

Here is where  
your business  
will *grow*.

For Lease: Industrial

# 96 Armstrong Avenue

15,500 SF Freestanding Industrial Building in Halton Hills

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

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

# 96 Armstrong Avenue

15,500 SF Freestanding Industrial Building for Lease in Halton Hills



Total Area  
**15,500 SF**  
Office  
**1,500 SF**  
Warehouse  
**14,000 SF**



Clear Height  
**14'**



Asking Net Rent  
**Speak to Listing Agent**  
T.M.I (2024)  
**TBD**



Shipping Doors  
**2 Drive-In**  
**4 Truck Level**



Zoning  
**Emp1 - Employment**



Listing Agent  
**Michael Law\***  
Partner  
905.917.2045  
mlaw@lennard.com  
\*Sales Representative



Power  
**600 amps**



Lot Size  
**0.994 Ac**



Possession  
**Immediate**  
Lease Term  
**Speak to Listing Agent**

## Property Highlights

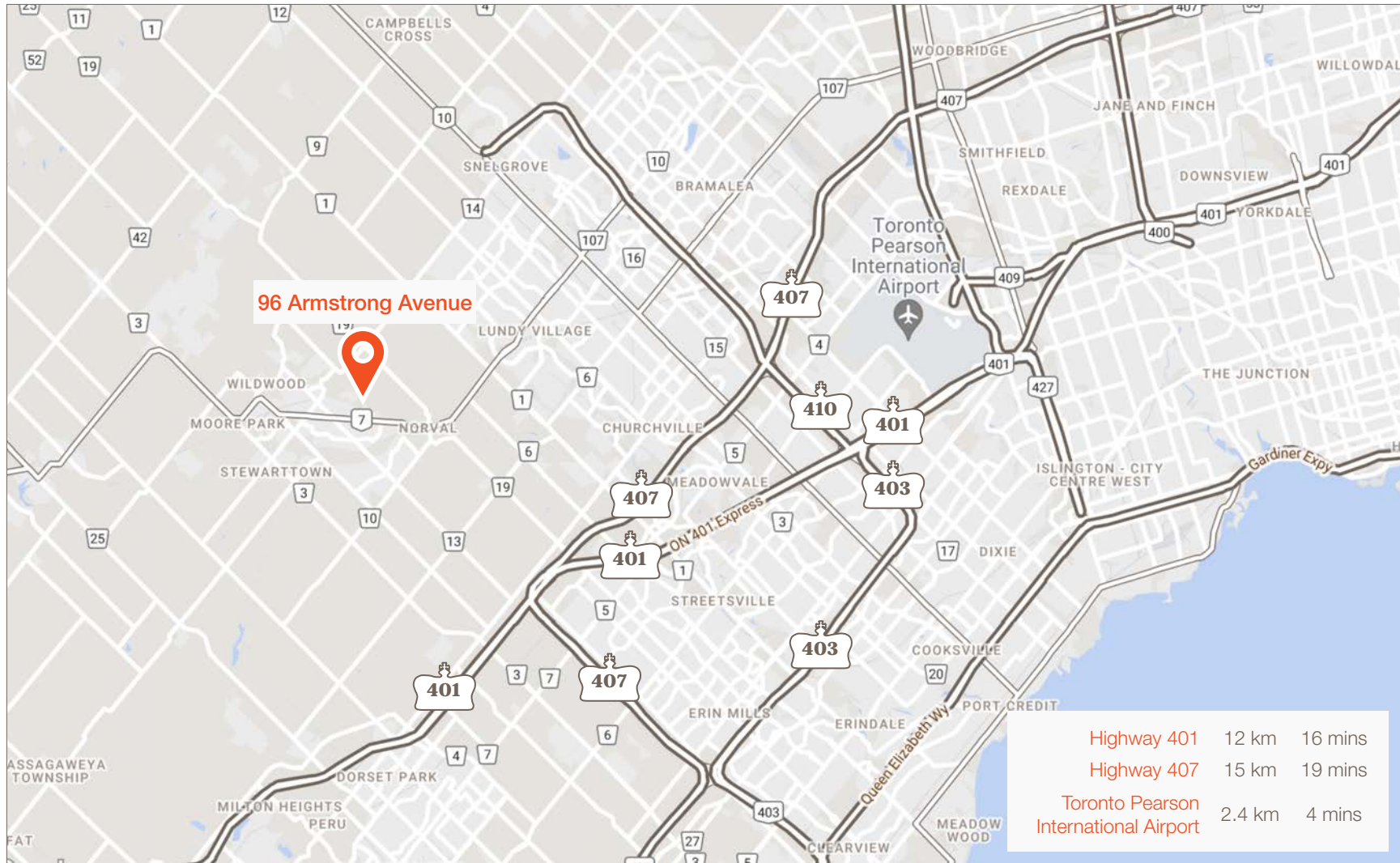
- Well-maintained freestanding industrial building
- Access from Armstrong Avenue and Sinclair Avenue
- Accommodates 53' trailers
- Large lot with lots of parking
- Convenient access to Hwys 401 and 407

**Lennard:**



# 96 Armstrong Avenue

## Location Map



# 96 Armstrong Avenue

## Zoning - Emp1 - Employment

### Permitted Uses

Uses permitted in an Urban Employment Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in the table below. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table below:



Use	EMP1
Aggregate Transfer Stations (Under Appeal)	X (1)(6)(1)
Banquet Halls	X
Body Rub Establishments	X(4)
Business Offices	X(3)
Bulk Storage Facilities	X(5)
Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities	X(S)
Commercial Fitness Centres	X(5)
Commercial Self Storage Facilities	X(5)
Concrete Batching Plants (Under Appeal)	X (1)(6)(1)
Contractors' Establishments (Under Appeal)	X (1)(6)(1)
Day Nurseries	X(5)
Emergency Service Facilities	X
Industrial Uses	X
Motor Vehicle Body Shops	X(5)
Motor Vehicle Repair Establishments	X(5)
Outdoor Storage, Accessory	X (1)
Outdoor Storage Uses (Under Appeal)	X (1)(6)(2)
Printing and Photocopy Establishments	X(3)
Private Clubs	X
Retail Stores, Accessory	X(2)
Schools, Commercial	X(5)
Schools, Private	X(5)
Service Shops	X
Transport Terminals	X(1)

Please confirm intended use is permitted by the Town of Halton Hills.

View complete zoning by-law here:

<https://www.haltonhills.ca/en/business/resources/Documents/Zoning%20By-law%20and%20Schedules/Comprehensive%20Zoning%20By-law%20%202010-0050.pdf>

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# 96 Armstrong Avenue

Exterior and Aerial



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.