

FOR SALE

400 MOROBEL DRIVE, MILTON
MILTON, ON

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL INVESTMENT OPPORTUNITY



BUILDING SIZE
13,600 SF



HIGHWAY 401
±3 Minutes



ZONING
M1



ASKING PRICE
\$4,950,000



ANTHONY CUTRARA*
Senior Vice President, Principal
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*Sales Representative

LOCAL **EXPERTISE**. INTERNATIONAL **REACH**. WORLD **CLASS**.

 leetoronto.com

DETAILS

400 MOROBEL DRIVE, MILTON
MILTON, ON



AT A GLANCE

LOCATION MOROBEL DR / STEELES AVE E

BUILDING SIZE TOTAL AREA: 13,600 SF

ASKING PRICE \$4,950,000

LOT SIZE 0.922 ACRES

ZONING M1 - BUSINESS PARK

CLEAR HEIGHT 14'6"

SHIPPING 2 DOCK LEVEL - 10' x 10'
3 DRIVE-IN - 10' x 12'
2 DRIVE-IN - 10' x 10'

PROPERTY HIGHLIGHTS

- Outstanding industrial investment opportunity in one of Milton's busy industrial nodes
- Fully leased with strong rental income
- 5 well-established long-standing tenants
- Property features a total of 13,600 SF over seven units
- Each unit has an office area in the front and warehouse space in the rear
- M1 zoning permits a wide range of industrial and commercial uses

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ZONING

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Permitted Uses - M1 Business Park (Town of Milton)

- Animal Training Facility
- Convenience Store
- Dog Daycare
- Fitness Centre
- Industrial Use (*7)
- Office Building
- Place Of Entertainment Facility
- School, Adult Education
- Veterinary Animal
- Cannabis Production
- Convention Centre
- Dry Cleaning Depot
- Food Bank
- Medical Clinic
- Office Use
- Place Of Worship
- Research & Technology
- U-brew Establishment
- Warehouse/Distribution
- Commercial School
- Day Care Centre
- Dry Cleaning Establishment
- Funeral Home
- Motor Vehicle Rental Agency
- Place Of Assembly
- Recreation And Athletic
- Restaurant
- Veterinary Clinic
- Wholesale Operation



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PHOTOS

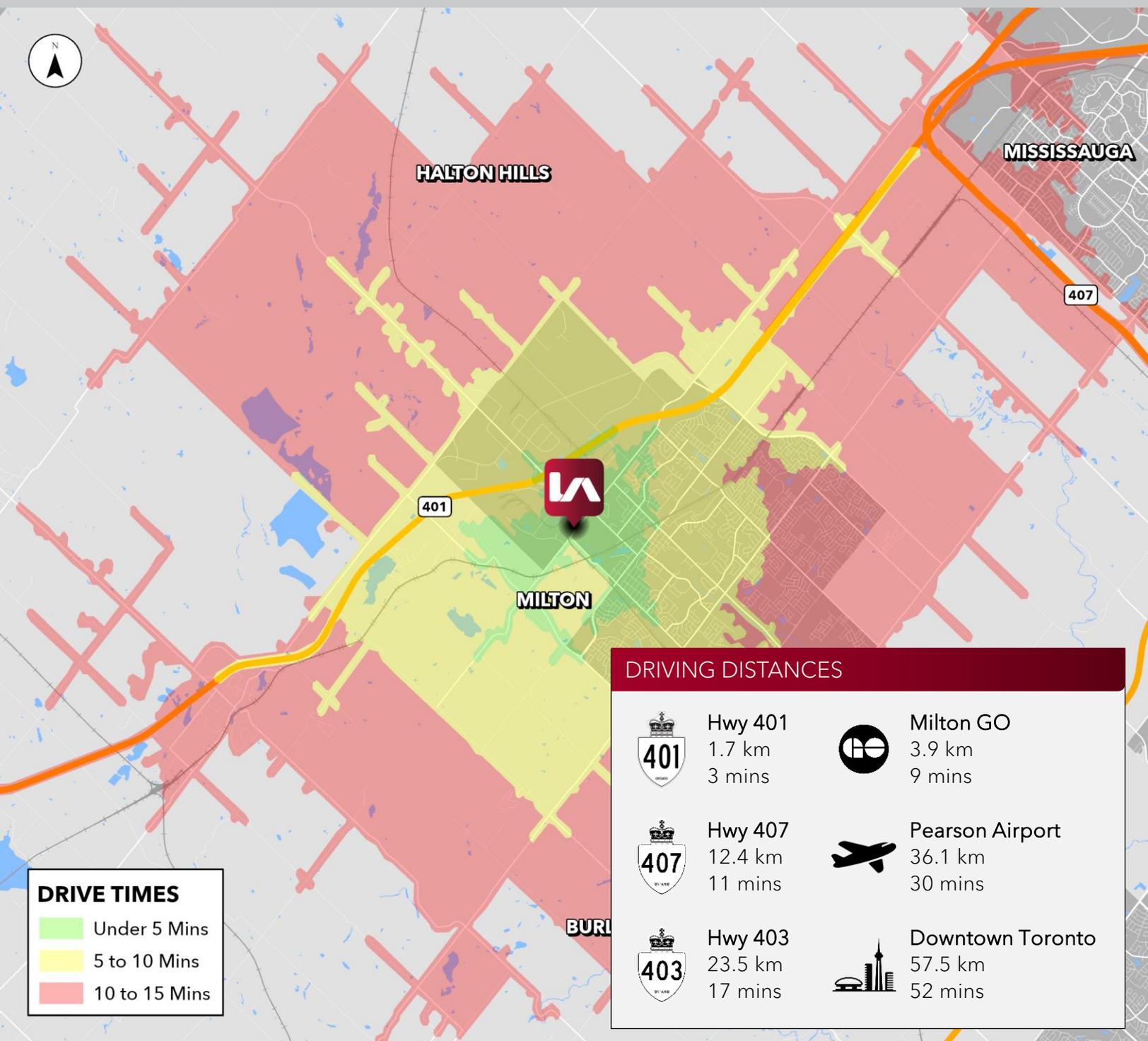
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