

**AVISON
YOUNG**

For Lease

**901 Steeles Avenue E
Milton, ON**



INDUSTRIAL

101,257 SF FREESTANDING BUILDING

Highway 401 frontage

Steeles Avenue frontage

David Hillis, SIOR

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Platinum member

Highlights

-  Located at Highway 401 and Steeles Avenue E with full exposure to high traffic counts
-  Recent improvements include pavement repairs in 2024 and roof replacement completed in 2014 (warranty until 2029)
-  Zoning allows wide range of industrial uses such as automotive - allowance for retail, sales and rental of equipment
-  An abundance of amenities nearby such as Toronto Premium Outlets, Tim Hortons, Home Depot and other retailers across the street
-  Near local Milton Transit Route 2 stop - connects to Lisgar GO Train Station in Meadowvale

Property summary

TOTAL AVAILABLE AREA

Office	6,000 sf
Showroom	6,000 sf
Industrial	89,257 sf

Total 101,257 sf

LOT SIZE

8.5 acres
656' Fronting Highway 401
1,150' Fronting Steeles Avenue E

SURPLUS LAND

~3 acres, can be utilized for up to a 70,000 sf building expansion or improved for trailer parking.

SHIPPING

10 T/L with levellers and seals (10'x11')
1 D/I - (12'x14')

CLEAR HEIGHT

33'

BAY SIZE

57' x 25.9'

POWER

1600 A, 347/600V
Pad-mounted transformer

ZONING

MI (section 49)

PARKING

Outside surface

POSSESSION

Q4 2025 (flexible)

ASKING NET RENT

\$16.50 psf

TMI (est. 2025) & Management

\$4.50 psf



ACCESSIBILITY

- 2 points of entry via Steeles Avenue E
- Shipping court access via signalized intersection at Thompson Road for safety and convenience
- Immediate access to Hwy 401 via James Snow Parkway and Hwy 25 interchange

Building features

SURPLUS LAND

If required, at additional rent rate the landlord is prepared to expand the building up to 70,000 sf or alternatively, prepare surplus 3 acres for trailer parking

OFFICE AREA

Clean, functional office space on mezzanine level (access via stairs), featuring private perimeter offices.

SHOWROOM AREA

Open-plan ground floor area featuring a dedicated entrance and washroom facilities

WAREHOUSE AREA

Includes plant washroom, battery charging area, large lunchroom, maintenance shop and quiet room

FLOORS

Sealed floors, slab designed for heavy uses

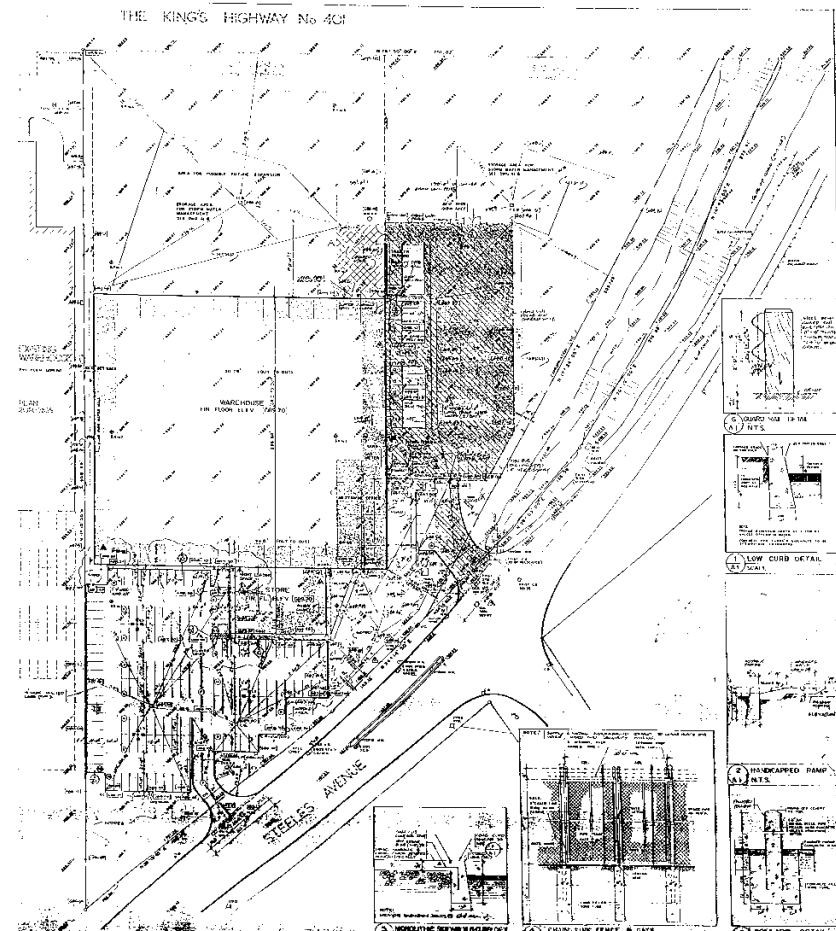
FIRE PROTECTION

Fully sprinklered, robust design

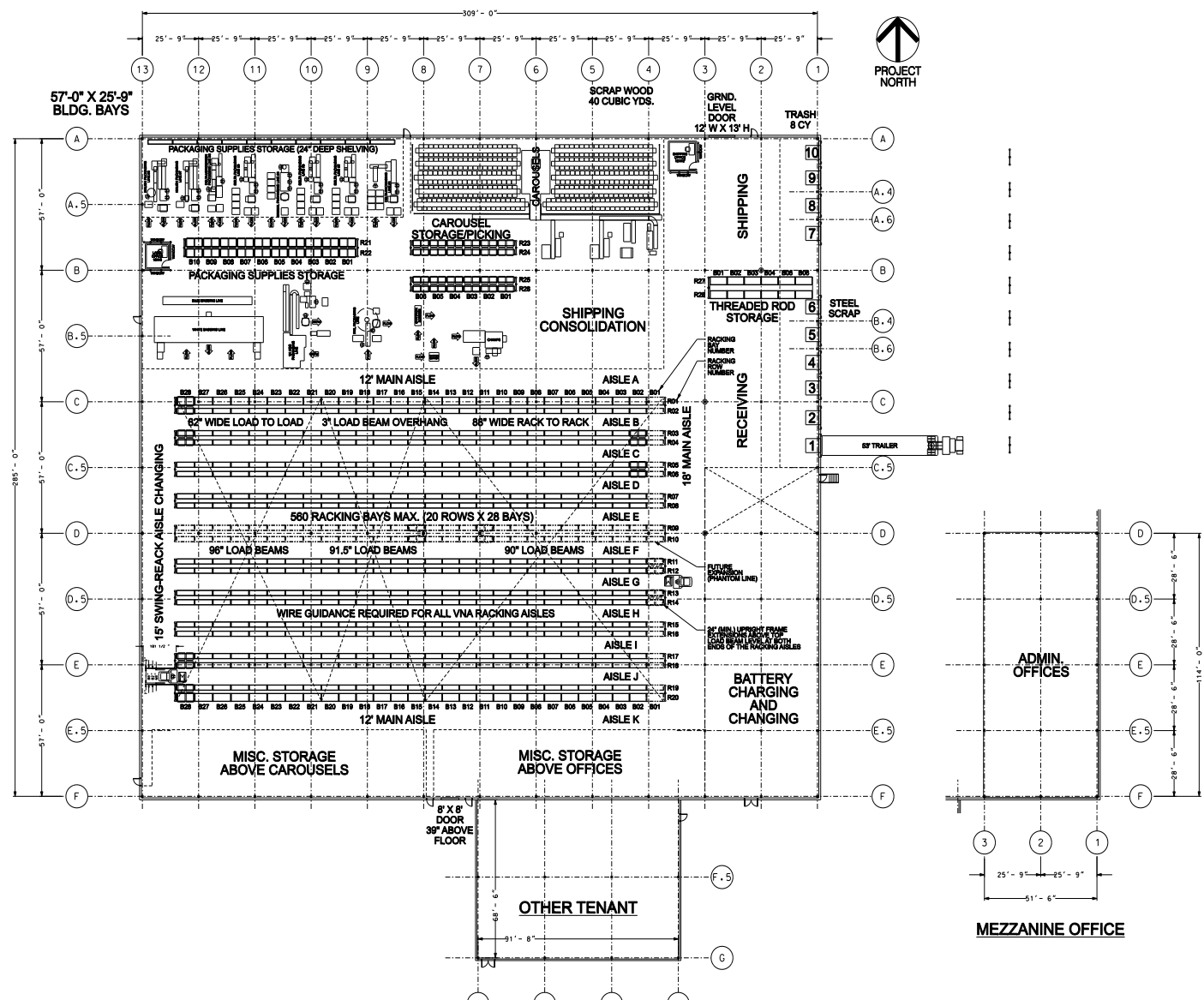
NEGOTIABLE FEATURES

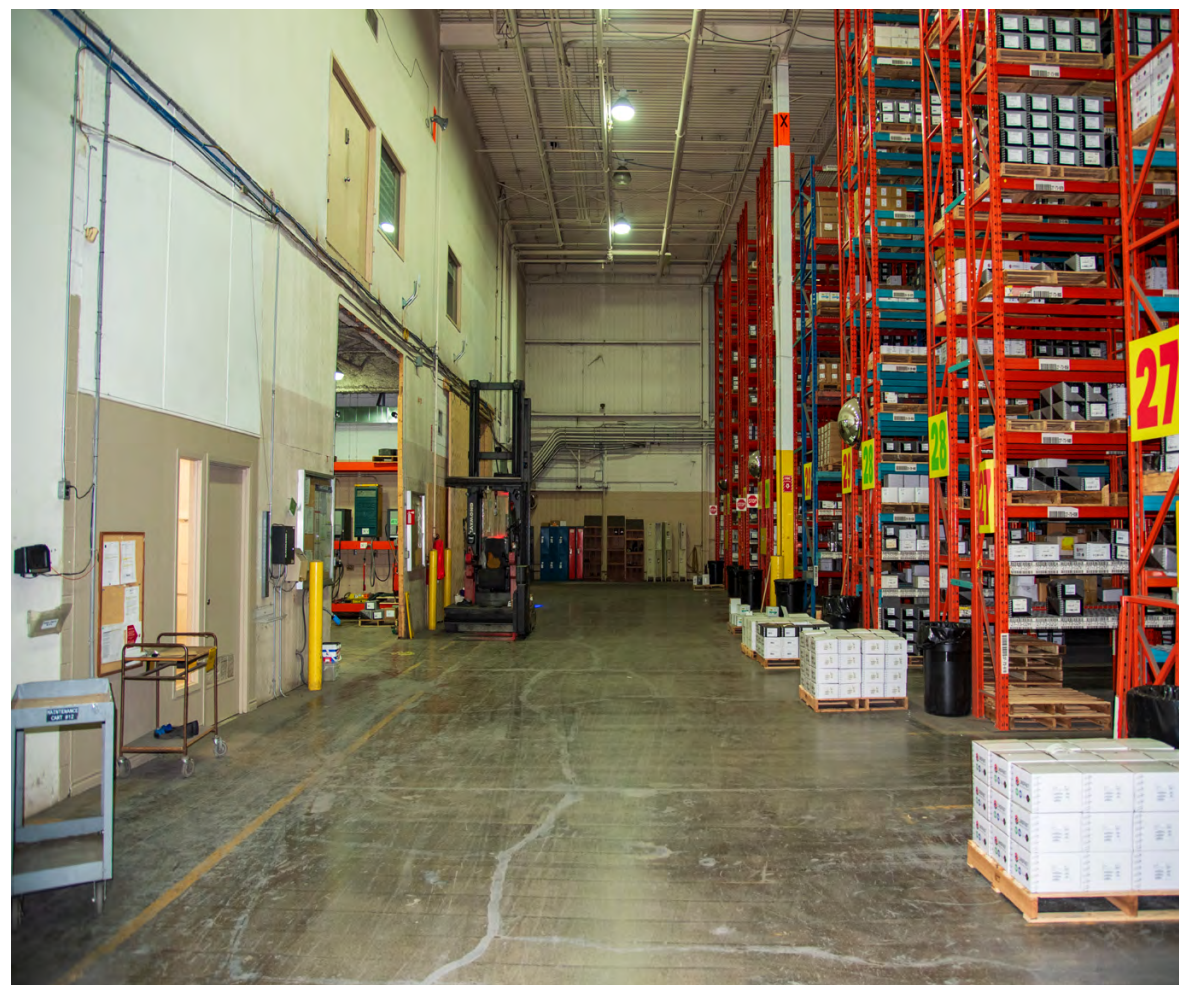
- Narrow aisle configured racking plus Raymond swing truck
- 10 Raymond parts carousels
- Office furniture
- Private landlord willing to customize

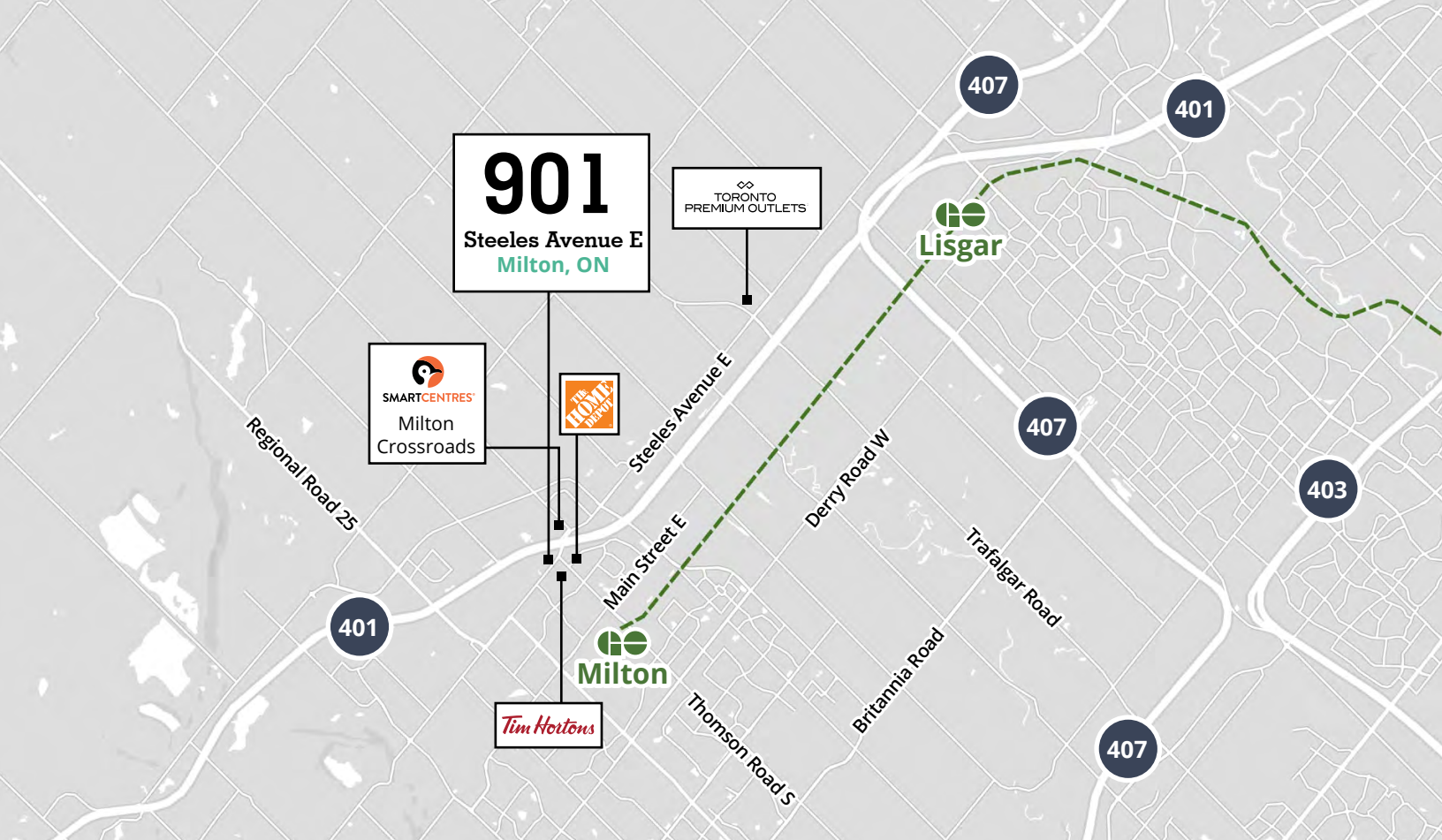
Site plan



Current floor plan (racking may be modified or removed)







Amenities within 5KM



118

Restaurants



218

Retail



10

Gas Stations



14

Banks



10

Fitness Centres

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