

# FOR LEASE

529 MAIN ST. E. MILTON



## 2,020 SF INDUSTRIAL UNIT FOR LEASE



Unit Size  
2,020 Sq. Ft.



Parking  
Paved Outside Surface



Distance to Highway 401  
± 6 Minutes



### ANTHONY CUTARA

Vice President  
Sales Representative  
[acutrara@lee-associates.com](mailto:acutrara@lee-associates.com)  
D: (416)-628-8649

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

\*Sales Representative



# DETAILS

529 MAIN ST. E. MILTON



## AT A GLANCE

Cross-Streets	Main St E & Ontario St N
Total Lot Size	3.9 Acres
Total Unit Size	Industrial - 1,375 Sq. Ft. Office - 645 Sq. Ft. Total - 2,020 Sq. Ft
Features	<ul style="list-style-type: none"><li>14' Clear Height</li><li>Concrete Floors</li><li>Fully Sprinklered</li><li>600 Volts, 100 Amps</li><li>Fluorescent Lighting</li><li>Unit Box Heater</li></ul>
Parking Type	Paved outside surface

## PROPERTY HIGHLIGHTS

- Well-maintained 2,020 SF industrial unit on Milton's busy Main St. E. corridor.
- UGC-MU Zoning permits a wide range of Industrial and Commercial uses.
- Quick access to Hwy 401
- Office area with showroom, private office and washroom
- Large warehouse area with Truck-Level shipping door and 53' Trailer Access

**Asking Price - \$18.50 per Sq. Ft Net, \$5.50 TMI**



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# AMENITIES & LOCATION

529 MAIN ST. E. MILTON



## EXCELLENT LOCATION

- Excellent location in close proximity to all Downtown Amenities
- Quick access to Highway 401 & Milton GO Train Station



Highway 401  
2.25 km | 6 min



Milton Go Train Station  
0.8 km | 2 min



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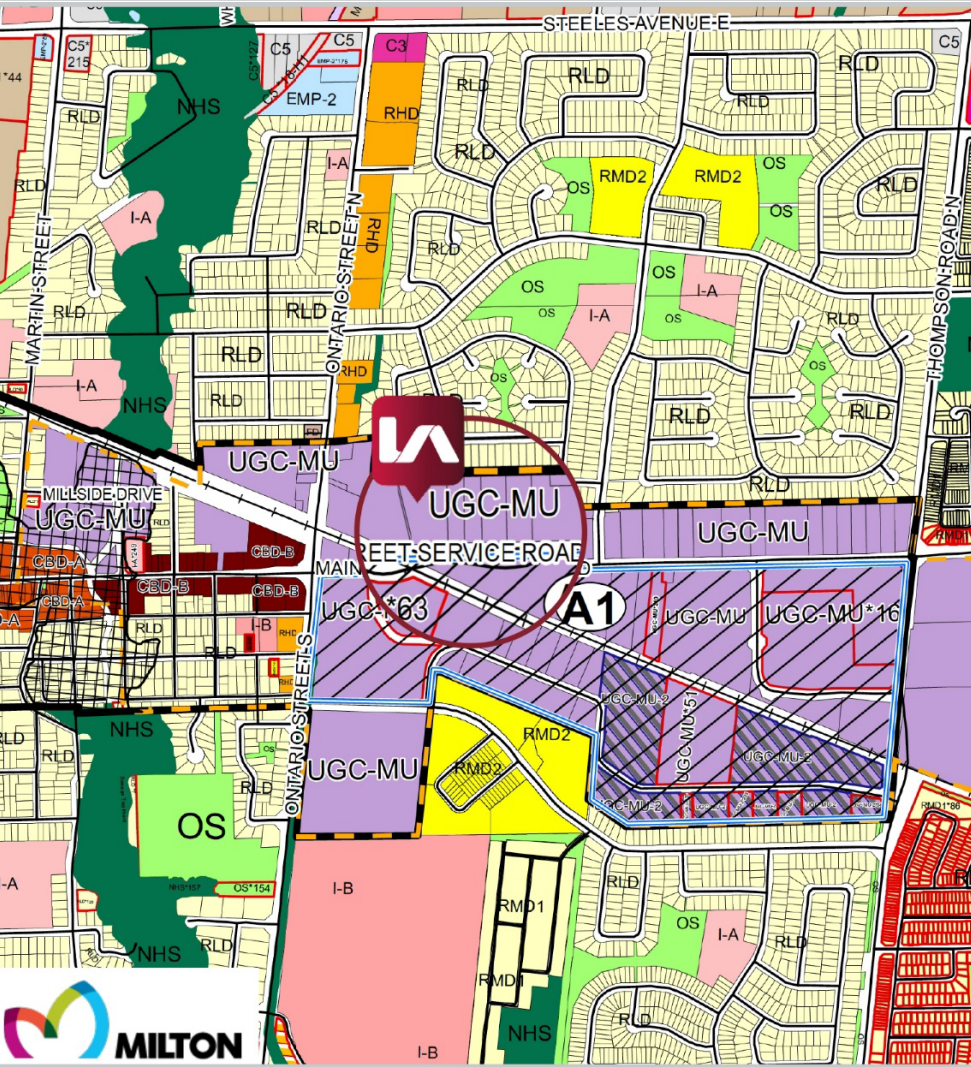
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# DESIGNATION

529 MAIN ST. E. MILTON



## PERMITTED USES

- Art Gallery
- Artist's Studio
- Bank
- Commercial School - Skill
- Community Center
- Convenience Store
- Dry Cleaning Depot
- Elementary School
- Fitness Centre
- Food Bank
- Laundromat
- Library
- Medical Clinic
- Office Use
- Office Building
- Personal Service Shop
- Private Transit Depot
- Recreation and Athletic Facility
- Restaurant
- Restaurant, Take Out
- Retail Store
- Social Services Establishment

## ZONING

### UGC-MU (Urban Growth Commercial - Mixed Use)



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