



# FOR LEASE

## 8095 LAWSON RD, MILTON, ONTARIO

**3 ACRES | CONTRACTOR/CONSTRUCTION YARD & TRAILER PARKING**

**Anthony Cutrara**

Senior Vice President, Principal

Sales Representative

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

 leetoronto.com

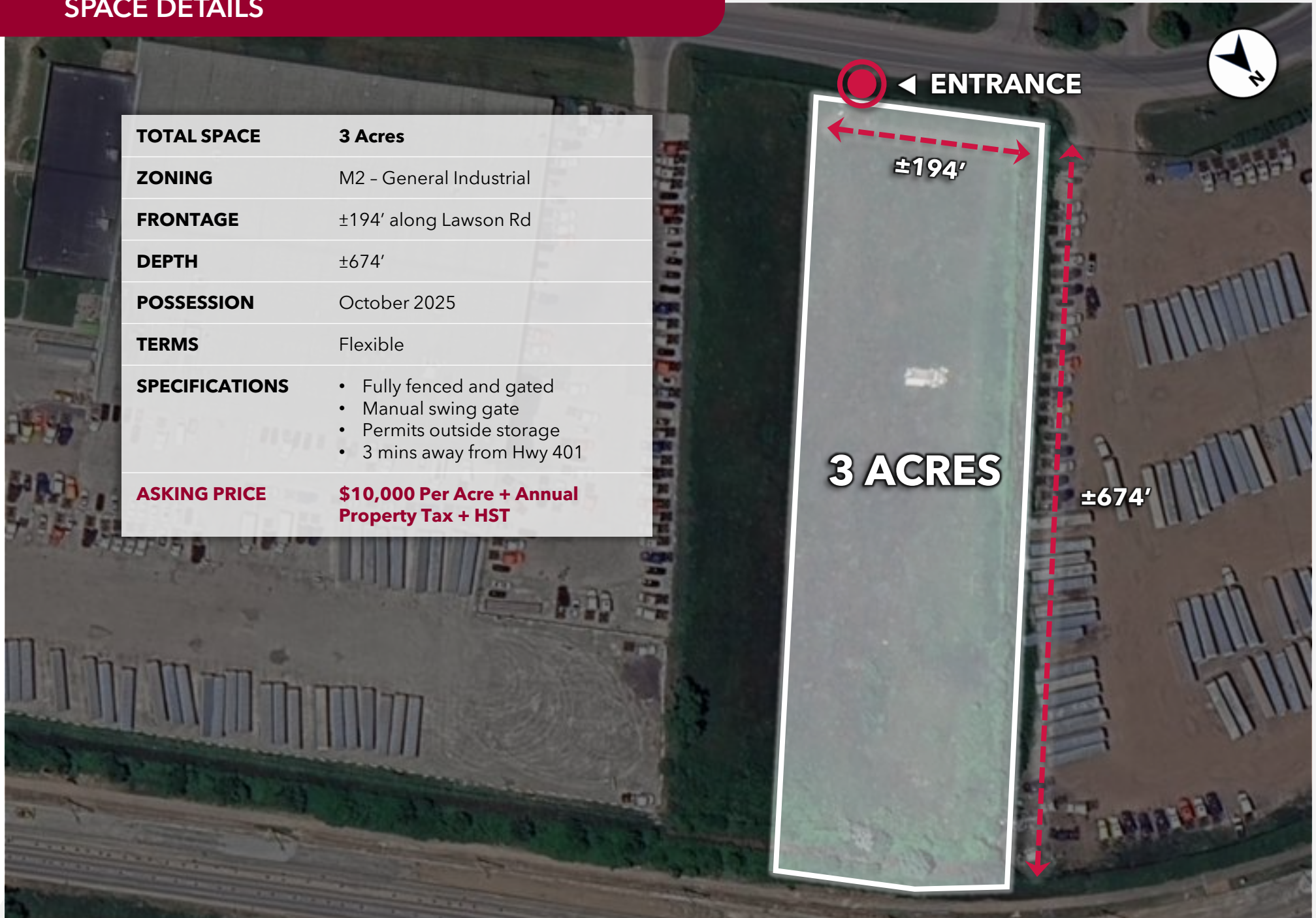
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## SPACE DETAILS

<b>TOTAL SPACE</b>	<b>3 Acres</b>
<b>ZONING</b>	M2 - General Industrial
<b>FRONTAGE</b>	±194' along Lawson Rd
<b>DEPTH</b>	±674'
<b>POSSESSION</b>	October 2025
<b>TERMS</b>	Flexible
<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"><li>• Fully fenced and gated</li><li>• Manual swing gate</li><li>• Permits outside storage</li><li>• 3 mins away from Hwy 401</li></ul>
<b>ASKING PRICE</b>	<b>\$10,000 Per Acre + Annual Property Tax + HST</b>



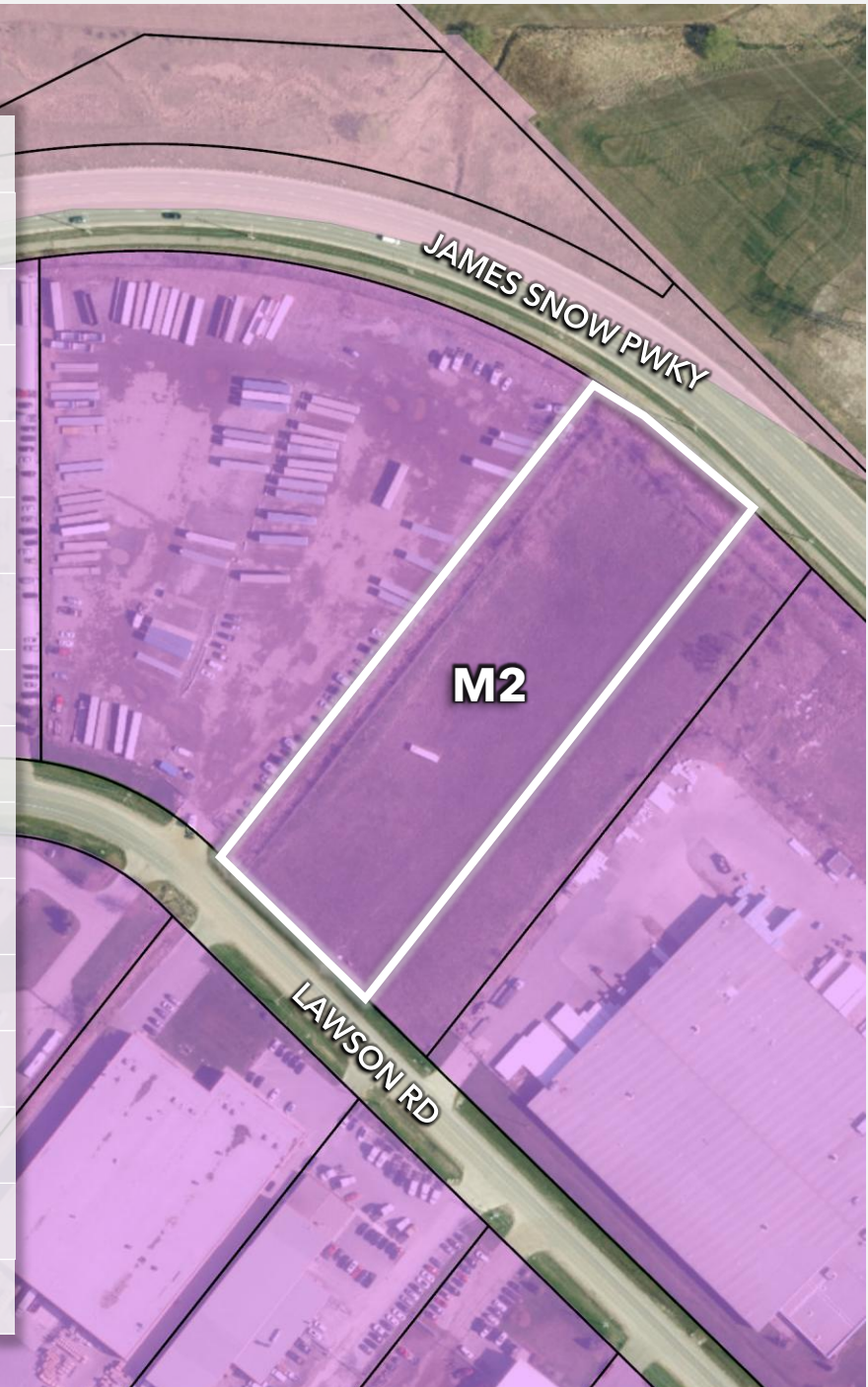


## ZONING - M2 (GENERAL INDUSTRIAL)

### PERMITTED USES

• Adult Entertainment Parlour*	• Contractor's Yard*	• Private Transit Depot
• Adult Specialty Store*	• Dog Daycare	• Recycling Facility*
• Adult Video Store*	• Dry Cleaning Establishment	• Research & Technology Use*
• Aggregate Recycling Facility*	• Equipment Sales and Rental*	• School, Adult Education
• Animal Training Facility*	• Food Bank	• Service and Repair Shop
• Body Rub Parlour*	• Industrial Use*	• Towing Yard
• Building Supply Outlet*	• Monument Sales Shop	• Transportation Terminal*
• Bulk Fuel Depot*	• Motor Vehicle Body Shop*	• U-Brew Establishment
• Bulk Propane Storage Depot*	• Motor Vehicle Dealership	• Veterinary Clinic - Large Animal
• Cannabis Production and Processing Facility*	• Motor Vehicle Rental Agency	• Veterinary Clinic - Small Animal
• Commercial School - Skill	• Motor Vehicle Repair Garage*	• Veterinary Hospital - Small Animal
• Commercial School - Trade / Profession	• Motor Vehicle Washing Establishment	• Warehouse / Distribution Centre*
• Commercial Storage Facility*	• Office Use*	
• Concrete Batching Plant*	• Outdoor Storage Use	

\*Please see [Milton's Comprehensive Zoning By-law](#) for additional details







LOCATION OVERVIEW

MILTON, ONTARIO DEMOGRAPHICS



132,979

TOTAL  
POPULATION



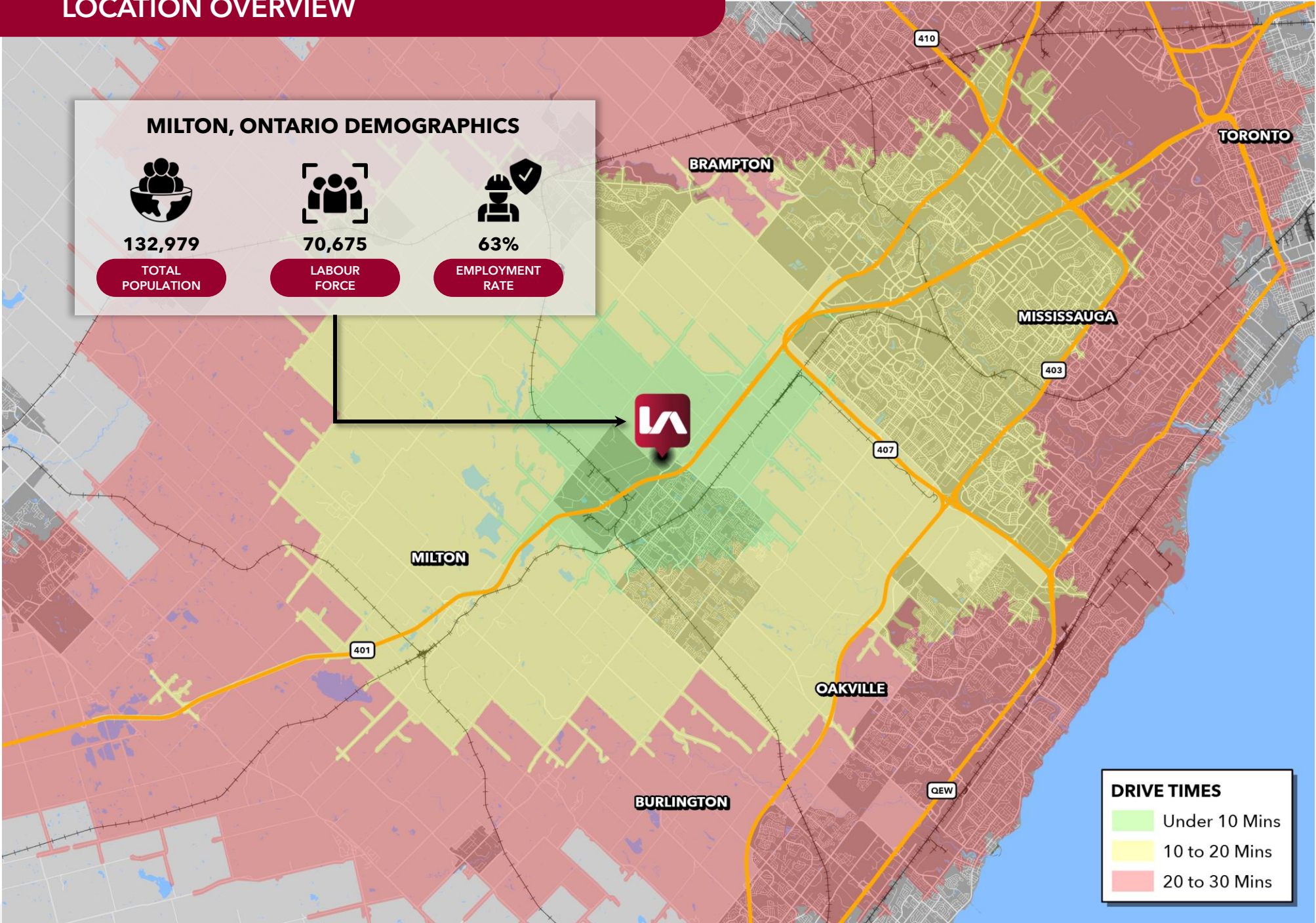
70,675

LABOUR  
FORCE



63%

EMPLOYMENT  
RATE



DRIVE TIMES

- Under 10 Mins
- 10 to 20 Mins
- 20 to 30 Mins





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