

BROCCOLINI

REAL ESTATE & DEVELOPMENT

INDUSTRIAL BUILDING  
FOR LEASE

29,944 OF INDUSTRIAL SQ.FT.

8,300 PARKHILL DRIVE, MILTON, ONTARIO





## MULTI-TENANT

29,000 square feet of Prime Industrial space in the heart of Milton, Ontario. Multi-tenant building perfectly located in the Highpoint Business Park at the intersection of Highway 401 & Highway 25.

Tenants of the park include 3M, Amazon, Sobeys, Lowes and many more. The warehouse offers 32-foot clear height ceilings, ESFR sprinkler system, four loading docks, and one drive in door. Approximately 3,800 sq.ft. of built out offices with ample parking for employees in front. The site offers excellent access to transportation routes and is in close proximity to all amenities.

**CALL TO  
DISCUSS**  
ASKING NET RENT

**\$1.60 /**  
SQ.FT.  
TAXES



**OPEX**  
SQ.FT.(NOT INCLUDING HVAC)  
OPEX



**MAY 1 2023**  
OCCUPANCY DATE



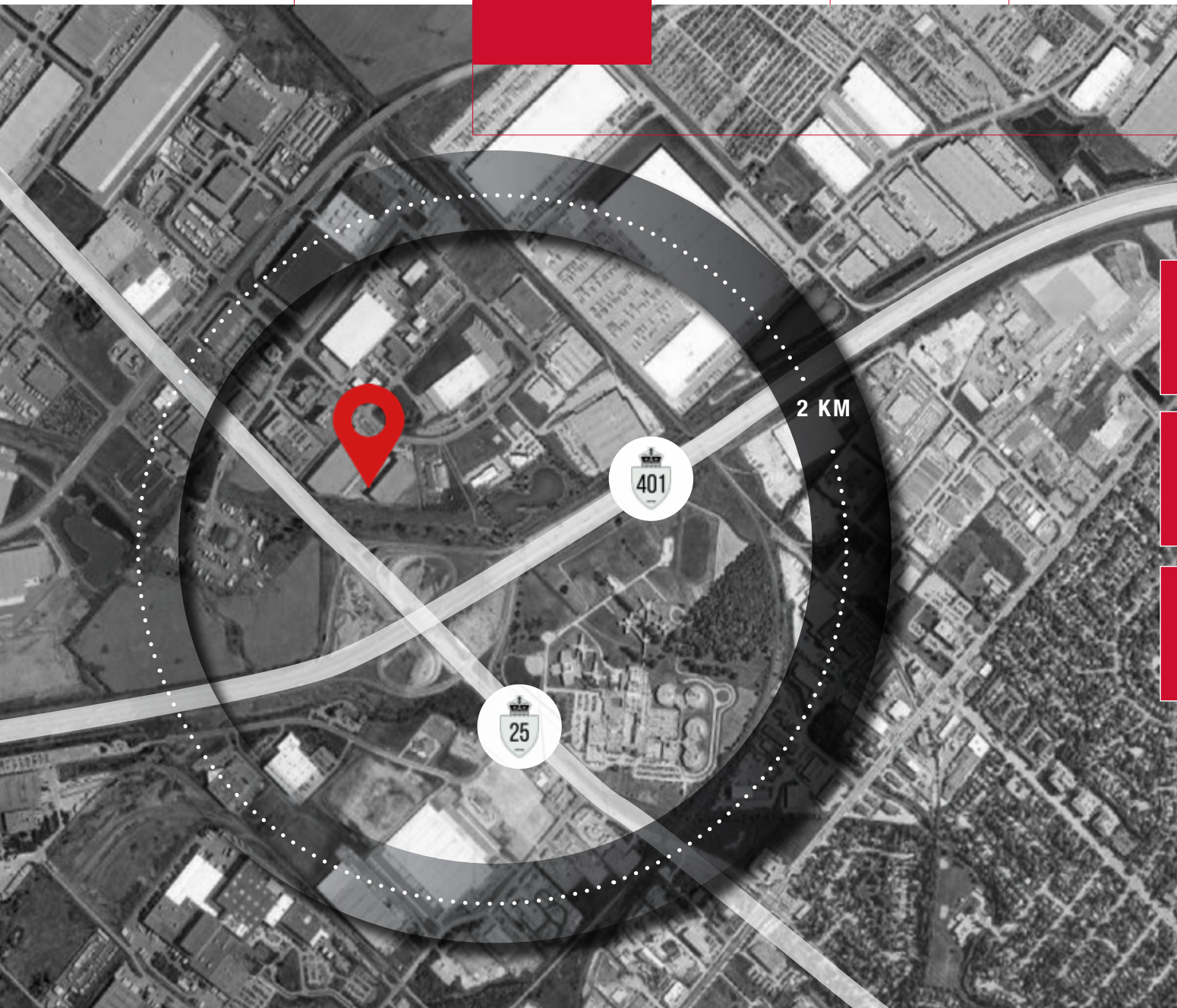
## FEATURES

- LOCATED IN THE HIGHPOINT BUSINESS PARK
- INTERSECTION OF HIGHWAY 401 & HIGHWAY 25
- 3,846 SQ.FT. OF OFFICE SPACE
- 32' CLEAR HEIGHT
- 4 LOADING DOCKS
- 1 DRIVE IN DOOR (12' X 14')
- 200 AMP / 600 VOLT



## ACCESS

- MISSISSAUGA - 25 MINS
- OAKVILLE - 20 MINS
- TORONTO - 1 HOUR
- TORONTO PEARSON INTERNATIONAL AIRPORT - 24 MINS
- MILTON GO STATION RAIL COMMUTER RAIL - 10 MINS
- LISGAR GO STATION RAIL COMMUTER RAIL - 16 MINS





## AMENITIES

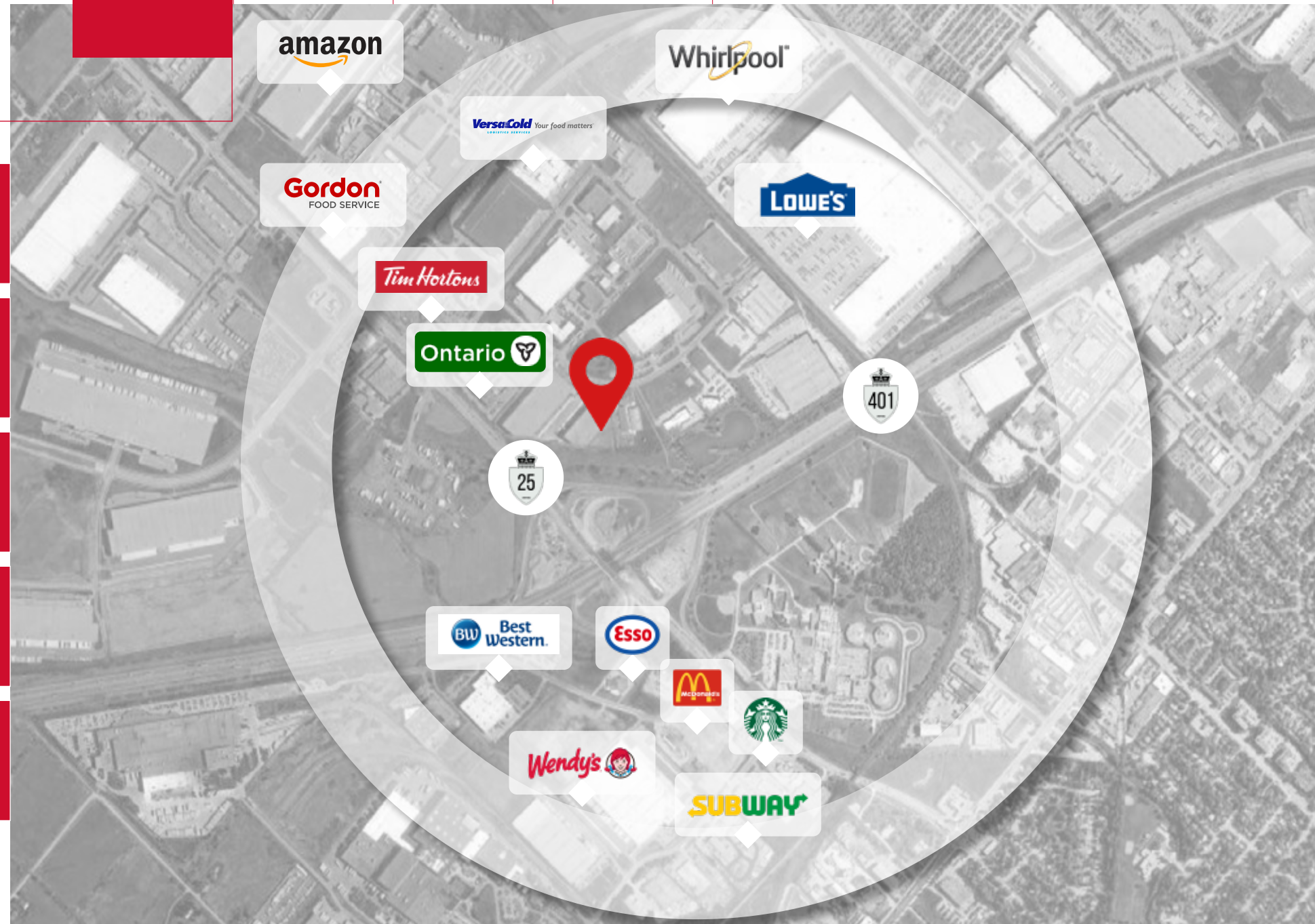
RESTAURANTS / CAFE 00

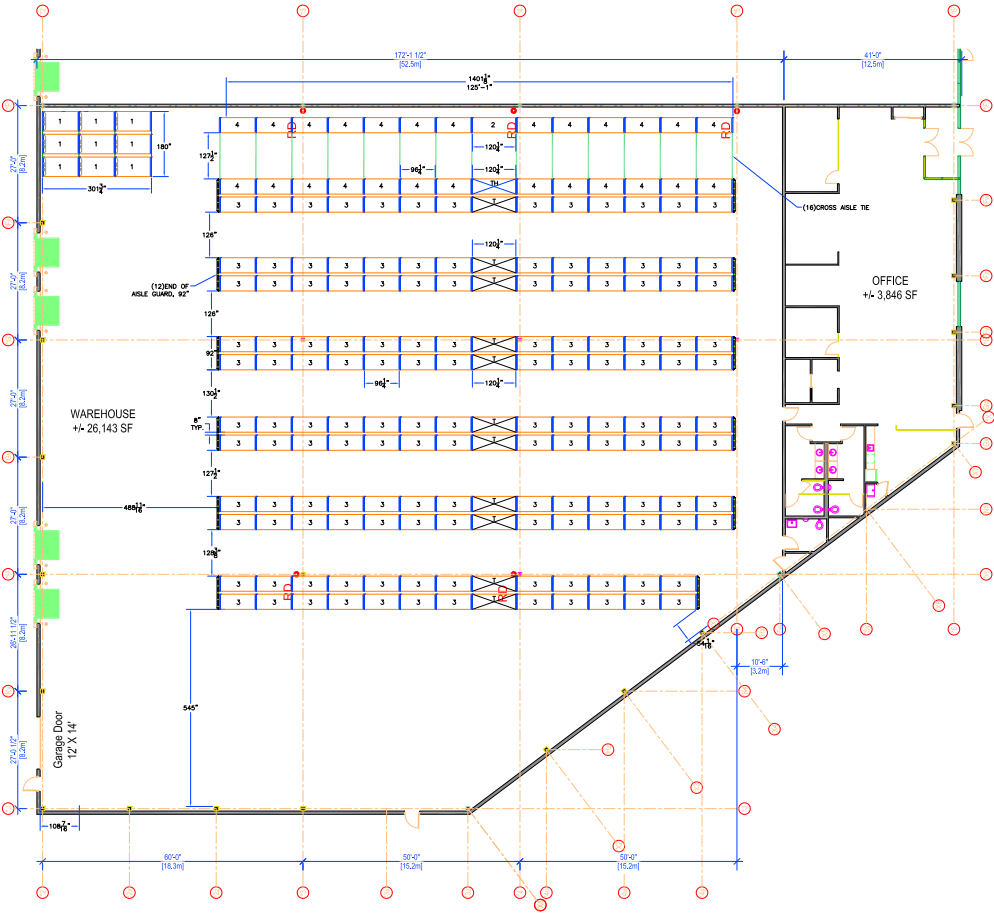
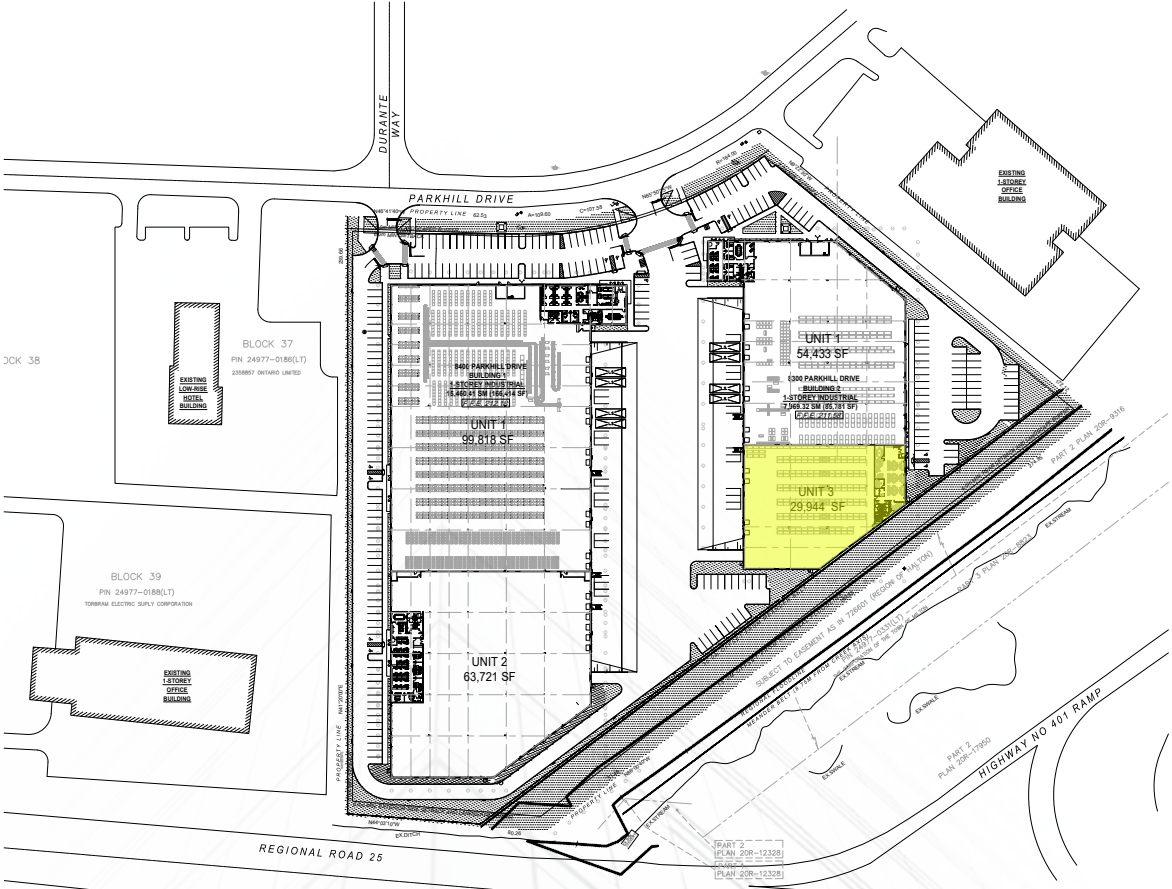
GROCERY/STORES 00

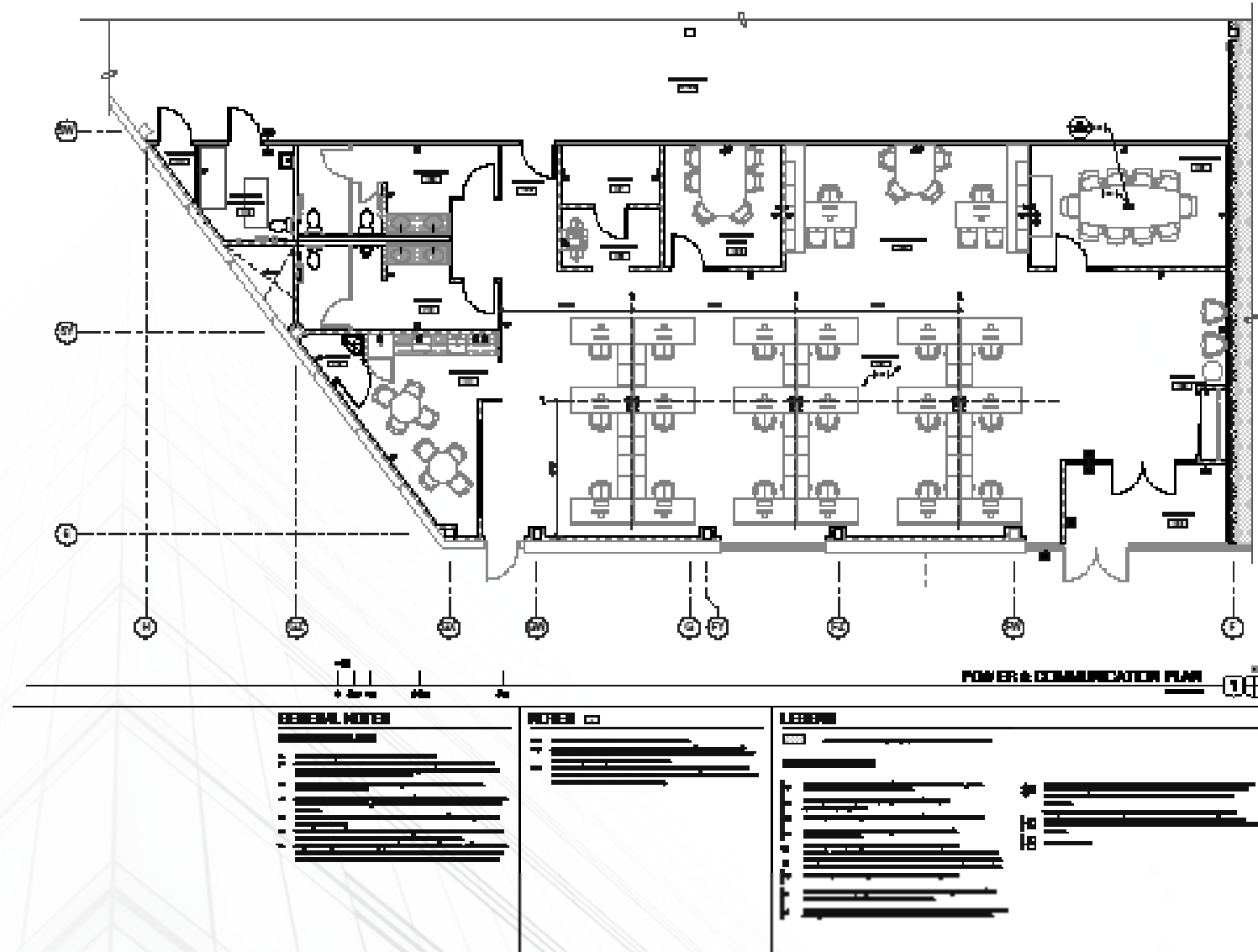
GAS STATIONS 00

BANKS 00

HOTELS 00









132,979  
POPULATION



69.8%  
WORK FORCE



42  
MEDIAN AGE



\$111,875  
AVG. HOUSEHOLD INCOME





**DAVID SALOMON-LIMA**

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