



# FOR SALE

13265 STEELES AVENUE & 8029 HORNBY ROAD,  
HALTON HILLS, ON

21.7 ACRES | INDUSTRIAL DEVELOPMENT LAND

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is pleased to present a combined 21.7-acre industrial land opportunity across two contiguous parcels located at 13265 Steeles Avenue and 8029 Hornby Road in Halton Hills. The offering provides scale within the Premier Gateway Employment Area, with frontage along Steeles Ave (±577') and Hornby Rd (±315').

The site includes a combination of developable land, with environmental constraints and required stormwater infrastructure. The net developable area is approximately 14.36 acres subject to engineering and approvals. Current servicing includes municipal water and sanitary along both roadways. The site is well located for premium industrial development and investment.

PROPERTY DETAILS:	8029 HORNBY ROAD	13265 STEELES AVENUE
PINS	25025-0051	25025-0191
TOTAL LAND SIZE	7.26 Gross Acres Fully Developable	14.44 Gross Acres ± 7.1 Acres Net Developable
TOTAL DEVELOPABLE	±14.36 Developable Acres	
ZONING	D- Development Pending ZBA to M7 - Prestige Industrial	D - Development RU - EMP (H1)
OFFICIAL PLAN	Phase 1B Employment	Phase 1B Employment
SECONDARY PLAN	Premier Gateway Employment Area Prestige Employment Industrial	Premier Gateway Employment Area Prestige Employment Industrial
SERVICING	Municipal Water and Sanitary	Municipal Water and Sanitary
TOPOGRAPHY	Flat, graded truck yard with environmental protection	Flat, graded truck yard with environmental protection
FRONTAGE	± 315' along Hornby Road	± 577' along Steeles Avenue
ASKING PRICE	\$1,475,000 / Developable Acre	\$1,475,000 / Developable Acre



PROPERTY IMAGES



AERIAL FACING NORTH



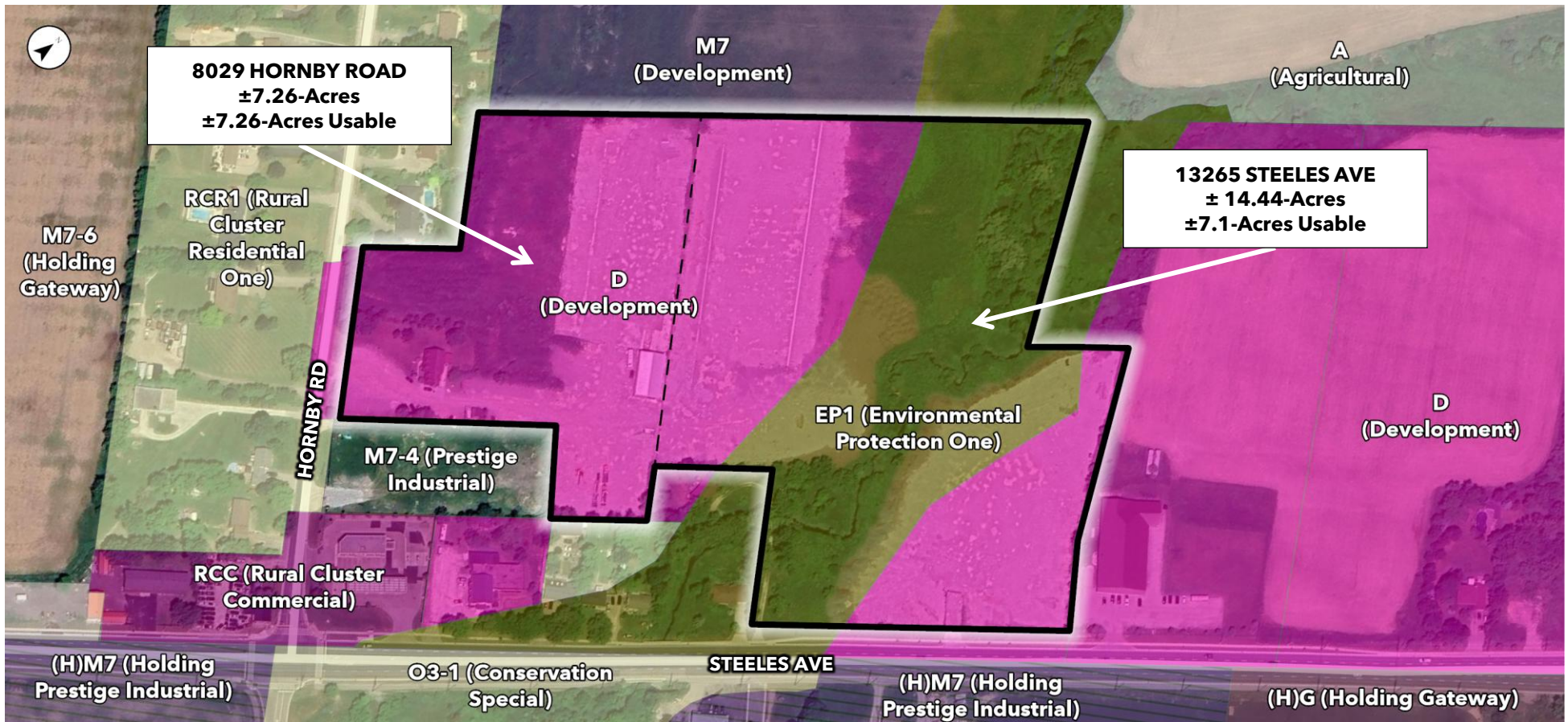
AERIAL FACING SOUTHWEST



AERIAL FACING SOUTHEAST

ZONING

8029 Hornby Road is currently in the advanced stage of the Zoning By-Law Amendment (ZBA) to M7 - Prestige Industrial. 13265 Steeles Avenue is designated Prestige Employment Industrial with a current D - Development zoning. The designation supports a wide range of future employment uses, including logistics, light manufacturing, warehousing, office, and research and development.



8029 HORNBY ROAD | CONCEPT SITE PLAN



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17th JULY 2024  
 NOT FOR CONSTRUCTION  
 ISSUED FOR 2ND  
 PRE-SUBMISSION REVIEW


2.	17 JULY 2024	ISSUED FOR 2ND PRE-SUBMISSION REVIEW	JH
1.	06 OCT 2023	ISSUED FOR 1ST PRE-SUBMISSION REVIEW	JH

No. Date Version Dwnl.  
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PROJECT:  
**PROPOSED WAREHOUSE AT 8029 Hornby Rd, Halton Hills, ON**

DRAWING TITLE:  
**FIRE ROUTE PLAN**

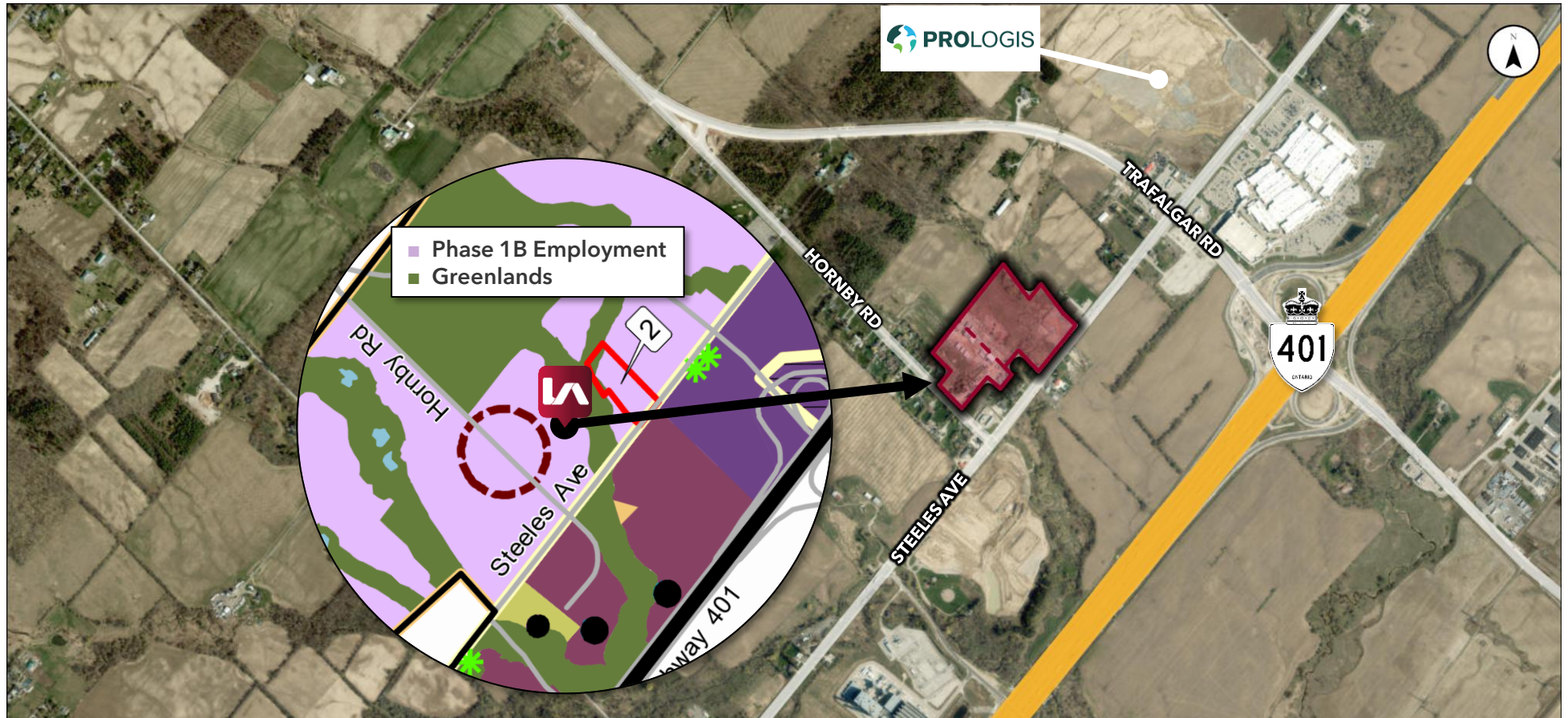
DRAWN BY: JH DATE: 25 MARCH 2022  
 CHECKED BY: NM SCALE: AS NOTED

PROJECT NO.: 22-29 DRAWING NO.: A-1.2

## PHASE 1B EMPLOYMENT FUTURE STRATEGIC EMPLOYMENT AREA

The property is designated Prestige Employment Industrial within the Premier Gateway Employment Area Secondary Plan and is identified as part of the Phase 1B Employment Area under the Town of Halton Hills Official Plan. These designations support a broad range of future employment uses including light manufacturing, logistics, warehousing, office, and research and development.

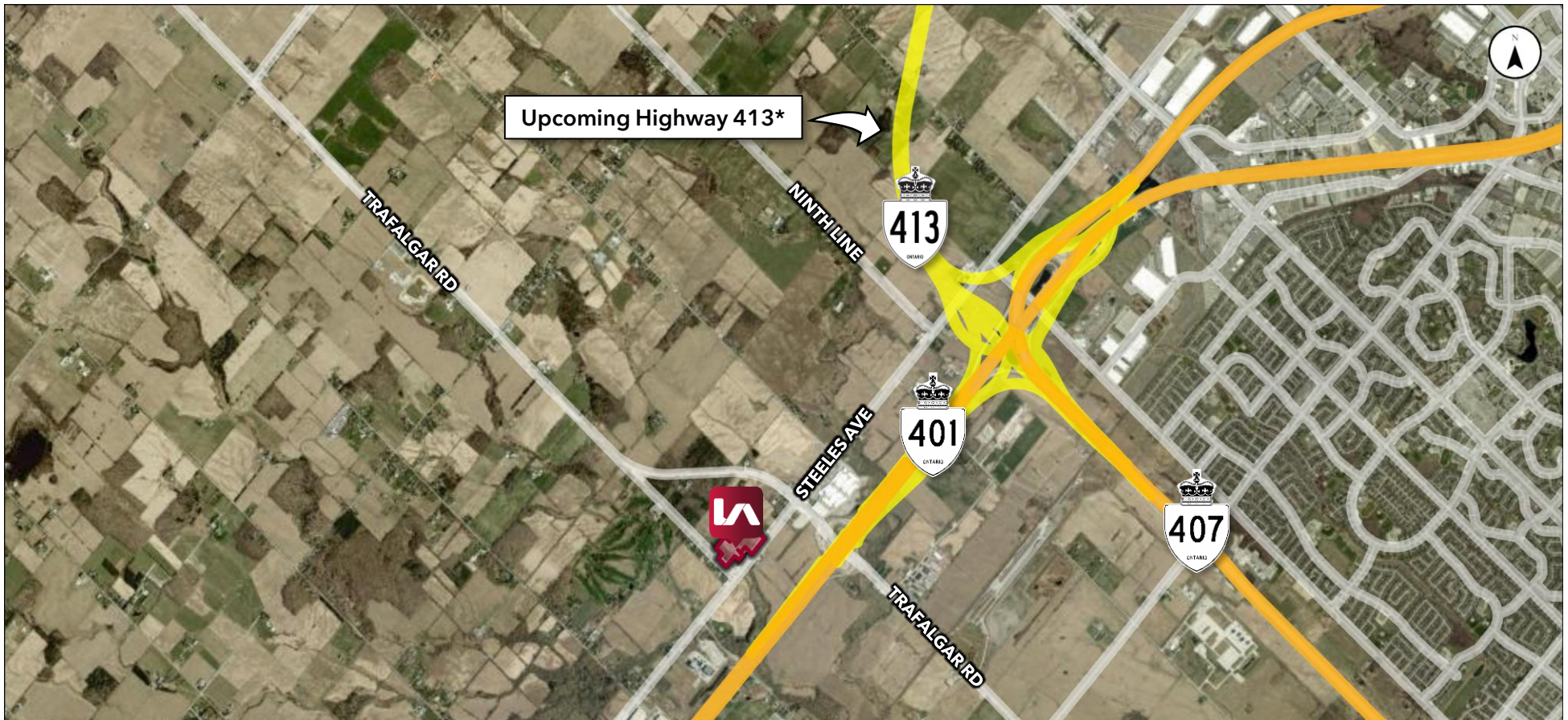
Prestige Employment policies emphasize high-quality urban design standards, particularly along major road frontages, and limit outdoor storage to screened areas not facing arterial roads. Truck and trailer parking is permitted only with appropriate setbacks and buffering. Development is subject to the implementing zoning by-law and may require a tertiary plan or detailed development concept.



## HIGHWAY 413 EXPANSION

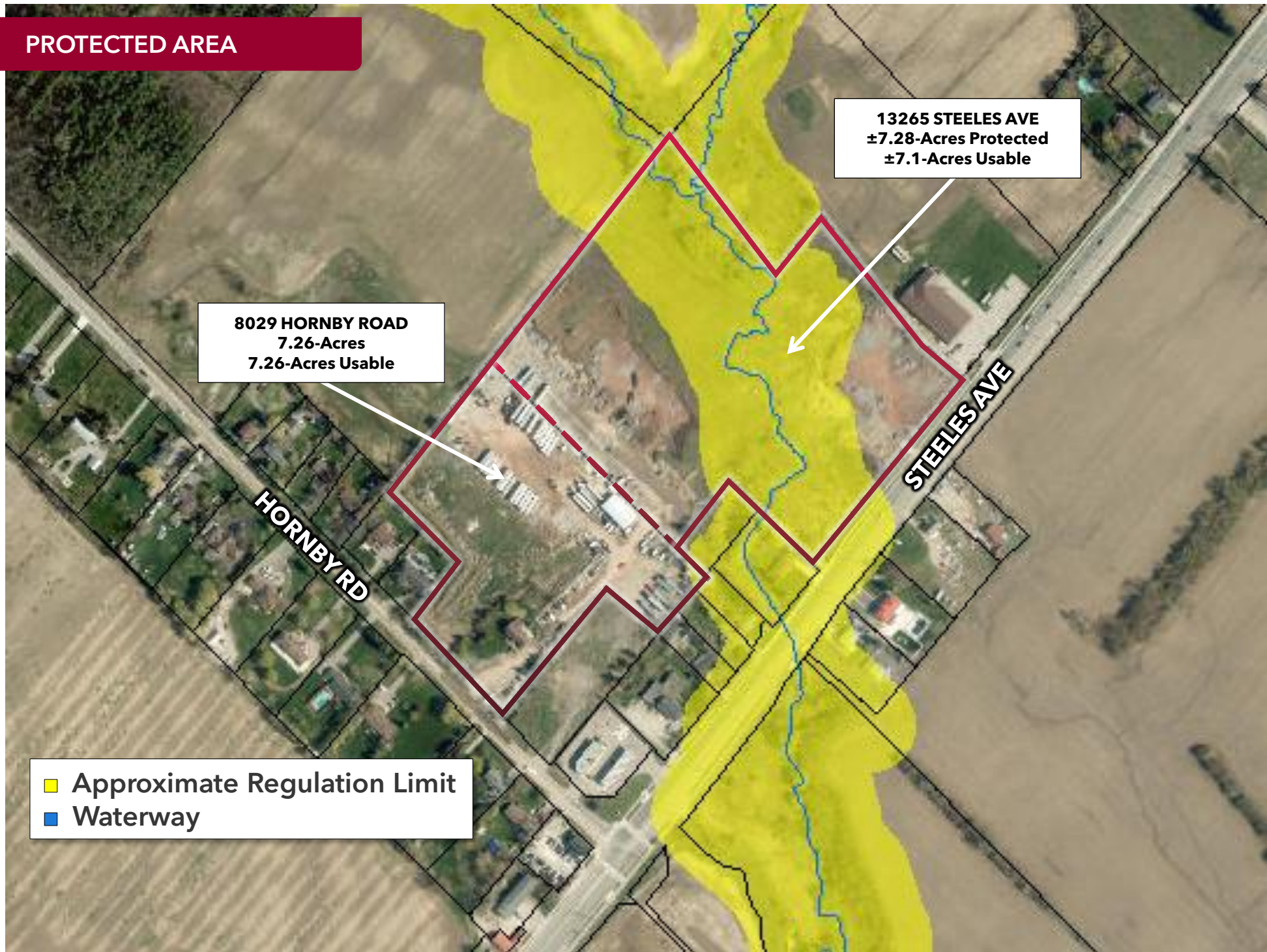
Highway 413 is a proposed 52 km transportation corridor through York, Peel, and Halton Regions, with extensions along Highways 410 and 427. The project will include multiple interchanges, service centers, carpool lots, EV charging stations, and a dedicated public transit route that is designed to ease congestion and support the Greater Toronto Area's growing population.

This highway infrastructure will enhance access to underserved communities, reduce commute times, and attract skilled labor and businesses to newly designated employment hubs.



*\*The accuracy of this map is based on the draft Preliminary Design, which is subject to change based on the assessment of environmental impacts being undertaken in accordance with the process set out in the Highway 413 Act.*

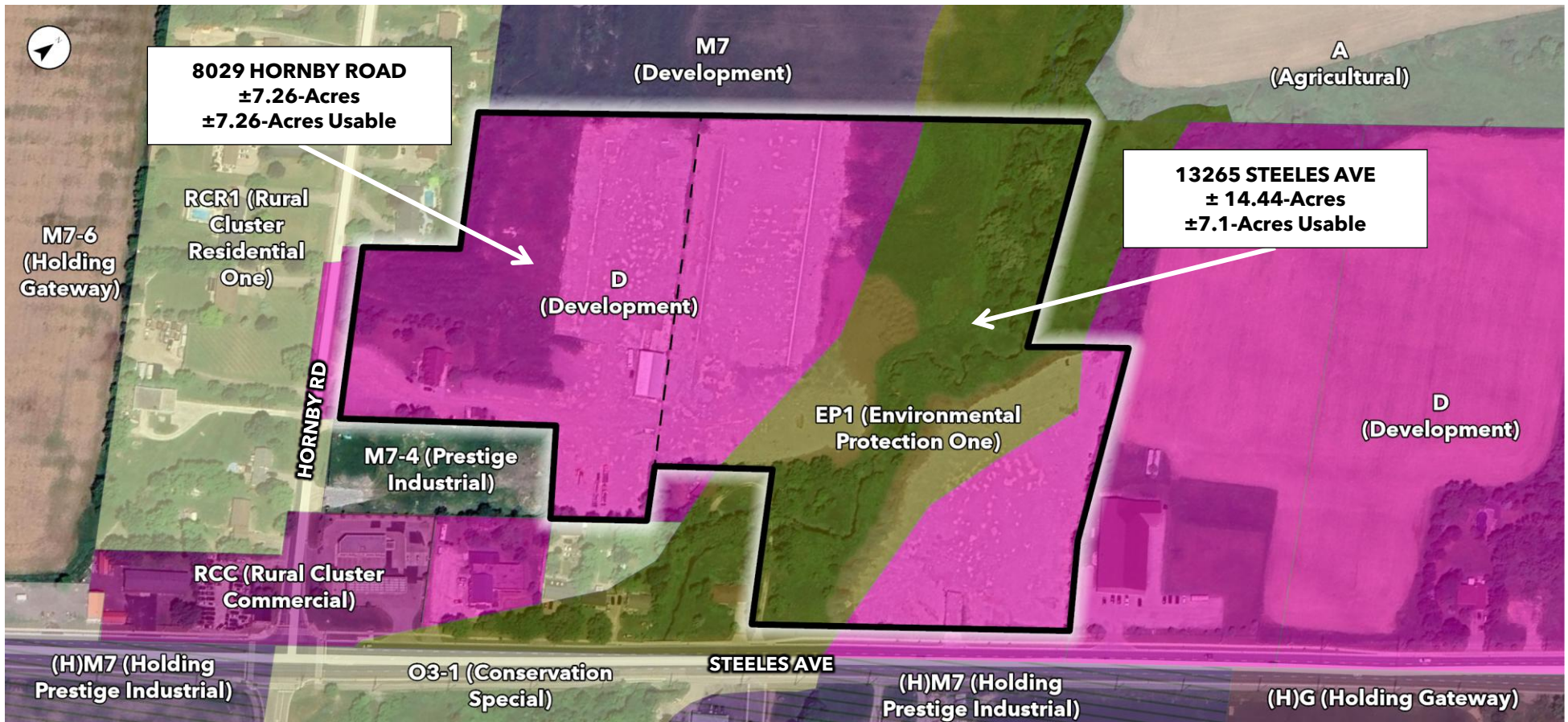
PROTECTED AREA



■ Approximate Regulation Limit  
■ Waterway

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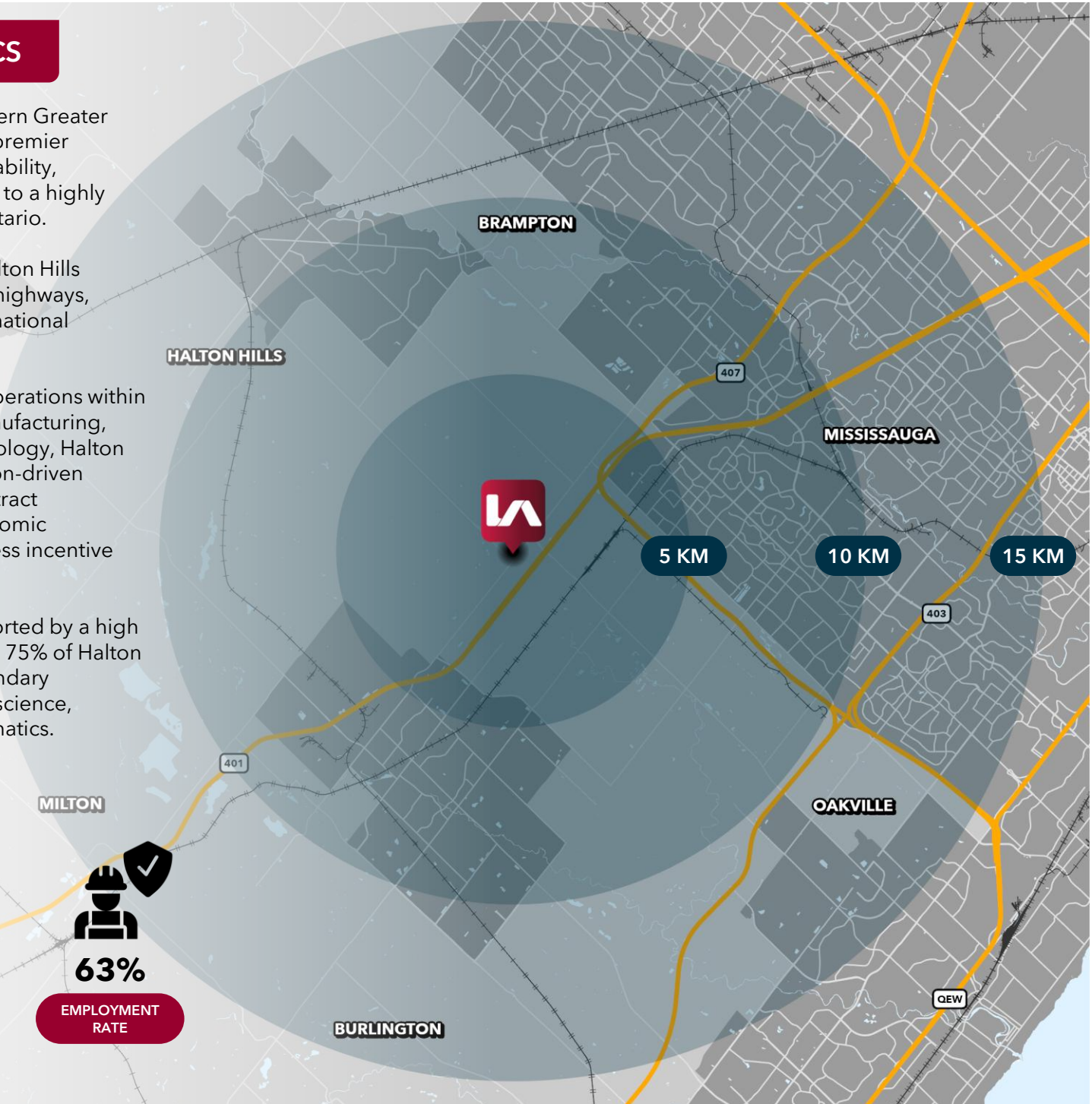
LABOUR & DEMOGRAPHICS

Strategically located within the western Greater Toronto Area, **Halton Hills** offers a premier location for businesses seeking scalability, multimodal connectivity, and access to a highly educated workforce in Southern Ontario.

Bordering Milton and Brampton, Halton Hills benefits from its proximity to major highways, railways, and Toronto Pearson International Airport.

With over 115 manufacturers and operations within key sectors including advanced manufacturing, agri-food, logistics, and clean technology, Halton Hills sustains a diverse and innovation-driven economy. The Town continues to attract investment through a strategic economic development framework and business incentive programs.

The regional talent pipeline is supported by a high level of educational attainment, with 75% of Halton Region residents holding post-secondary credentials and 20% specializing in science, technology, engineering, or mathematics.



62,951

TOTAL POPULATION



36,155

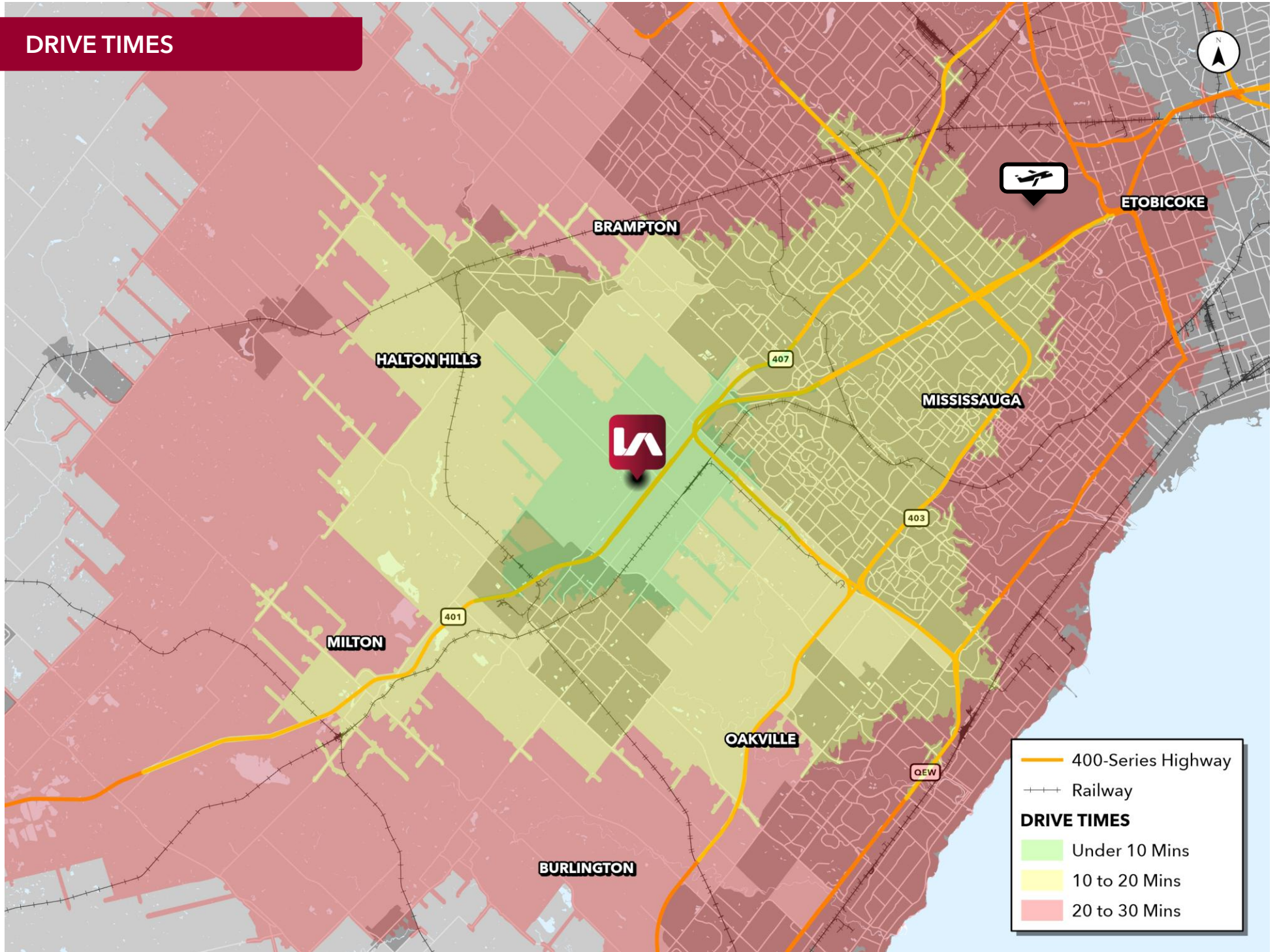
LABOUR FORCE



63%

EMPLOYMENT RATE

DRIVE TIMES





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