



# FOR LEASE

## 8095 LAWSON RD, MILTON, ONTARIO

3 ACRES | CONTRACTOR/CONSTRUCTION YARD & TRAILER PARKING

**Anthony Cutrara**

Senior Vice President, Principal

Sales Representative

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

 leetoronto.com

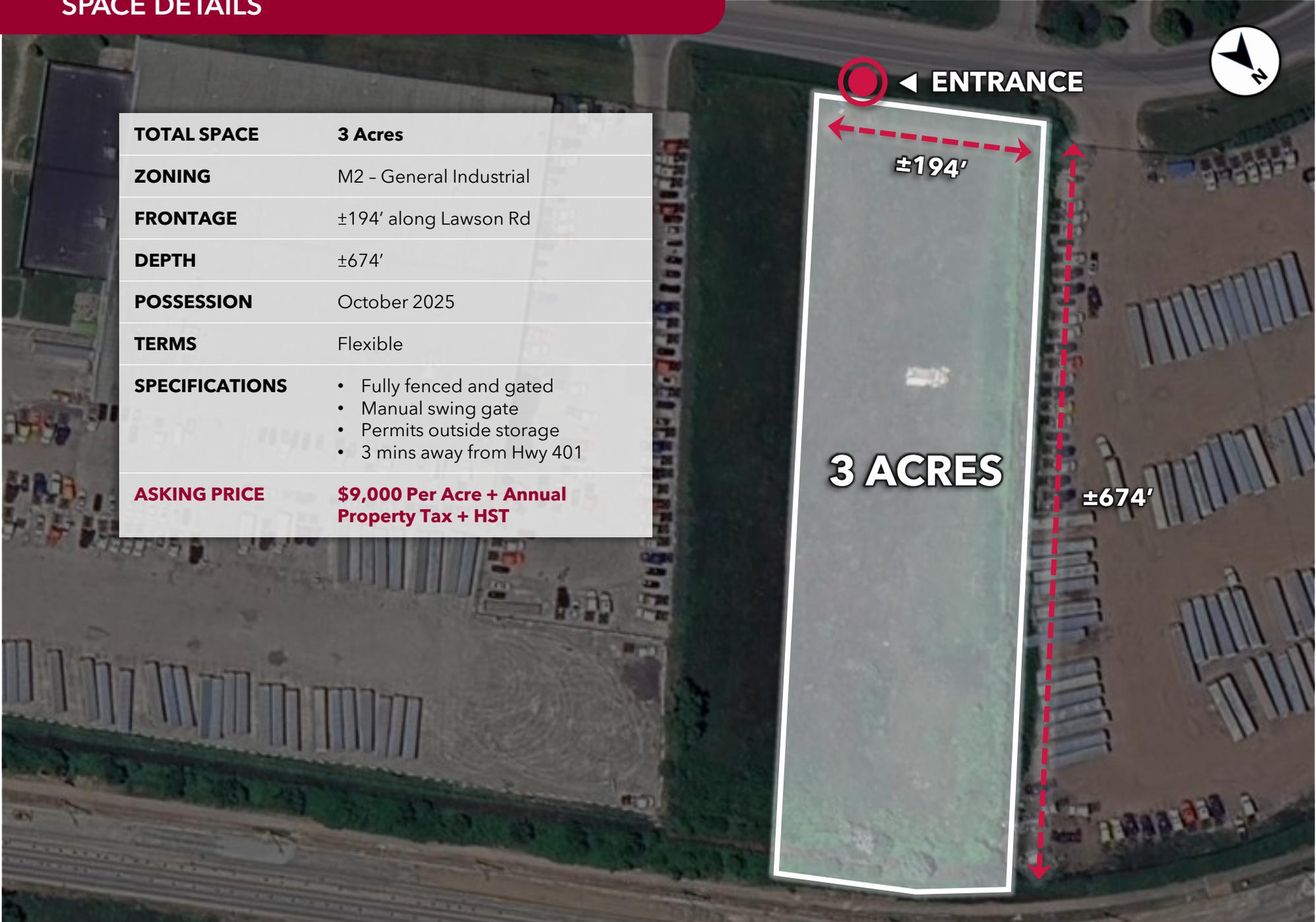
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## SPACE DETAILS

<b>TOTAL SPACE</b>	<b>3 Acres</b>
<b>ZONING</b>	M2 - General Industrial
<b>FRONTAGE</b>	±194' along Lawson Rd
<b>DEPTH</b>	±674'
<b>POSSESSION</b>	October 2025
<b>TERMS</b>	Flexible
<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"><li>• Fully fenced and gated</li><li>• Manual swing gate</li><li>• Permits outside storage</li><li>• 3 mins away from Hwy 401</li></ul>
<b>ASKING PRICE</b>	<b>\$9,000 Per Acre + Annual Property Tax + HST</b>



◀ **ENTRANCE**

±194'

**3 ACRES**

±674'



## ZONING - M2 (GENERAL INDUSTRIAL)

### PERMITTED USES

- |  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| • Adult Entertainment Parlour*                 | • Contractor's Yard*                  | • Private Transit Depot              |
| • Adult Specialty Store*                       | • Dog Daycare                         | • Recycling Facility*                |
| • Adult Video Store*                           | • Dry Cleaning Establishment          | • Research & Technology Use*         |
| • Aggregate Recycling Facility*                | • Equipment Sales and Rental*         | • School, Adult Education            |
| • Animal Training Facility*                    | • Food Bank                           | • Service and Repair Shop            |
| • Body Rub Parlour*                            | • Industrial Use*                     | • Towing Yard                        |
| • Building Supply Outlet*                      | • Monument Sales Shop                 | • Transportation Terminal*           |
| • Bulk Fuel Depot*                             | • Motor Vehicle Body Shop*            | • U-Brew Establishment               |
| • Bulk Propane Storage Depot*                  | • Motor Vehicle Dealership            | • Veterinary Clinic - Large Animal   |
| • Cannabis Production and Processing Facility* | • Motor Vehicle Rental Agency         | • Veterinary Clinic - Small Animal   |
| • Commercial School - Skill                    | • Motor Vehicle Repair Garage*        | • Veterinary Hospital - Small Animal |
| • Commercial School - Trade / Profession       | • Motor Vehicle Washing Establishment | • Warehouse / Distribution Centre*   |
| • Commercial Storage Facility*                 | • Office Use*                         |                                      |
| • Concrete Batching Plant*                     | • Outdoor Storage Use                 |                                      |

\*Please see [Milton's Comprehensive Zoning By-law](#) for additional details





## LOCATION OVERVIEW

### MILTON, ONTARIO DEMOGRAPHICS



132,979

TOTAL  
POPULATION



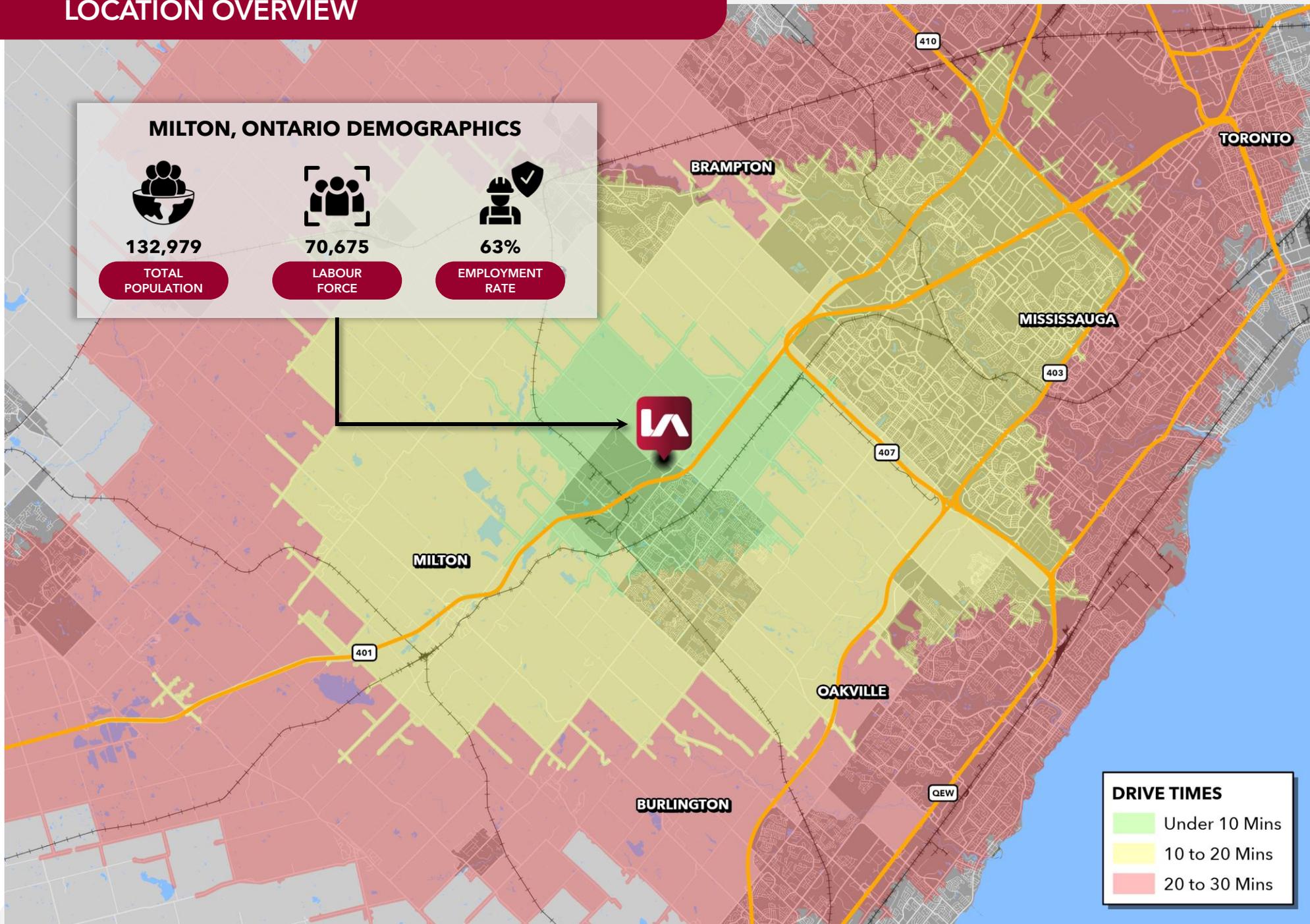
70,675

LABOUR  
FORCE



63%

EMPLOYMENT  
RATE





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