

Here is where
your business
will *grow*.

For Short-Term 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

96 Armstrong Avenue

15,500 SF Freestanding Industrial Building for Short-Term 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



Lot Size
0.994 Ac



Power
600 amps



Possession
Immediate
Lease Term
24 months

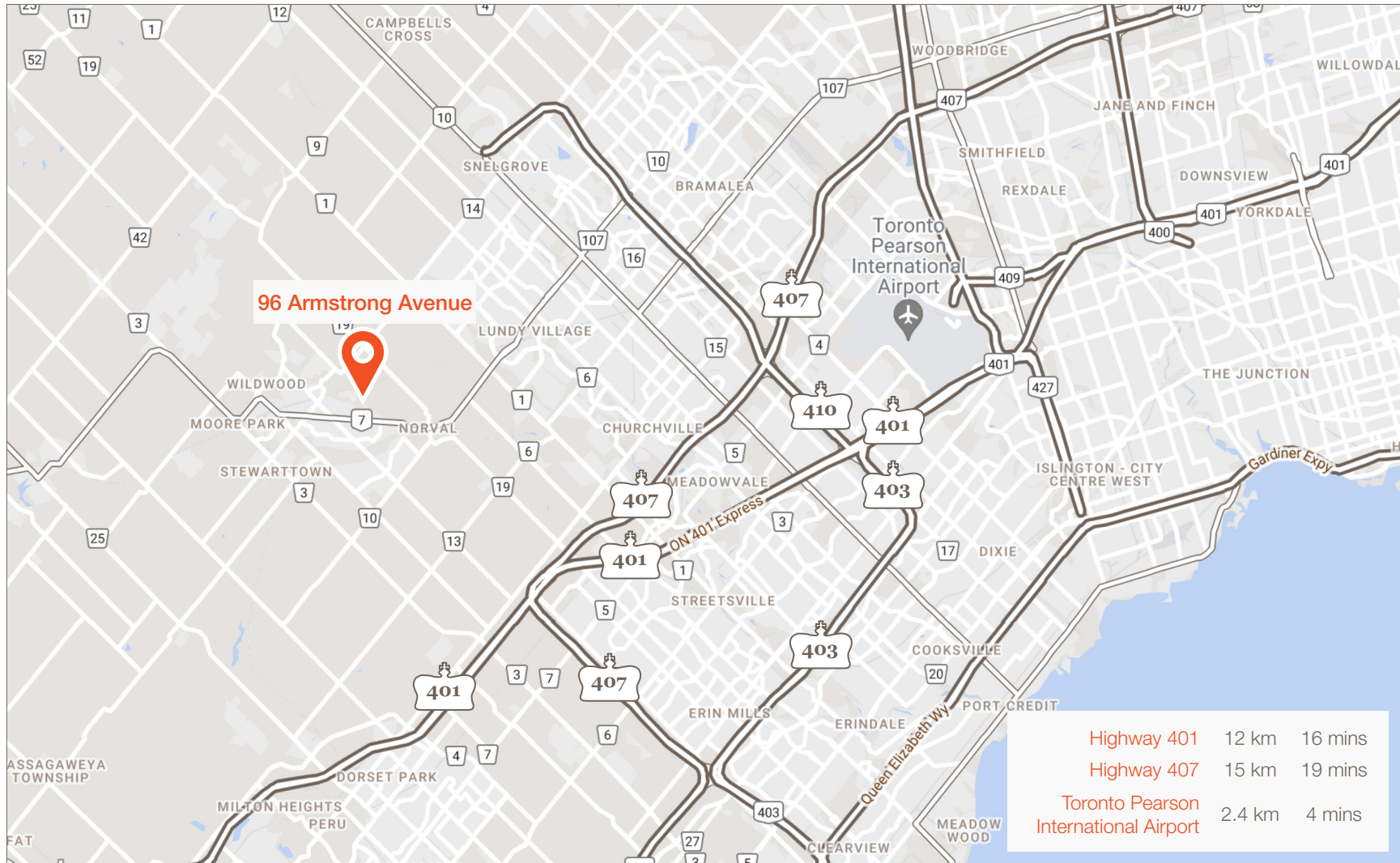
Property Highlights

- Well-maintained freestanding industrial building
- Access from Armstrong Avenue and Sinclair Avenue
- 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>

96 Armstrong Avenue

Exterior and Aerial



Lennard:

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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.