



FOR SALE

8029 HORNBY ROAD,
HALTON HILLS, ON

7.26 ACRES | INDUSTRIAL DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is excited to present a 7.26-acre industrial redevelopment opportunity located within Halton Hills’ Premier Gateway Employment Area. Designated Prestige Employment Industrial under the Secondary Plan and identified as part of the Phase 1B Employment Area in the Town’s Official Plan, the site is currently zoned D - Development, requiring future rezoning to permit employment uses.

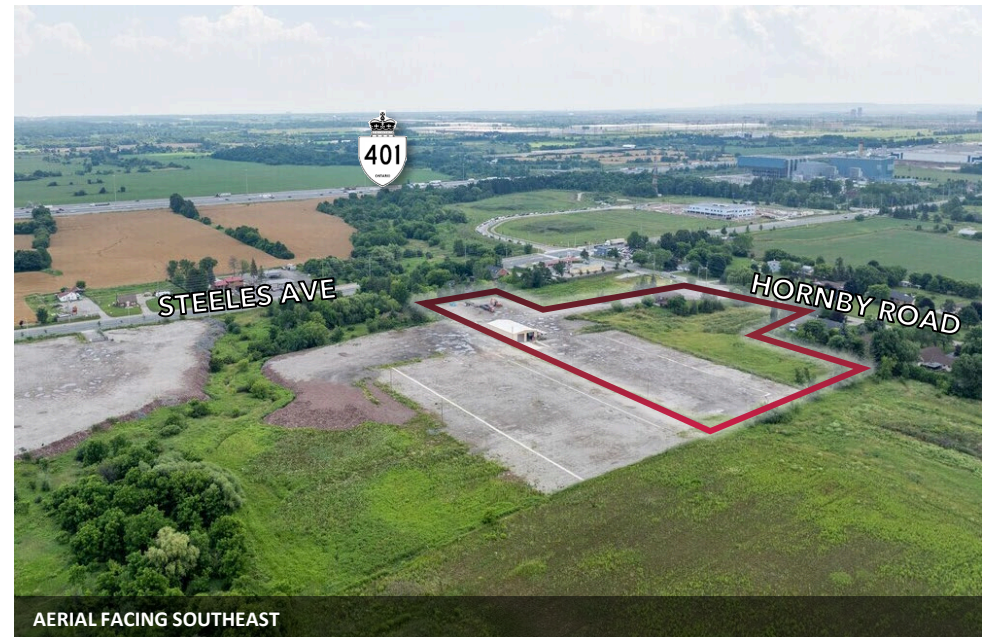
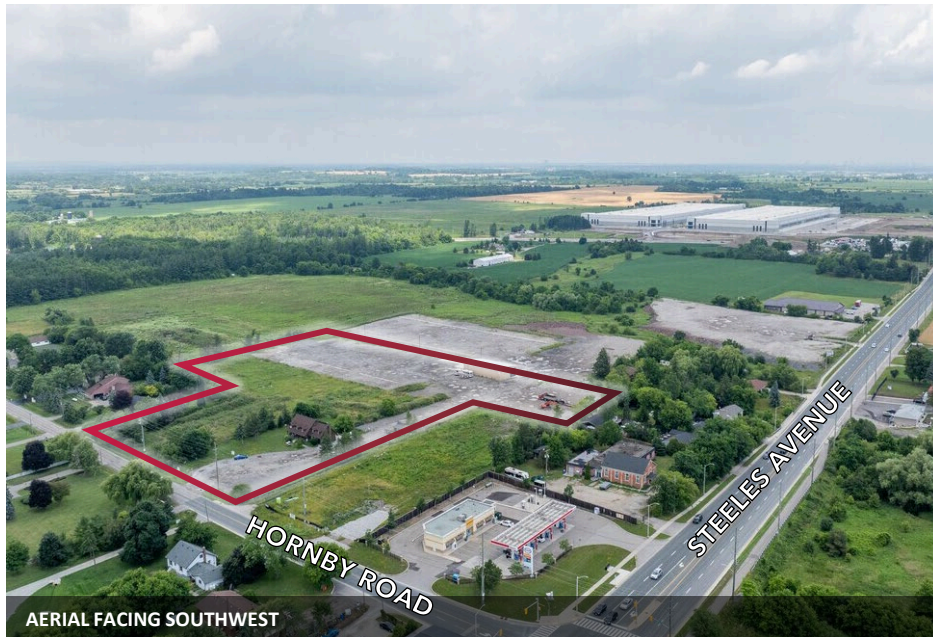
Positioned just off Steeles Avenue with direct access to Highways 401 and 407 via established arterial routes, the property is surrounded by major industrial users and logistics-focused infrastructure. This strategic location, combined with long-term redevelopment support and prestige employment land designation, makes the site ideal for forward-looking developers, end-users, and investors targeting the west GTA’s growing industrial market.

PROPERTY DETAILS:

PIN	25025-0051
TOTAL SIZE	7.26 Gross Acres
ZONING	D - Development
OFFICIAL PLAN	Phase 1B Employment
SECONDARY PLAN	Premier Gateway Employment Area Prestige Employment Industrial
SERVICING	Available along Hornby Road
TOPOGRAPHY	Flat, graded truck yard
FRONTAGE	± 315’ along Hornby Road
ASKING PRICE	\$1,800,000 / Net Developable Acre



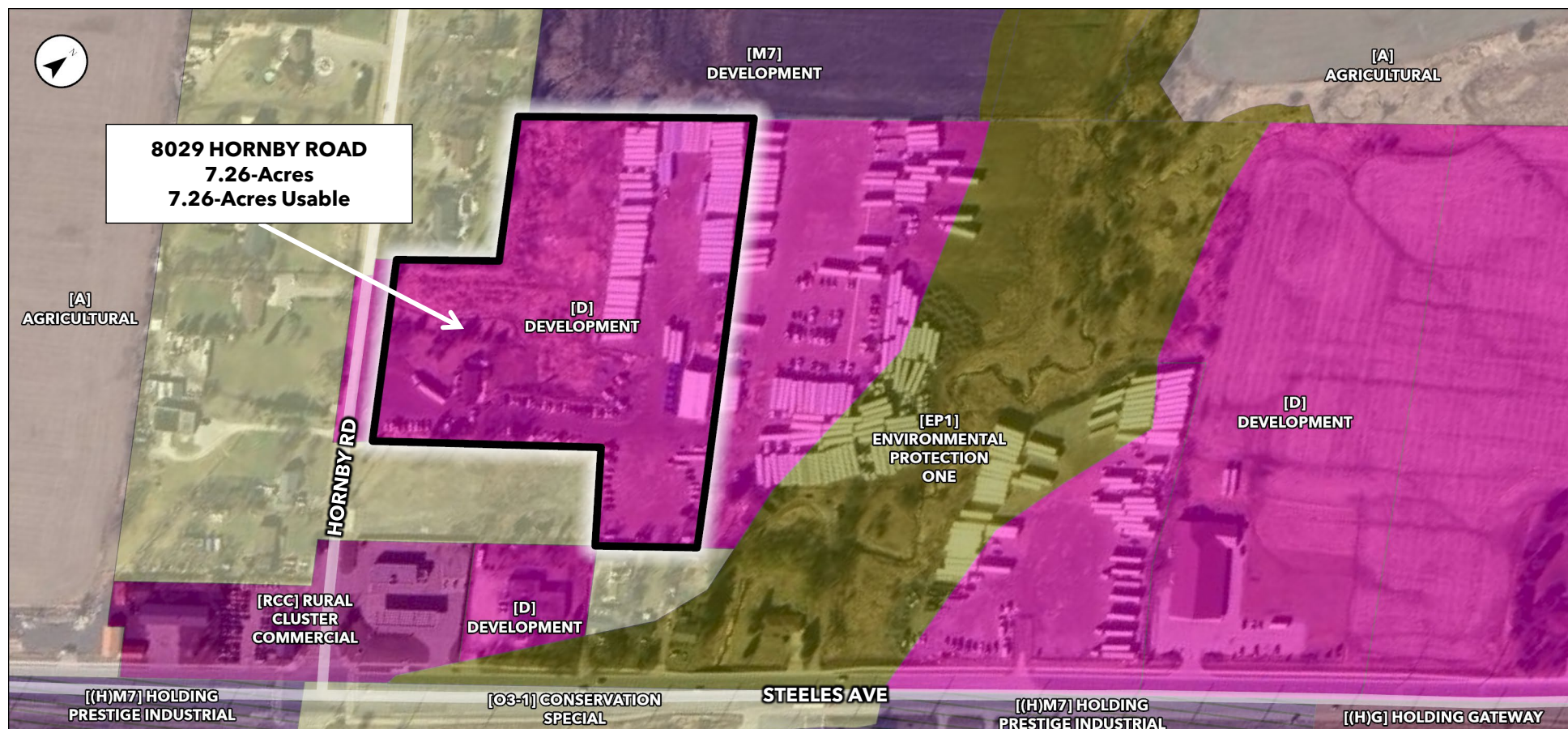
PROPERTY IMAGES



ZONING

The property is currently zoned D - Development and is located within the Premier Gateway Employment Area Secondary Plan. It is also designated as a Future Strategic Employment Area in the Town of Halton Hills Official Plan.

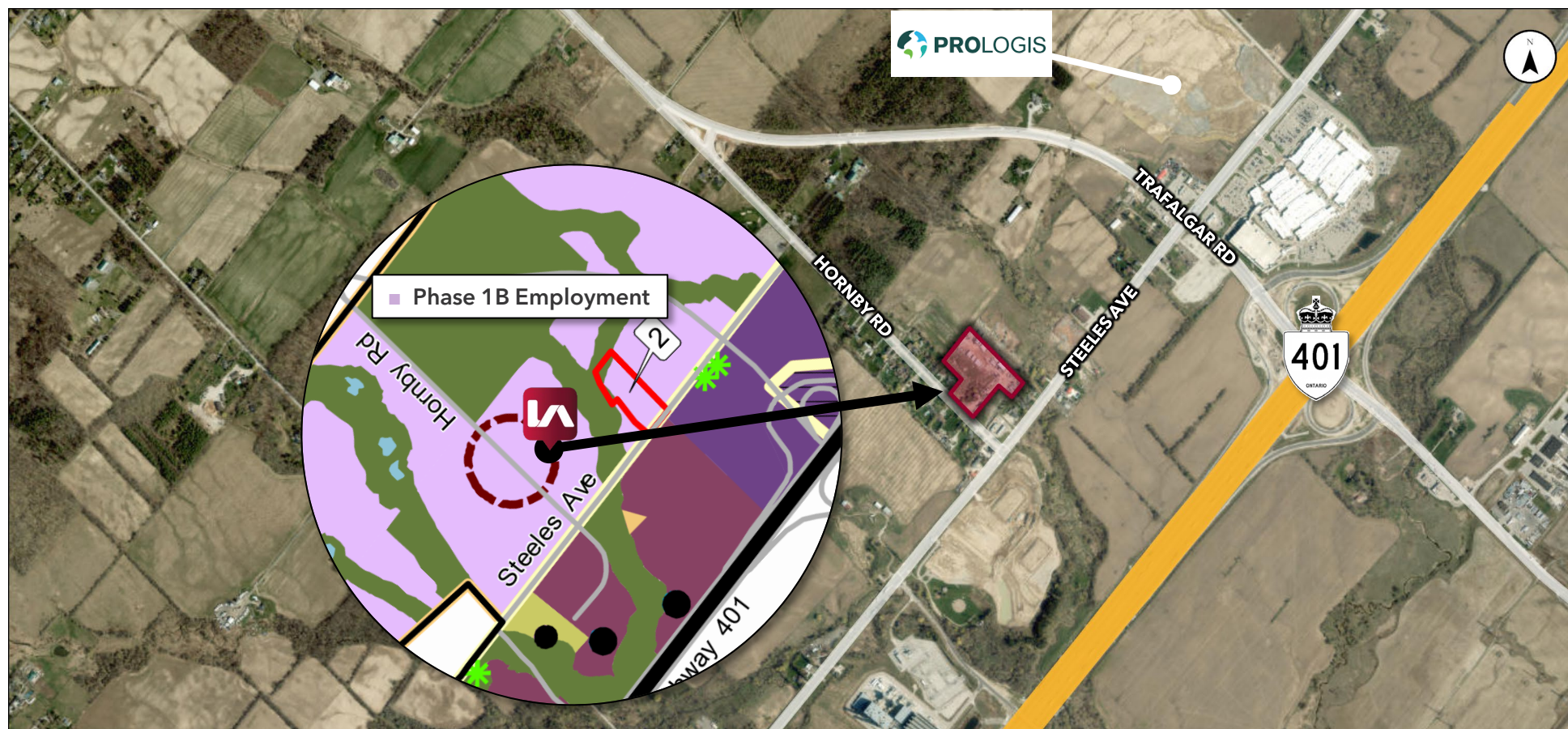
These policy designations support a broad range of future employment uses, including logistics, light manufacturing, warehousing, office, and research and development. Truck and trailer parking is permitted only under specific screening and setback conditions.



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. With 90% of the preliminary design completed, construction could begin as early as late 2025.



*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.

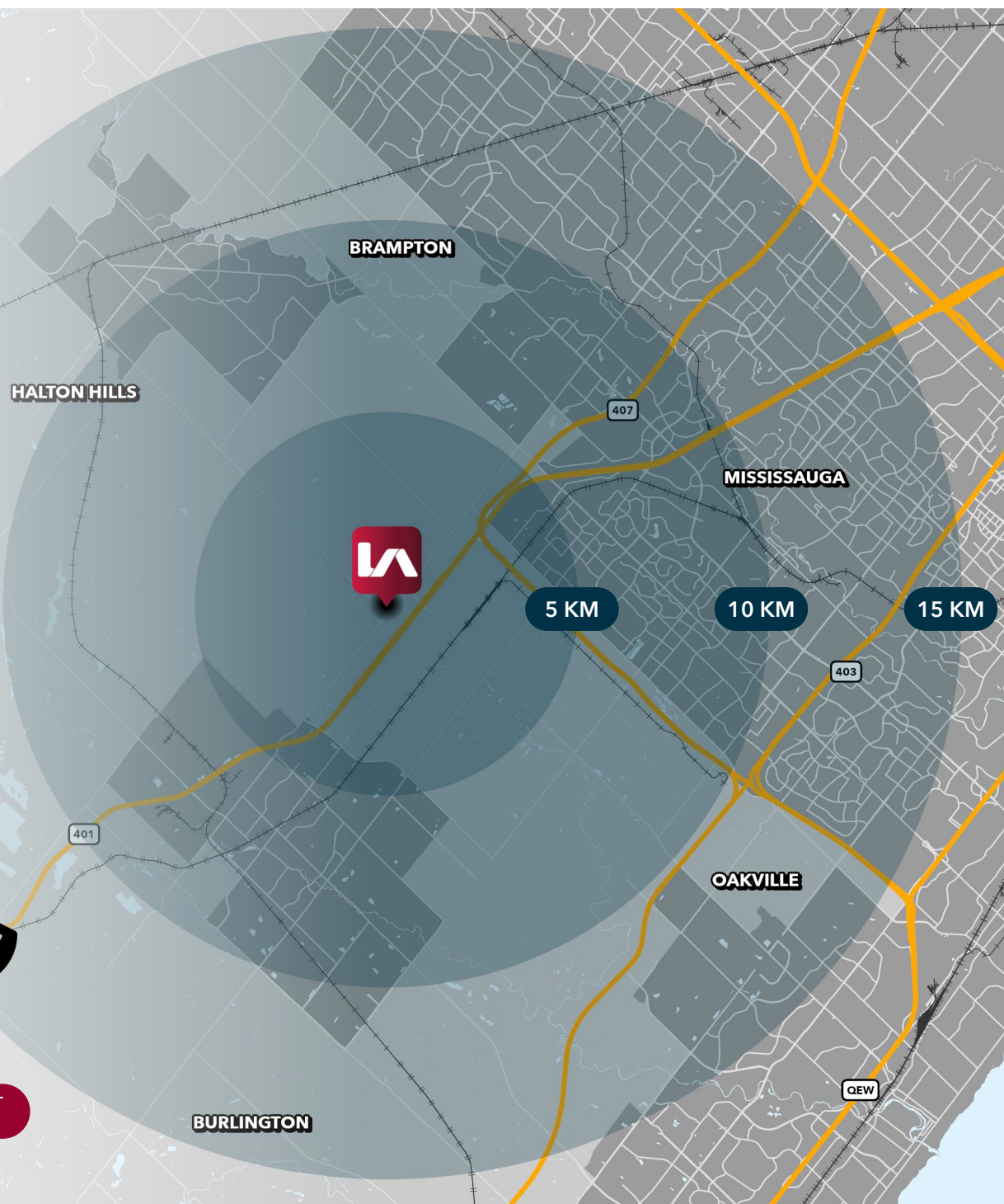
LABOUR & DEMOGRAPHICS

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

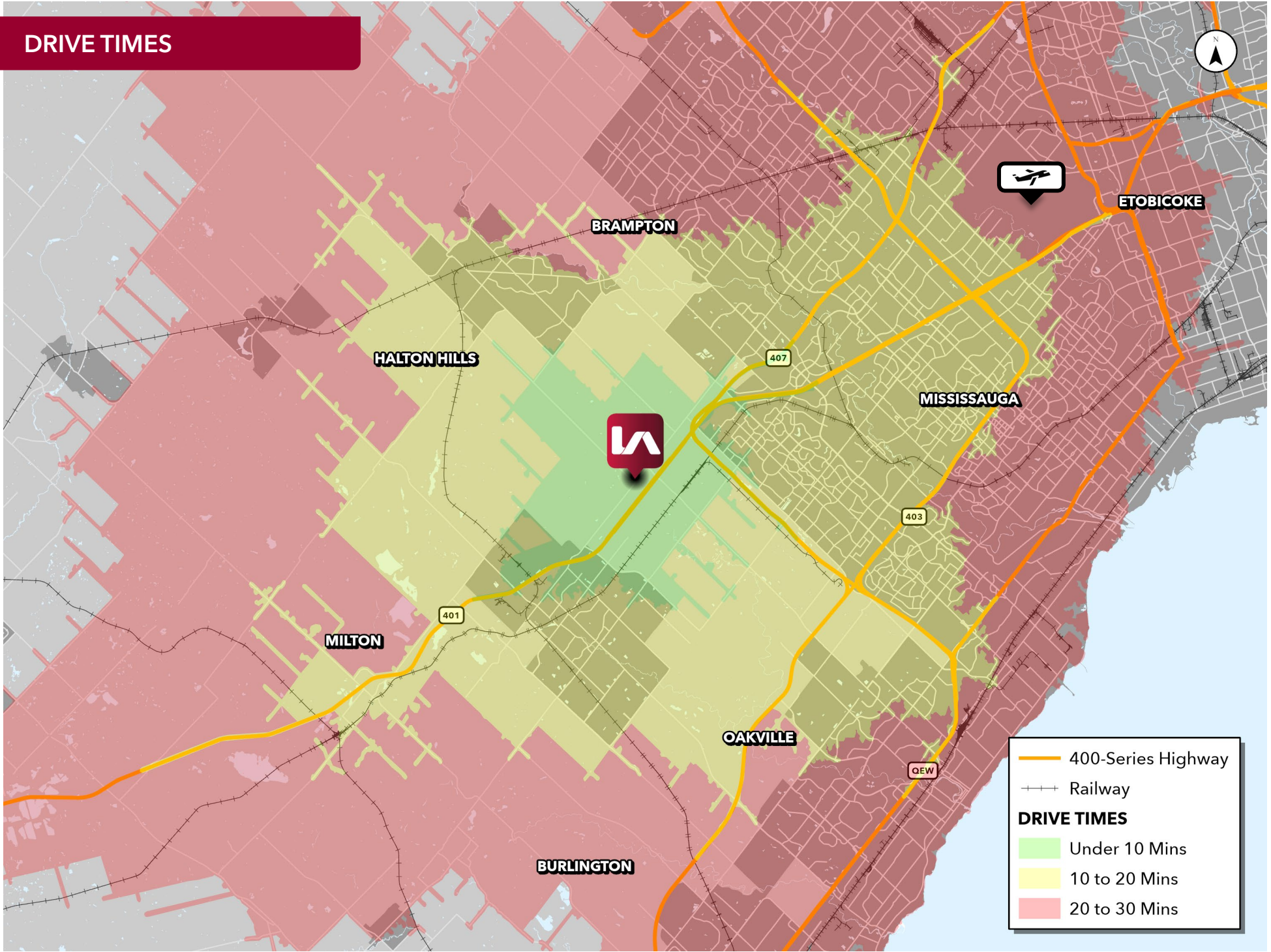
LABOUR
FORCE



63%

EMPLOYMENT
RATE

DRIVE TIMES





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