

FOR LEASE

775 MAIN STREET E - REAR UNIT
MILTON, ON



PRIME 16,559 SF INDUSTRIAL BUILDING JUST MINUTES FROM HIGHWAY 401!



Total Building Size
16,559 SF



Shipping
1 Drive-In Door
3 Dock Level Doors



Zoning
UGC-MU



Distance to Highway 401
± 5Minutes



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

*Sales Representative



DETAILS

775 MAIN STREET E - REAR UNIT
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AT A GLANCE

Zoning	UGC-MU
Building Size	3,448 Sq. Ft. - Office/ Showroom Area 13,111 Sq. Ft. - Warehouse Area 16,559 Sq. Ft. - Total
Clear Height	18'
Shipping / Loading	1 Drive In Door (12'x14') 3 Truck Level Doors. Two with Dock Levelers (8'x8')
Power	600 Volt, 3 phase / 200 AMPs
Parking	Paved Surface Parking - Car and some trailer parking available
Asking Price	\$18.50 Per Sq. Ft. (Net)

PROPERTY HIGHLIGHTS

- Prime Industrial Unit along Milton's busy Main St. E. corridor
- Quick access to Hwy 401 at either Hwy 25 or James Snow Parkway interchanges
- UGC-MU Zoning permits a wide range of industrial uses
- Close to all downtown amenities and across the street from the Milton GO TRAIN station

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Total Unit Square Footage - 16,559 Sq. Ft.
Office - 3,448 Sq. Ft.
Industrial - 13,111 Sq. ft.



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ZONING

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PERMITTED USES

Residential Uses

- Dwelling, Retirement
- Upper-Floor Dwelling Units
- Residential High Density Uses
- Shared Housing
- Fitness Centre
- Funeral Home
- Hotel
- Laundromat
- Place of Assembly
- Restaurant, Take Out
- Retail Store 1
- Retail Store 2

Non-Residential Uses

- Art Gallery
- Artist's Studio
- Bank
- Convenience Store
- Day Care Centre
- Restaurant
- Commercial School - Skill
- Office Use
- Office Building
- Social Services Establishment
- Theatre
- Veterinary Clinic - Small Animal
- Veterinary Clinic - Large Animal

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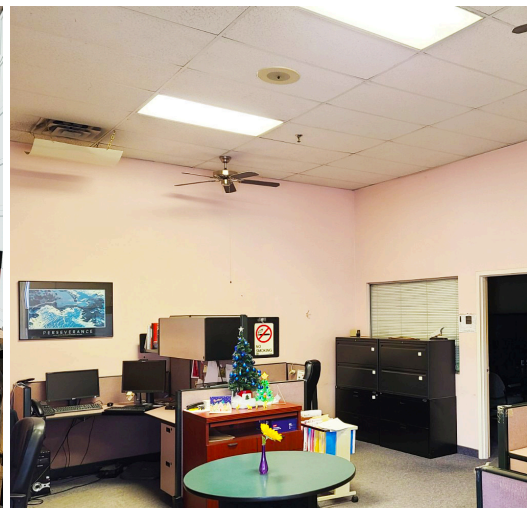
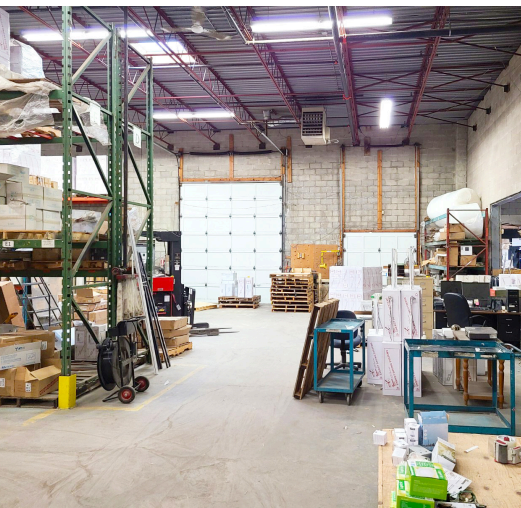
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PHOTOS

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**LEE &
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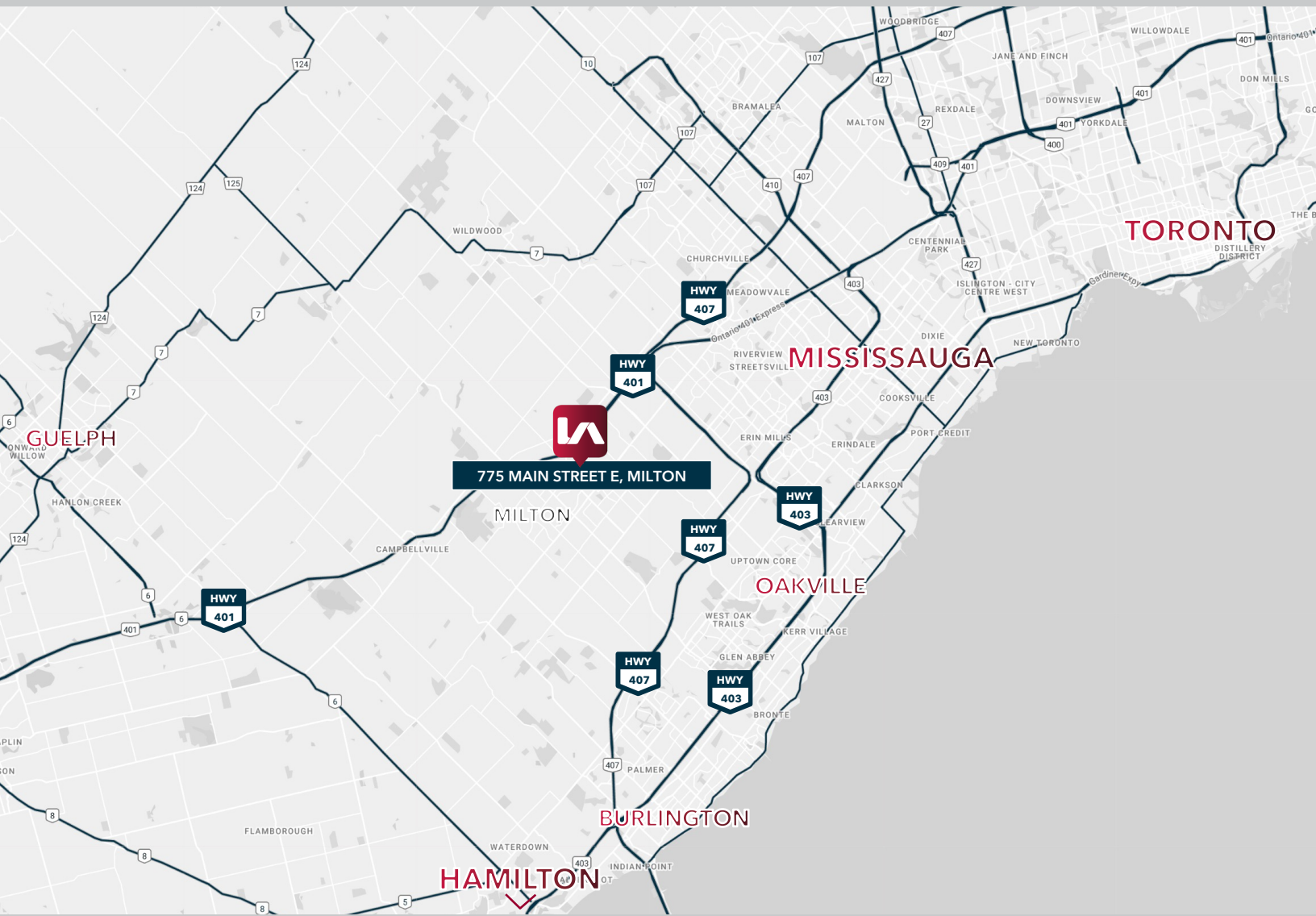
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LOCATION

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DRIVE TIME ANALYSIS



2.1 km
5 min



20.1 km
16 min



14.9 km
16 min



38.3 km
28 min



45.7 km
35 min



Pearson Intl.
Airport:
31.8 km | 20 min



CN Intermodal
Brampton:
30.2 km | 22 min



CP Intermodal
Vaughan:
42.7 km | 35 min

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