



FOR SALE

13265 STEELES AVENUE,
HALTON HILLS, ON

14.44 ACRES | INDUSTRIAL DEVELOPMENT LAND

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee Toronto is pleased to present a 14.44-acre industrial land opportunity located at 13265 Steeles Avenue in Halton Hills. The site includes approximately 8.66 acres of net developable land. The property is zoned D - Development and RU - EMP (H1), with a holding provision tied to the requirements of the Premier Gateway Employment Area Secondary Plan.

It is designated Prestige Employment Industrial under the Secondary Plan and forms part of the Phase 1B Employment Area in the Town's Official Plan. Full municipal services are available along Steeles Avenue, supporting the site's future transition to a full range of employment uses such as logistics, light manufacturing, office, and warehousing.

This is a rare opportunity to secure a large, policy-supported site in one of the GTA West's most strategic employment nodes.

PROPERTY DETAILS:

PIN	25025 - 0191
TOTAL SIZE	14.44 Gross Acres ± 8.66 Acres Net Developable
ZONING	D- Development RU - EMP (H1) Holding provision relates to secondary plan.
OFFICIAL PLAN	Phase 1B Employment
SECONDARY PLAN	Premier Gateway Employment Area Prestige Employment Industrial
SERVICING	Available along Steeles Avenue W
TOPOGRAPHY	Flat, graded truck yard with environmental protection
FRONTAGE	± 577' along Steeles Avenue
ASKING PRICE	\$12,775,000



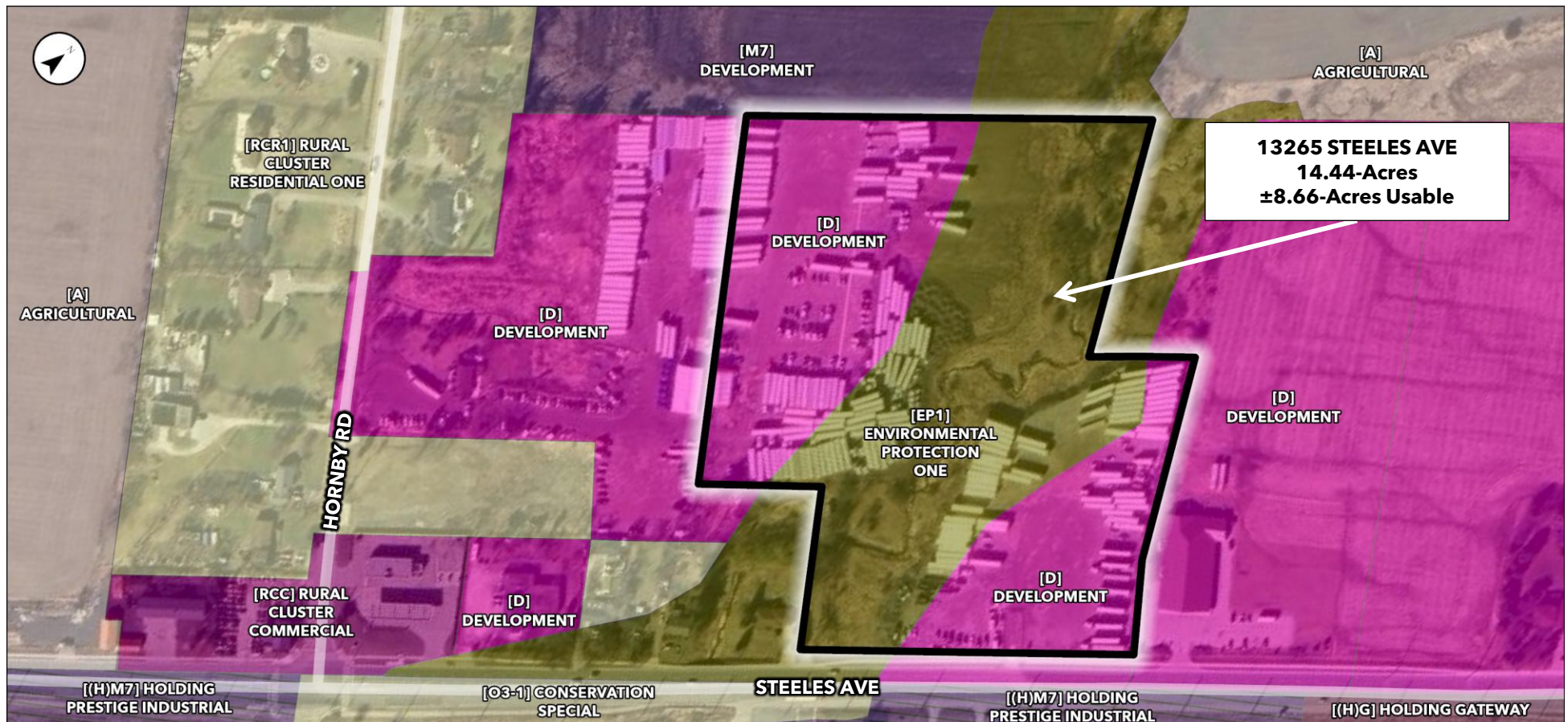
PROPERTY IMAGES



ZONING

The property is currently zoned D - Development and RU - EMP (H1), with the holding provision (H1) tied to the implementation of the Premier Gateway Employment Area Secondary Plan. It is also designated as part of the Phase 1B Employment Area in the Town of Halton Hills Official Plan.

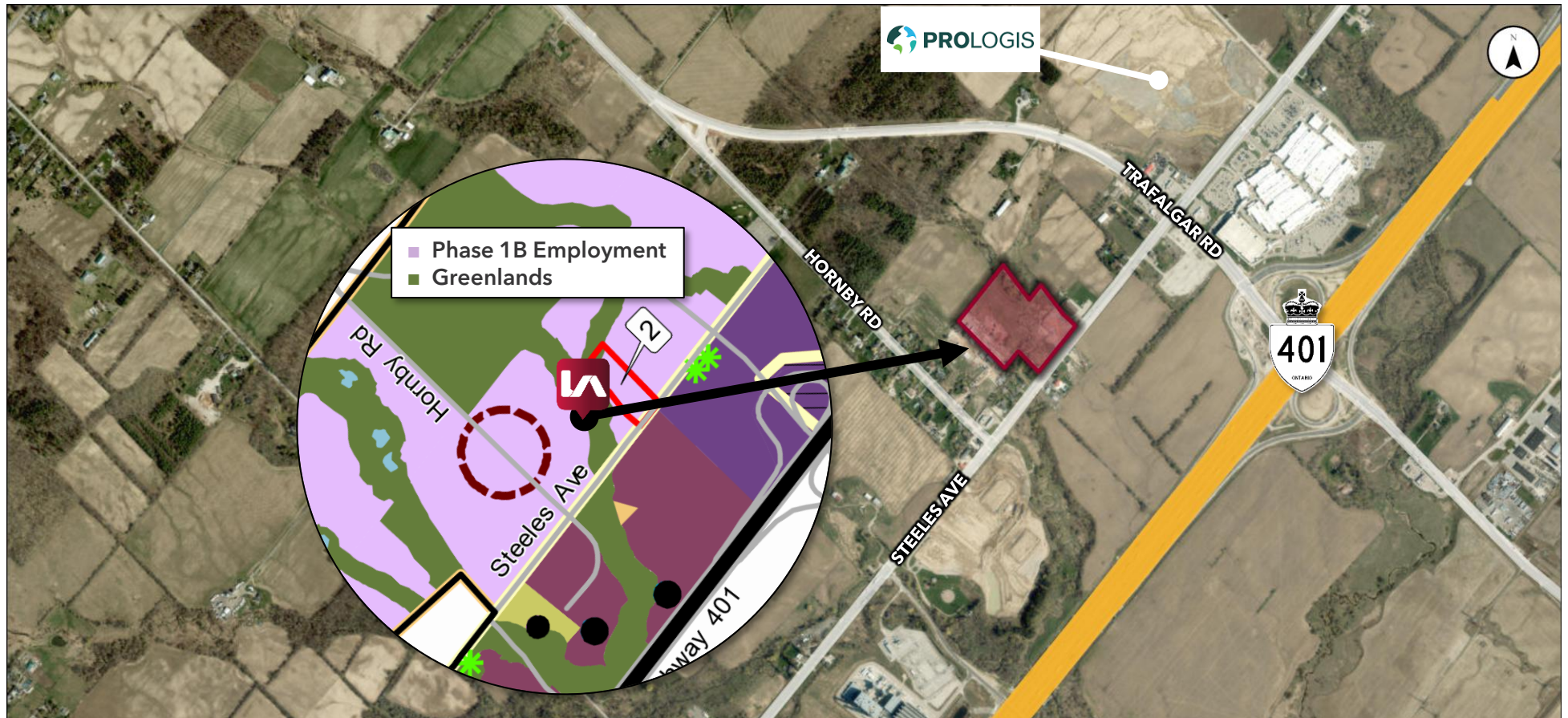
These planning designations support a broad range of future employment uses, including logistics, light manufacturing, warehousing, office, and research and development. Truck and trailer parking may be permitted, subject to specific setback and screening requirements as outlined in the implementing zoning by-law.



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.

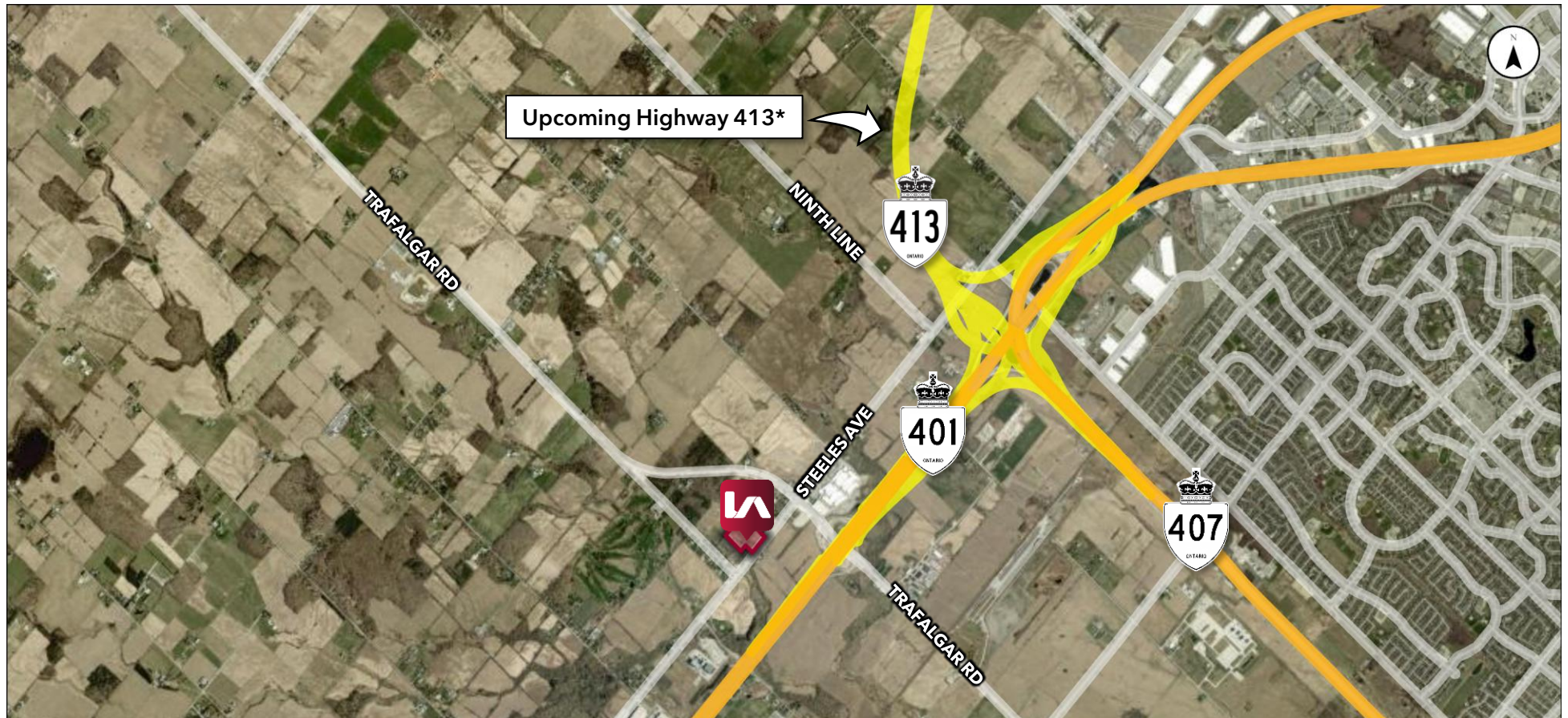
Prestige Employment policies emphasize high-quality urban design standards, particularly along major road frontages, and limit outdoor storage to screened areas not facing arterial roads. Truck and trailer parking is permitted only with appropriate setbacks and buffering. Development is subject to the 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.

PROTECTED AREA



- Approximate Regulation Limit
- Waterway

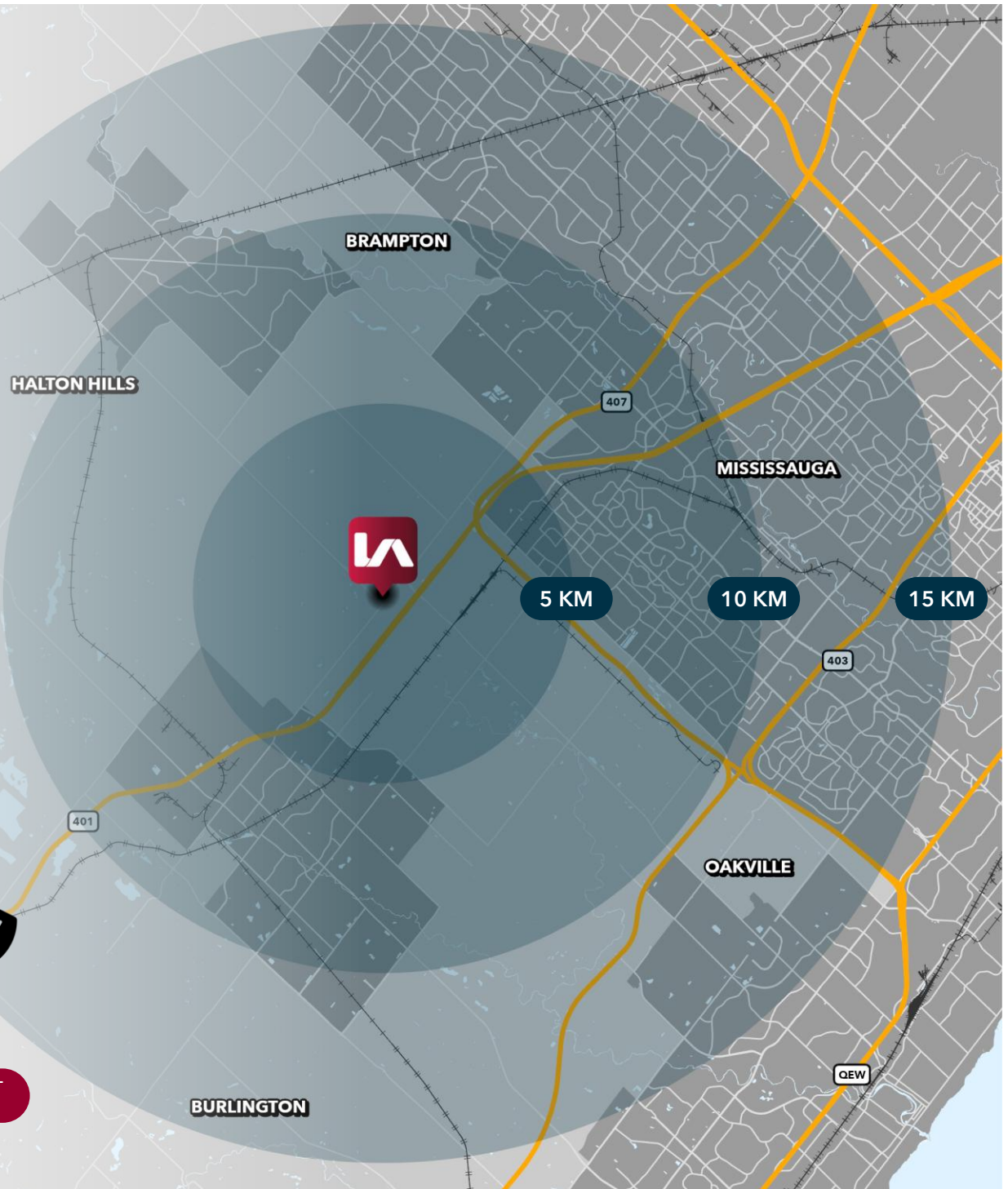
LABOUR & DEMOGRAPHICS

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

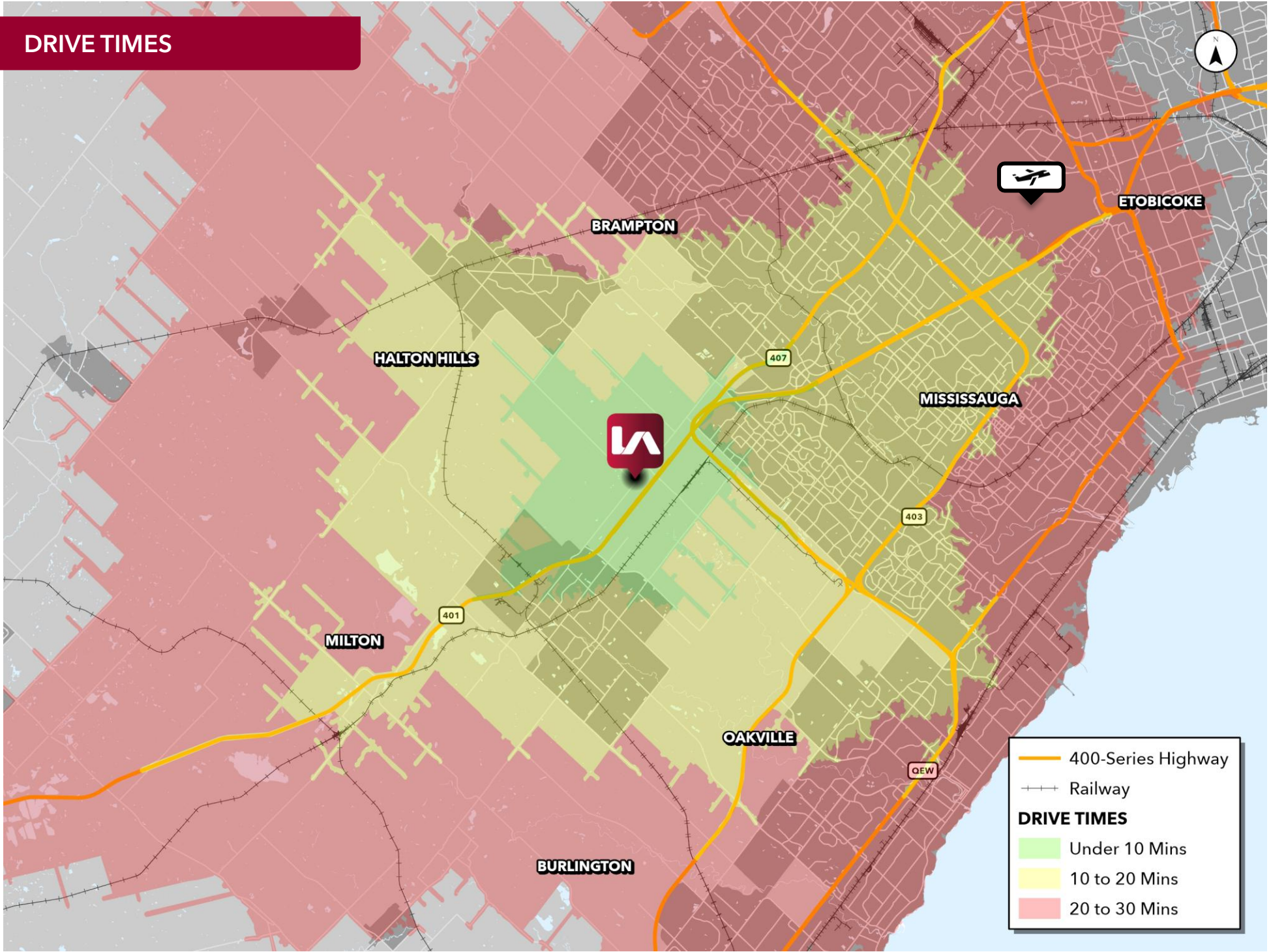
LABOUR
FORCE



63%

EMPLOYMENT
RATE

DRIVE TIMES





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