

# 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**  
\$5,500,000



**ANTHONY CUTRARA\***

Senior Vice President, Principal  
[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)  
D. 416.735.7400

\*Sales Representative

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

 [leetoronto.com](http://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** \$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

### ANTHONY CUTRARA\*

Senior Vice President, Principal

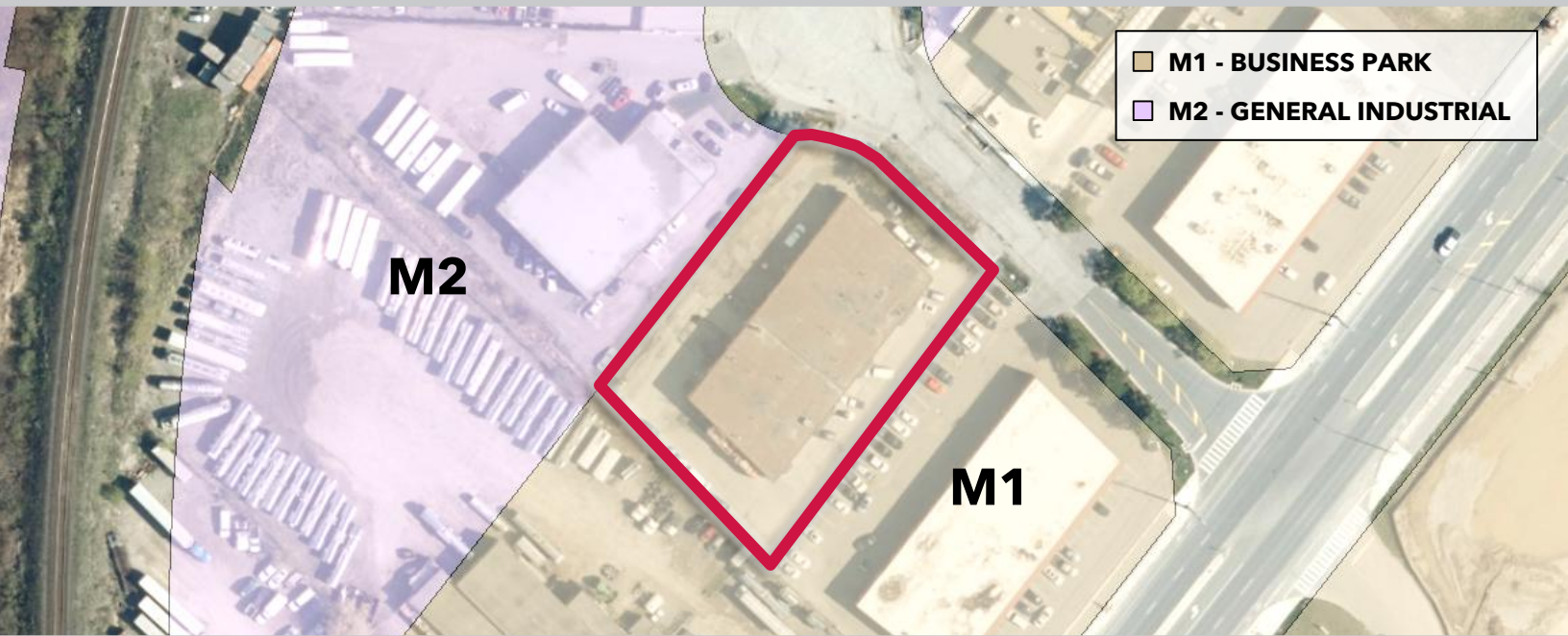
[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)

D. 416.735.7400



# ZONING

400 MOROBEL DRIVE, MILTON  
MILTON, ON



## 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



### **ANTHONY CUTRARA\***

Senior Vice President, Principal

[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)

D. 416.735.7400



# PHOTOS

400 MOROBEL DRIVE, MILTON  
MILTON, ON

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**ANTHONY CUTRARA\***

Senior Vice President, Principal

[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)

D. 416.735.7400

 [leetoronto.com](http://leetoronto.com)

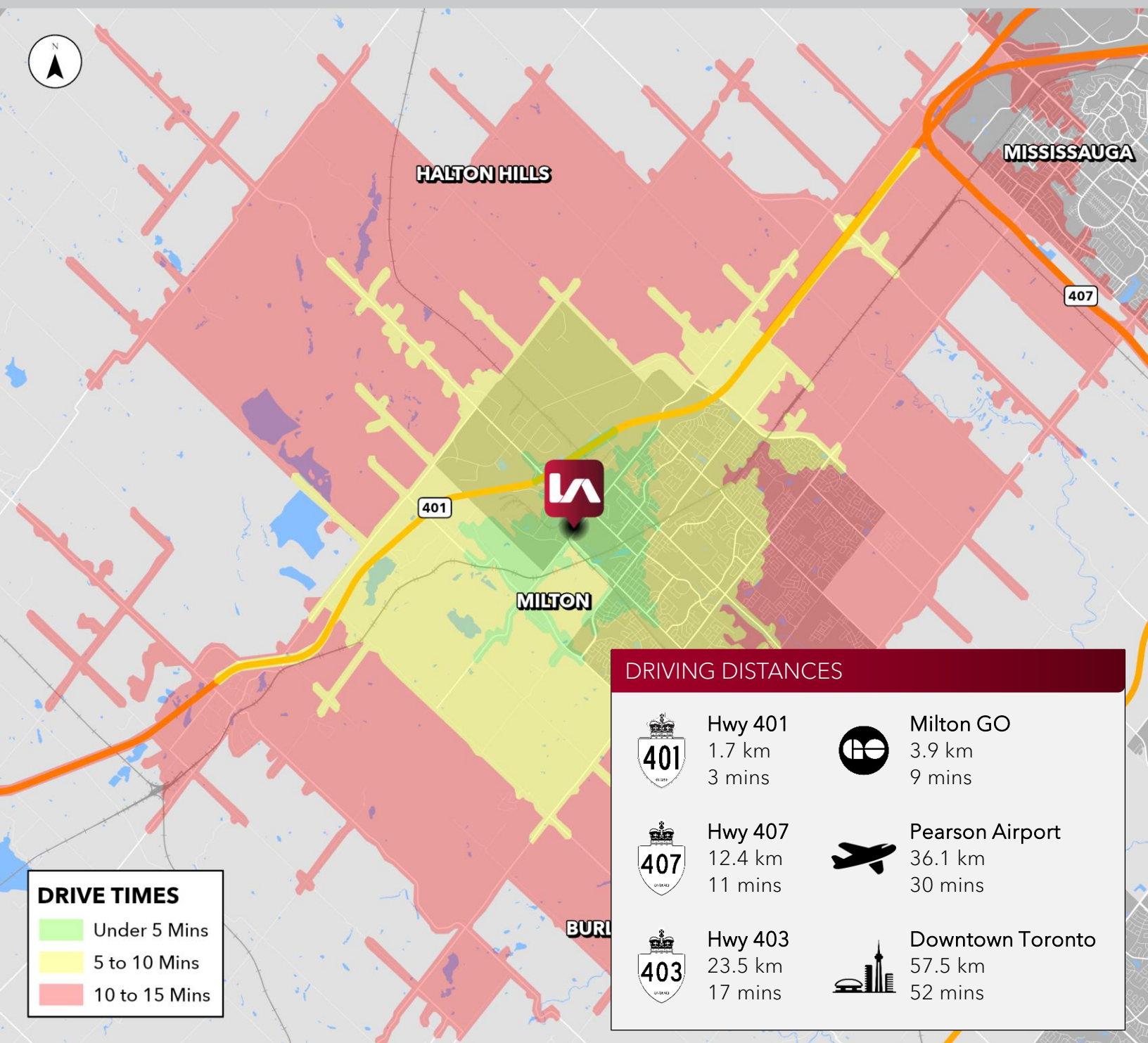
Lee & Associates Commercial Real Estate Inc. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, Commissions, change of price or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. \*Sales Representative



# LOCATION

400 MOROBEL DRIVE, MILTON  
MILTON, ON

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## ANTHONY CUTRARA\*

Senior Vice President, Principal

[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)

D. 416.735.7400

 [leetoronto.com](http://leetoronto.com)

Lee & Associates Commercial Real Estate Inc. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, Commissions, change of price or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. \*Sales Representative