Zoning
M2



Anthony Cutrara*
Senior Vice President, Principal
acutrara@lee-associates.com
416.735.7400

Local Expertise. International Reach. World Class.

*Sales Representative

 leetoronto.com

DETAILS

8223 LAWSON ROAD, UNIT 2&3
MILTON, ONTARIO



AT A GLANCE

Intersection	Esquesing Line & James Snow Parkway
Lot Size	Total: 1.82 Acres Frontage: 390 ft. Depth: 189 ft.
Building Size	Total: 3,500 sf Office: 10% Warehouse: 90%
Building Dimension	Width: 48 ft. Length: 74 ft.
Clear Height	26'
Shipping	2 Drive-In Doors • 12ft. x 16ft.
Sprinkler	Yes

HVAC	Warehouse: Gas Box Heater Office: Electric Baseboard
Private Room	<ul style="list-style-type: none">• Private Office• 1 Bathroom
Power	600 Volt / 400 Amp 3Phase
Lighting	LED
Zoning	M2 – General Industrial
T.M.I.	\$8.18 per sf (2026)
Asking Rate	\$21.00 Net Per SF.

Anthony Cutrara*

Senior Vice President, Principal
acutrara@lee-associates.com
416.735.7400

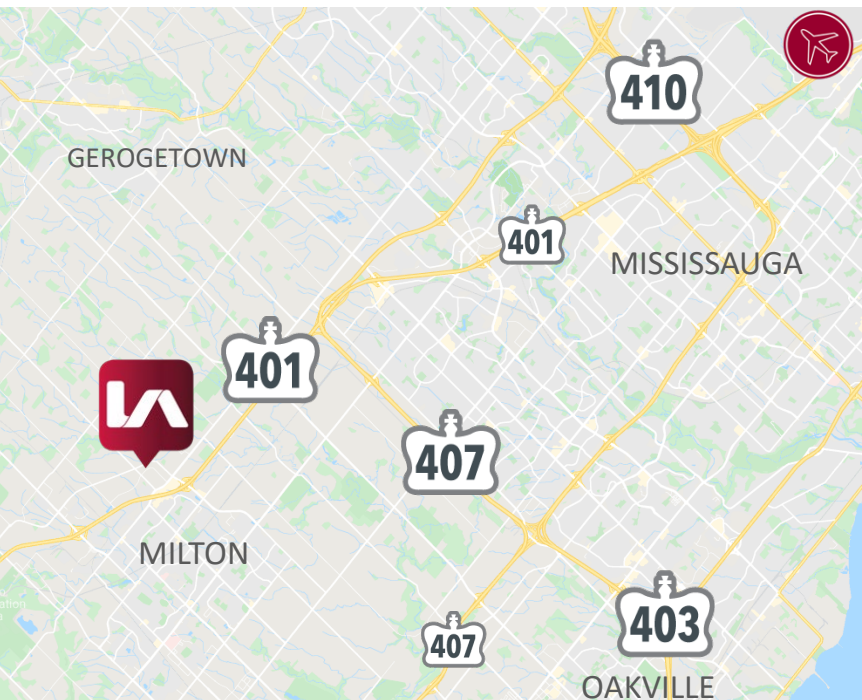
Lee & Associates Commercial Real Estate Inc., Brokerage

2550 Matheson Blvd E, Suite 126
Mississauga, ON L4W 4Z1




LOCATION

8223 LAWSON ROAD, UNIT 2&3
MILTON, ONTARIO



DRIVING DISTANCES

	1.8 km 2 min		Pearson Intl. Airport: 31.6 km 23 min
	14.9 km 12 min		CN Intermodal Brampton: 30 km 32 min
	21.1 km 16 min		CP Intermodal Vaughan: 42.7 km 35 min
	22.7 km 15 min		
	34.7 km 23 min		

Anthony Cutrara*

Senior Vice President, Principal
acutrara@lee-associates.com
416.735.7400

Lee & Associates Commercial Real Estate Inc., Brokerage

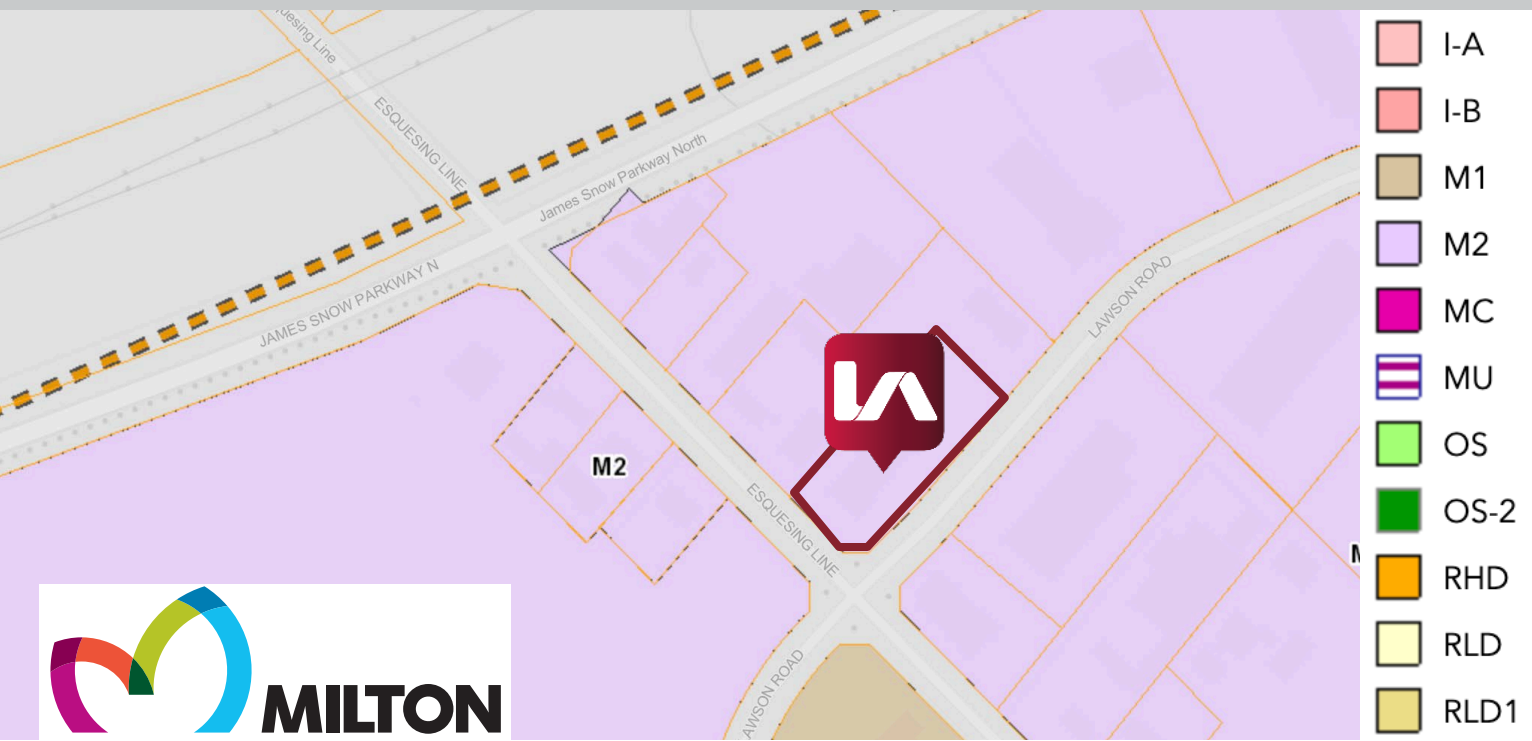
2550 Matheson Blvd E, Suite 126
Mississauga, ON L4W 4Z1

leetoronto.com



DESIGNATIONS

8223 LAWSON ROAD, UNIT 2&3
MILTON, ONTARIO



PERMITTED USES – GENERAL INDUSTRIAL

- Aggregate Recycling Facility
- Building Supply Outlet
- Bulk Fuel Depot
- Bulk Propane Storage Depot
- Commercial School – Skill
- Commercial School – Trade/Profession
- Commercial Storage Facility
- Concrete Batching Plant
- Contractor's Yard
- Dry Cleaning Establishment
- Equipment Sales and Rental
- 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
- Outdoor Storage Use
- Private Transit Depot
- Recycling Facility
- Research & Technology Use
- Service and Repair Shop
- Towing Yard
- Transportation Terminal
- U-Brew Establishment
- Veterinary Clinic – Small/Large Animal
- Warehouse/Distribution Centre

Anthony Cutrara*

Senior Vice President, Principal
acutrara@lee-associates.com
416.735.7400

Lee & Associates Commercial Real Estate Inc., Brokerage

2550 Matheson Blvd E, Suite 126
Mississauga, ON L4W 4Z1

 leetoronto.com

