

Here is where
your business
will *grow*.

For Lease: Industrial

96 Armstrong Avenue

15,500 SF Freestanding Industrial Building in Halton Hills

Lennard:

*Sales Representative

Michael Law*

Partner

905.917.2045

mlaw@lennard.com

96 Armstrong Avenue

Property Details



Total Area

15,500 SF

Office

1,500 SF

Warehouse

14,000 SF



Shipping Doors

2 Drive-In

4 Truck Level



Lot Size

0.994 Ac



Clear Height

14'



Zoning

Emp1 - Employment



Power

800 amps



Possession

Immediate

Lease Term

Speak to Listing Agent



Asking Net Rent

\$14.95 PSF Net

T.M.I (2025)

\$3.25 PSF - TBC



Listing Agent

Michael Law*

Partner

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Property Highlights

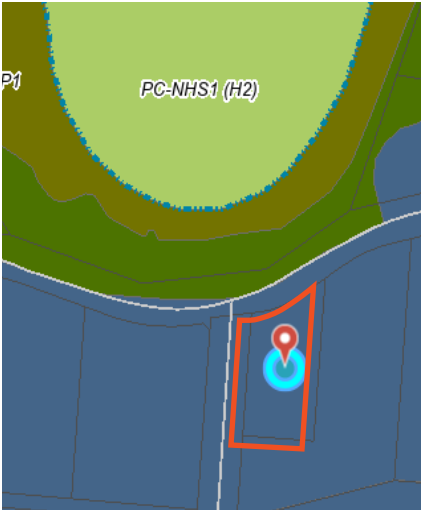
- Well-maintained freestanding industrial building
- Access from Armstrong Avenue and Sinclair Avenue
- Accommodates 53' trailers
- Large lot with lots of parking
- Convenient access to Hwys 401 and 407

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](#).

96 Armstrong Avenue

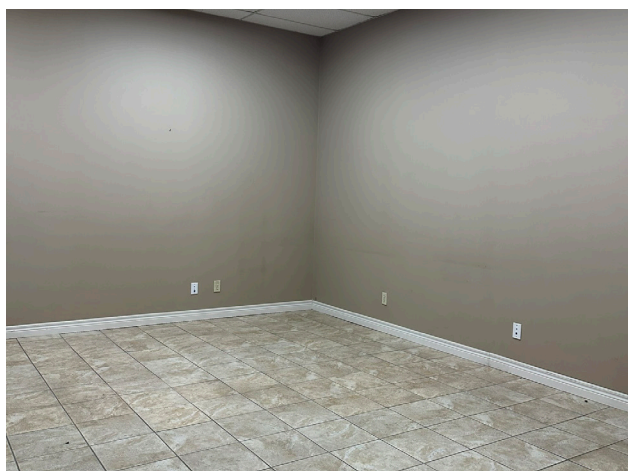
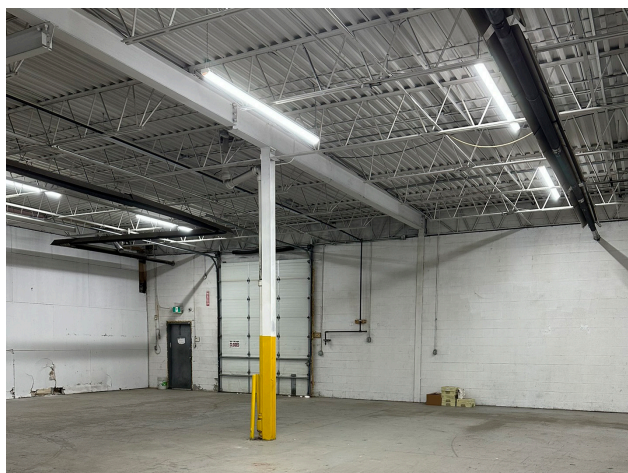


Exterior Building Photos



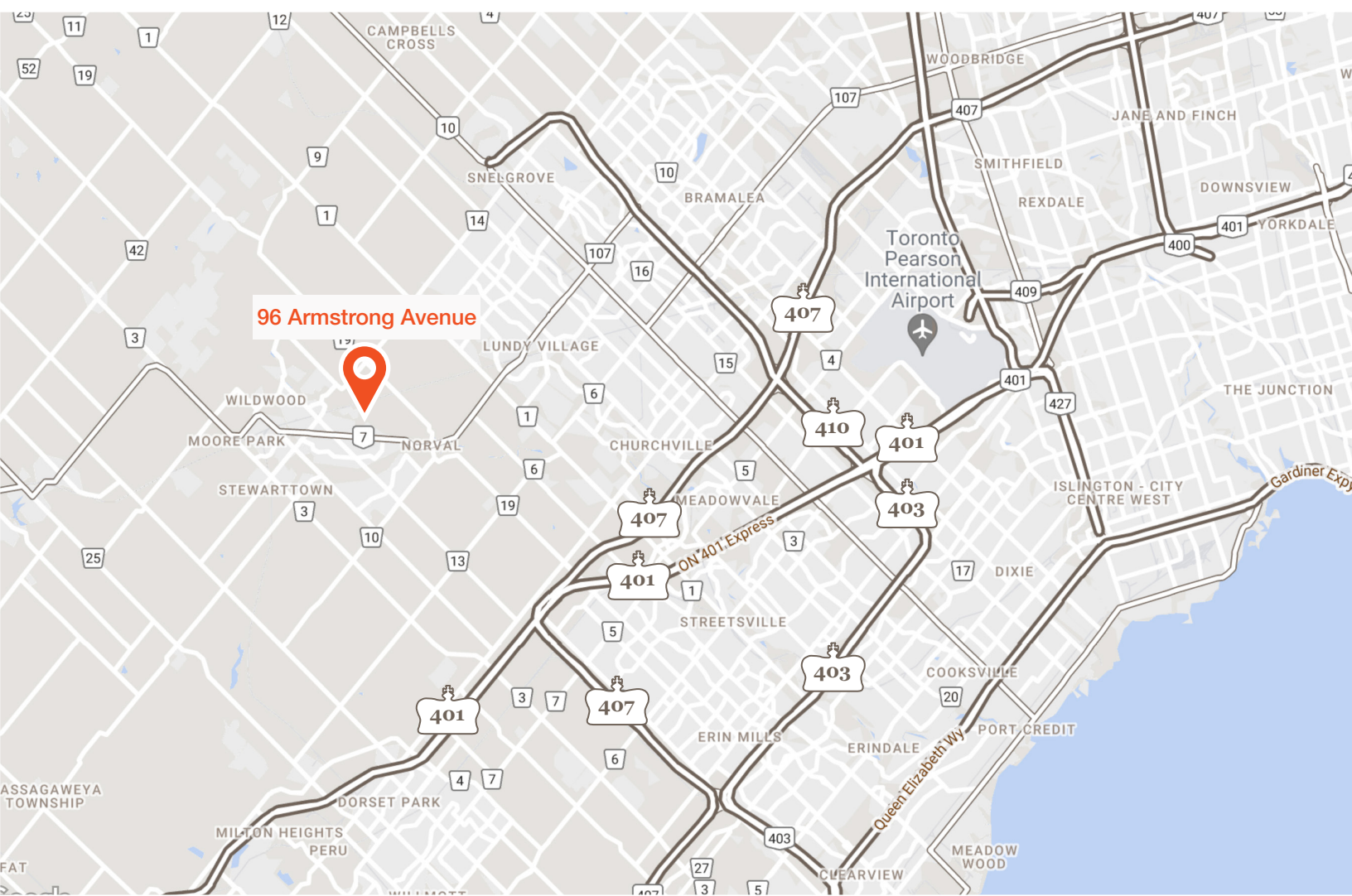
96 Armstrong Avenue

Interior Photos



96 Armstrong Avenue

Location Map



Highway 401	12 km	16 mins
Highway 407	15 km	19 mins
Toronto Pearson International Airport	2.4 km	4 mins

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Partner

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*Sales Representative

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.