

# FOR SALE

400 MOROBEL DRIVE, MILTON  
MILTON, ON

**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

## INDUSTRIAL INVESTMENT OPPORTUNITY



**BUILDING SIZE**  
13,600 SF



**HIGHWAY 401**  
±3 Minutes



**ZONING**  
M1



**ASKING PRICE**  
\$5,500,000



### ANTHONY CUTRARA\*

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**LA** leetoronto.com

# DETAILS

400 MOROBEL DRIVE, MILTON  
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## AT A GLANCE

**LOCATION** MOROBEL DR / STEELES AVE E

**BUILDING SIZE** TOTAL AREA: 13,600 SF

**ASKING PRICE** \$5,500,000

**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

400 MOROBEL DRIVE, MILTON  
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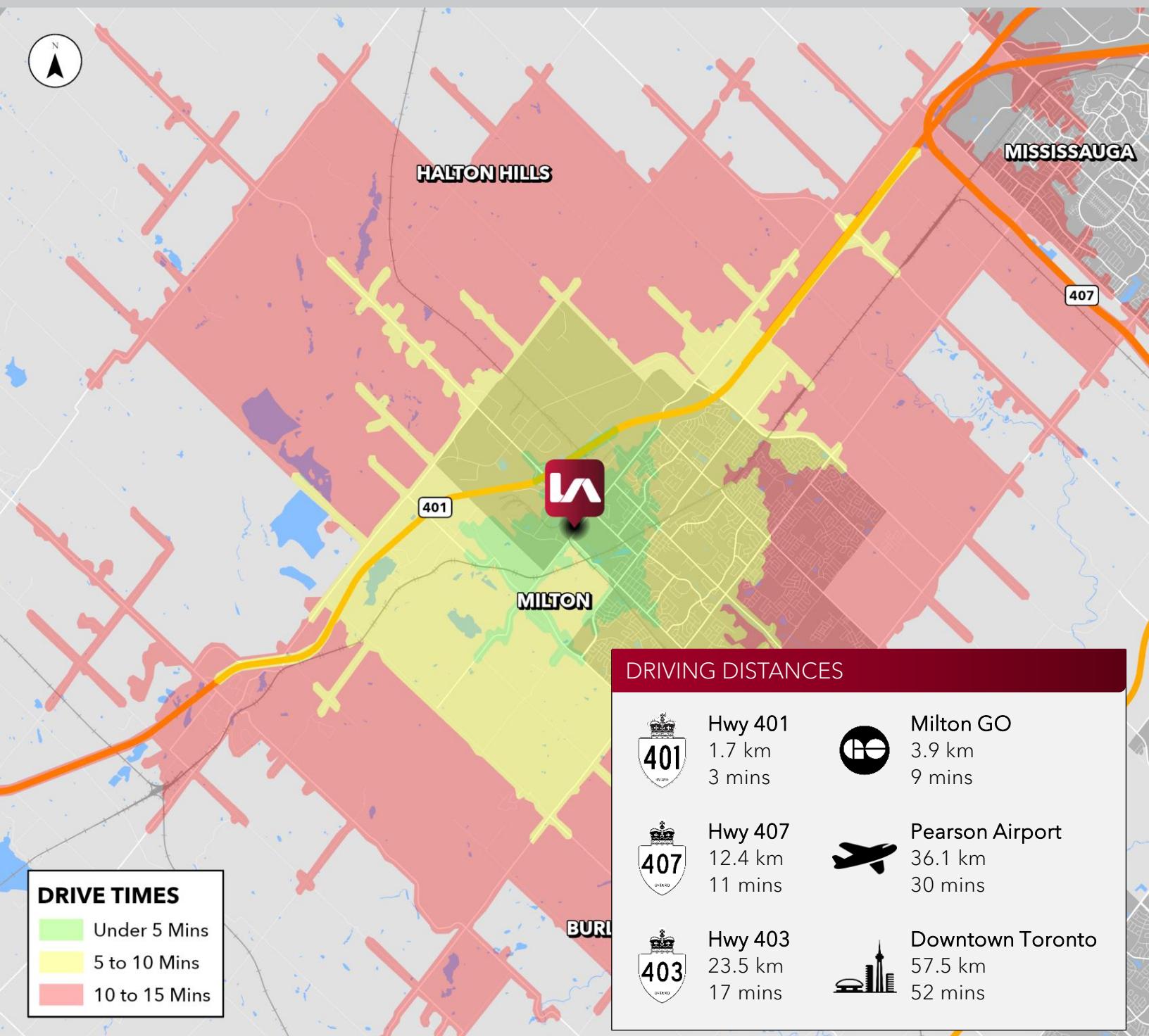
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