

# 8079 EIGHTH LINE

HALTON HILLS, ONTARIO

**PRESTIGE EMPLOYMENT LAND**

TRAFALGAR / HWY 401

**±19.6**

**DEVELOPABLE ACRES**



## FOR SALE

**\$38,000,000**

**A RARE OPPORTUNITY TO PURCHASE A FLAGSHIP DEVELOPMENT SITE**





# PRESTIGE EMPLOYMENT LAND

Located along Steeles Avenue in Halton Hills, 8079 Eighth Line offers 47.2 acres with seamless connectivity to the region's skilled workforce, critical distribution networks and major consumer markets across the GTA and beyond.



## 47.2 TOTAL ACRES

with ±19.6 developable acres



## SITE PLAN APPROVAL

ready for application



## AMPLE AMENITIES NEARBY

including proximity to Toronto Premium Outlet Mall



## PHASE 1B

employment area now included





# SITE DETAILS

LEGAL DESCRIPTION	PT LT 1 CON 9 ESQ, BEING PART 1 PLAN 20R20358; HALTON HILLS
LOCATION	Steeles Avenue and Eighth Line; 800M to HWY 401 Interchange Node
SITE DETAILS	±19.6 Acres Developable ±27.6 Acres Non-Developable ±47.2 Acres Total
LAND USE	Premier Gateway Phase 1B Employment Area
PRICE	\$38,000,000
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Over 1,056 ft of frontage on Eighth Line &amp; 1,312 ft on Steeles Avenue</li><li>• Access to municipal services</li><li>• Close to Highway 401 Interchange node</li><li>• Walking distance to public transit</li></ul>



Setting the standard  
for industrial uses in  
the GTA, 8079 Eight  
Line is permitted  
for manufacturing,  
assembling, processing,  
fabricating, warehousing,  
wholesaling and  
distribution facilities.



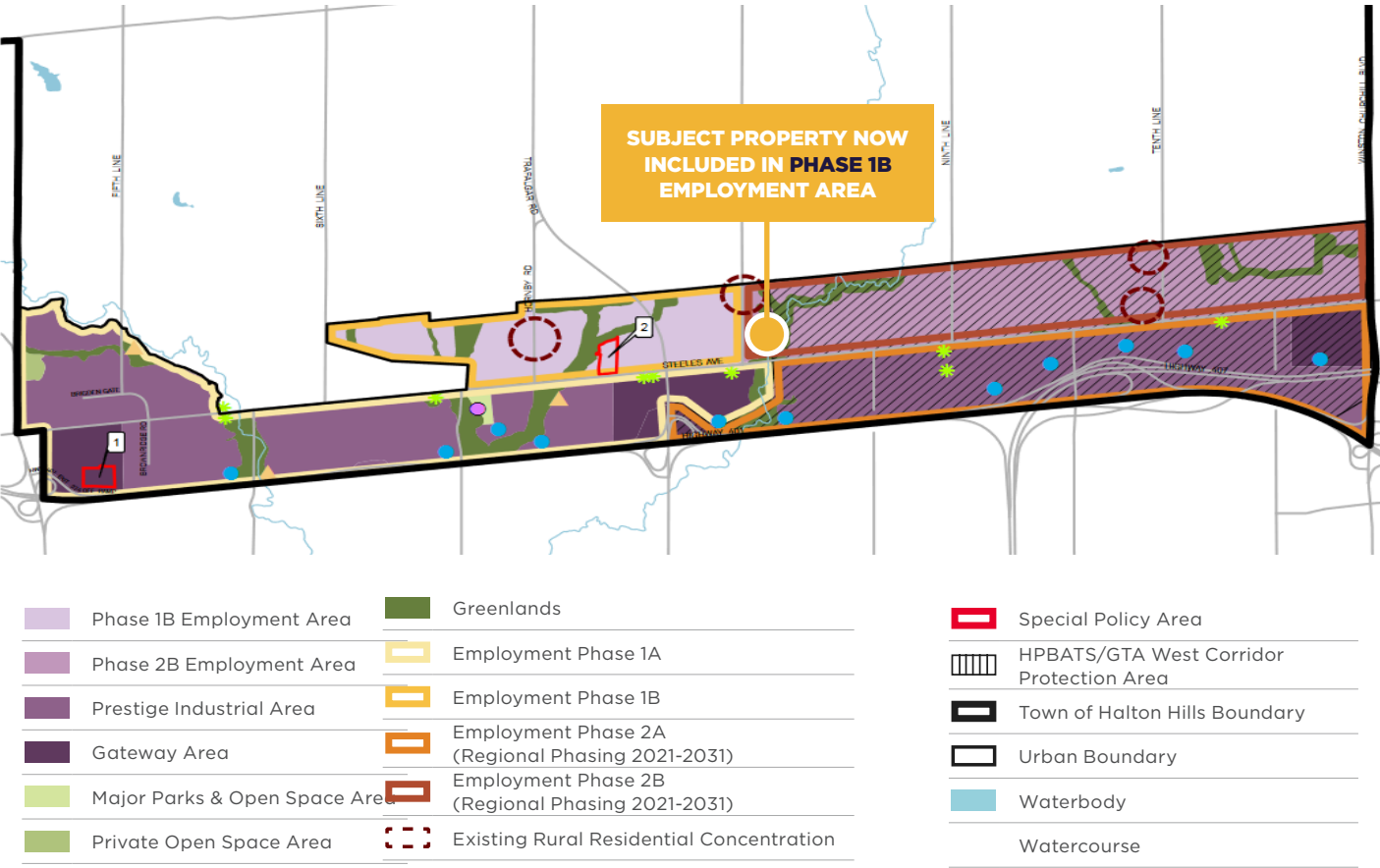
# DRIVE TIMES & DISTANCES



DESTINATION	DISTANCE
HWY 401	3 min   350 M
HWY 407	4 min   5 KM
CN Intermodal	17 Min   25 Km
Toronto Pearson International Airport	22 Min   28 KM
CP Intermodal	32 Min   37 KM
Hamilton International Airport	45 Min   65 KM
Lewiston-Queenston Bridge (Niagara Falls)	75 Min   117 KM
Ambassador Bridge (Detroit)	190 Min   329 KM



# LAND USE PLAN



## PERMITTED USES

- Business and professional offices in free-standing buildings or as part of an industrial mall
- Industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities
- Computer, electronics and data processing facilities
- Research and development facilities
- Hospitality uses including a full service hotel, conference and exhibition facilities and indoor waterpark

## PERMITTED SECONDARY USES

- Limited commercial uses which are ancillary to the main permitted industrial uses:
  - » Take-out or full-service restaurants
  - » Financial Institutions
  - » Convenience Stores
  - » Commercial fitness centers
- Commercial or trade school facilities
- Recreational facilities
- Motor vehicle service stations

# LAND OWNERS MAP



1 ANATOLIA CAPITAL  
**144.4 ACRES**

2 QUADREAL  
**126.6 ACRES**

3 BENTALL KENNEDY  
**103.7 ACRES**

4 FIRST GULF/SUNLIFE  
**103.4 ACRES**

5 CRESTPOINT  
**99.7 ACRES**

6 PROLOGIS  
**72.9 ACRES**

7 SUBJECT PROPERTY  
**47.2 ACRES**

8 METRUS PROPERTIES  
**31.4 ACRES**

9 NICOLA BLACKWOOD  
**22.4 ACRES**

10 METRUS PROPERTIES  
**21.3 ACRES**



# NEARBY AMENITIES

## NEARBY CORPORATE OCCUPIERS

- Whirlpool Canada
- Lowes Distribution
- Core Mark International
- Reckitt Benckiser
- Ceva Logistics
- QRC Logistics
- Rona Distribution
- Neovia
- Wolseley Distribution
- Kraft Heinz
- Ikea Distribution
- Farrow Logistics/ National Tire Distributors
- Maple Lodge Farms
- Amazon Fulfillment
- Metro Logistics/ Thomas Large & Singer
- Matrix Logistics

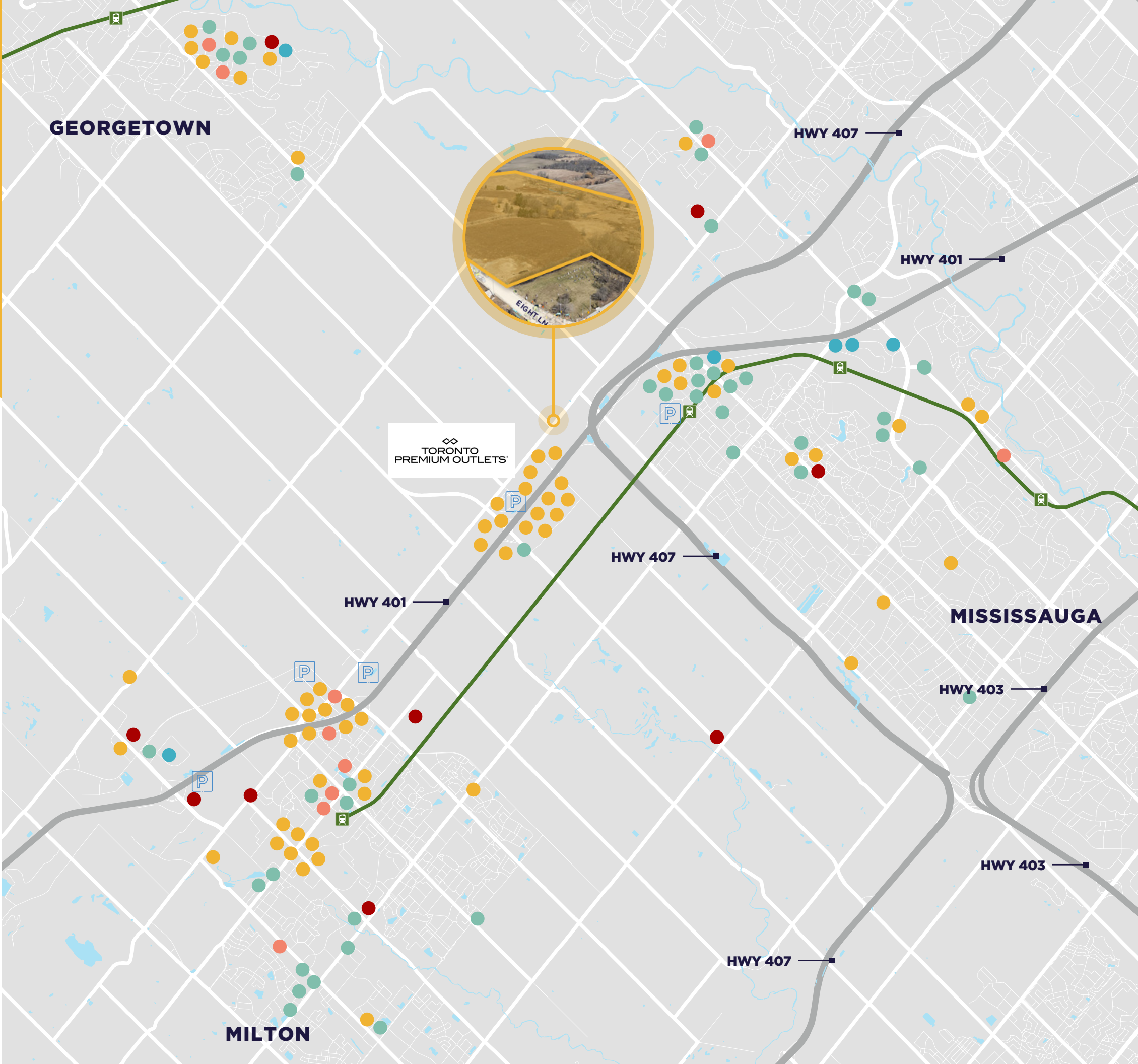
**66**  
SHOPPING

**46**  
RESTAURANTS

**6**  
HOTELS

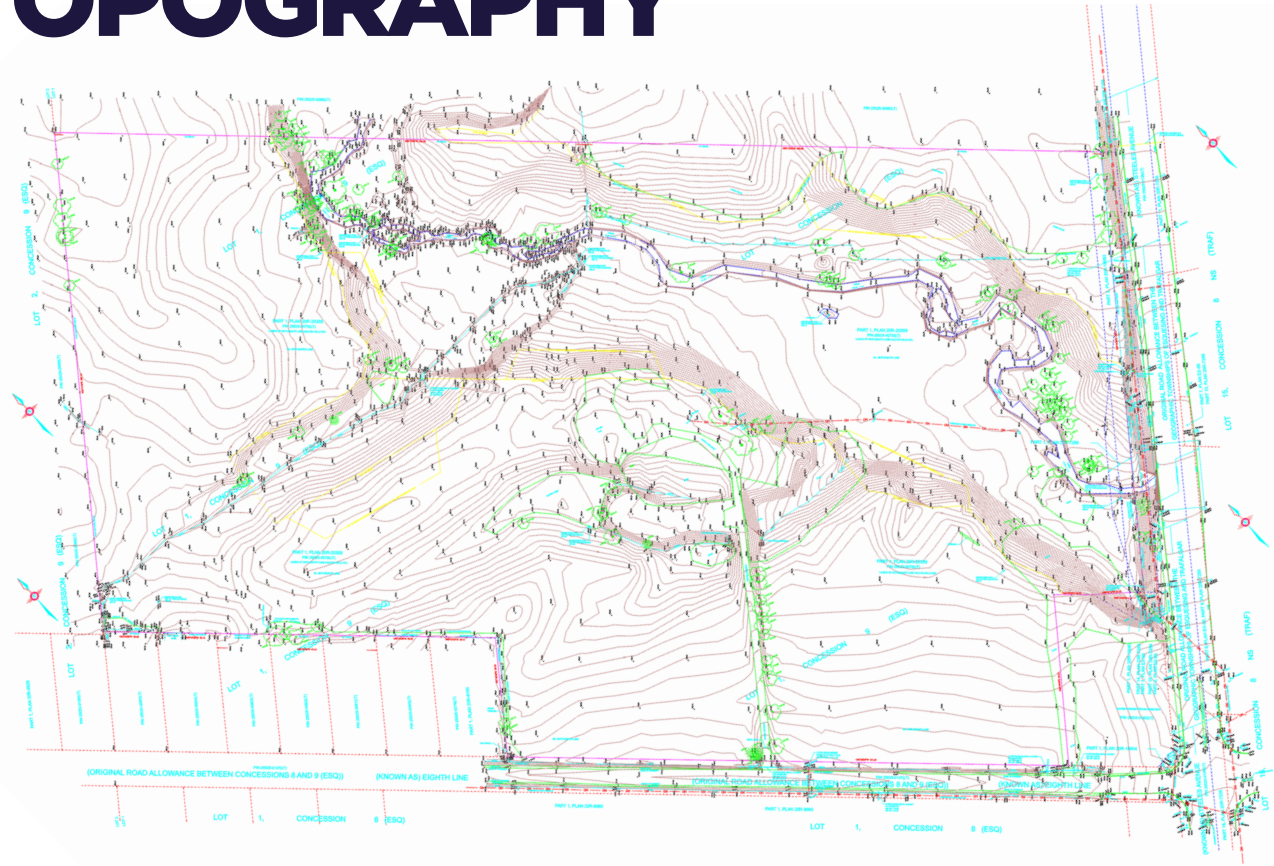
**10**  
FITNESS

**10**  
GAS STATIONS





# TOPOGRAPHY

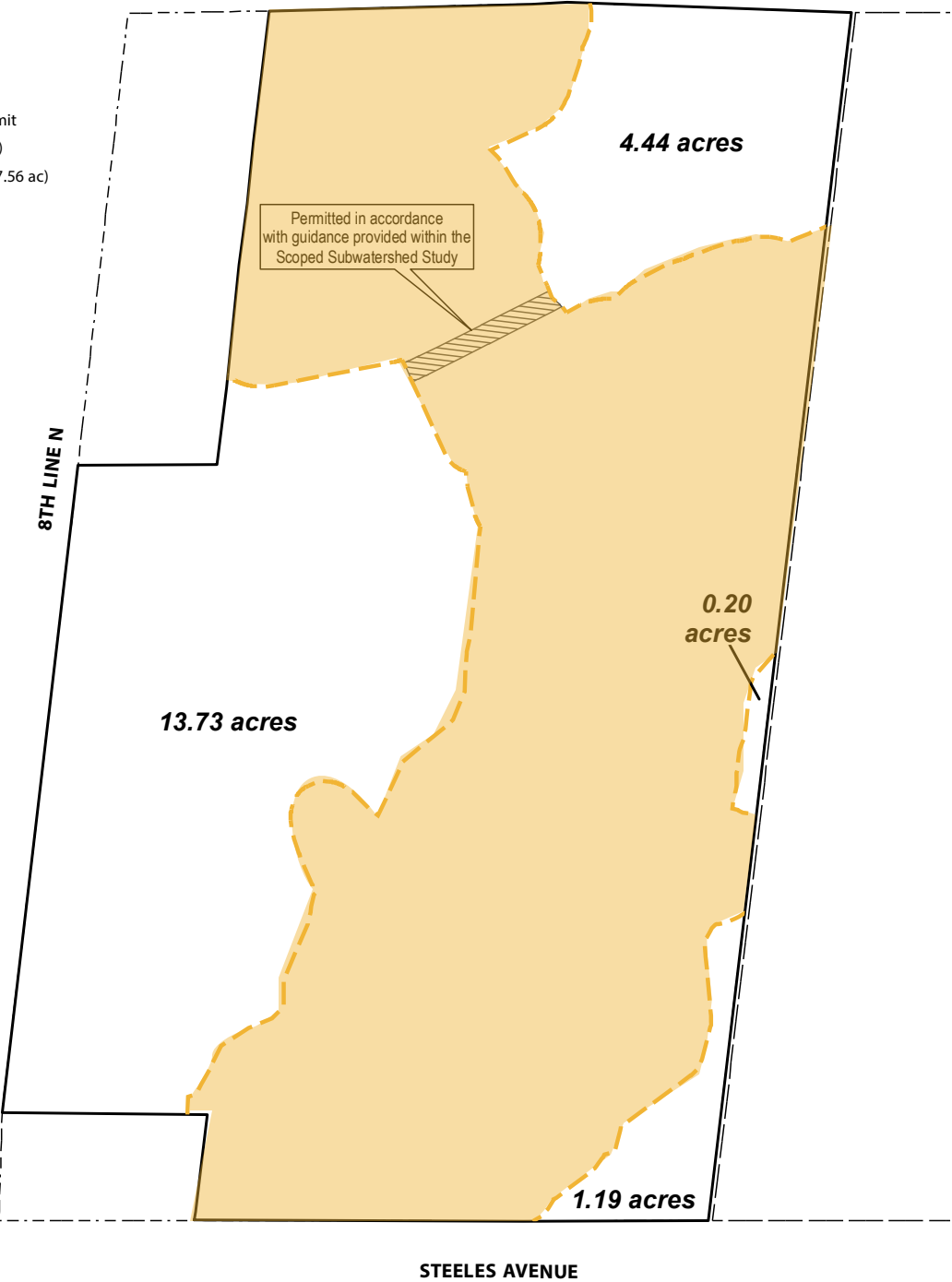


## DUE DILIGENCE MATERIALS | DATA ROOM

<b>PHASE 1</b> ENVIRONMENTAL SITE ASSESSMENT	Blue Frog Environmental Consulting Inc., December 21, 2023
<b>PHASE 2</b> ENVIRONMENTAL SITE ASSESSMENT	Blu frog Environmental Consulting Inc., December 7, 2023
<b>PA 52</b> BY-LAW NO. 2023-0064	The Corporation of The Town of Halton Hills, July 14,2023
<b>SURVEY</b>	Dolliver Surveying Inc., January 5, 2016
<b>TOPOGRAPHICAL SURVEY</b>	Dolliver Surveying Inc., June 4, 2019
<b>SERVICING LETTER</b>	Paul Brown and Associates Inc., October 23, 2023
<b>CONCEPTUAL SITE PLANS</b>	Ware Malcomb 2024

# DEVELOPABLE AREA

- Subject Property Boundary
- Primary Study Area
- Extended Study Area
- Natural Heritage System Limit
- Developable Area (19.56 ac)
- Natural Heritage System (27.56 ac)
- Proposed Crossing



\*Approximate developable acreage as per planning study



# LABOUR PROFILE

USER CRITERIA	5 KM RADIUS	10 KM RADIUS	15 KM RADIUS	30 KM RADIUS
Total Population	23,063	320,556	868,431	2,534,365
Labour Force	13,368	178,337	474,711	1,364,818
Transportation and Warehousing	1,026	12,786	43,853	118,421
Manufacturing	1,161	15,668	44,240	129,261
Utilities	40	587	1,317	3,361
Warehousing, Manufacturing, Utilities	38,659	527,933	1,432,553	4,150,227

## OFFERING GUIDELINES

Cushman & Wakefield ULC, (the “Advisor”) has been retained by Gilbach Real Estate to be the exclusive Advisor for the disposition of 8079 Eighth Line, Halton Hills Ontario

Following the execution of a Confidentiality Agreement (“CA”), prospective purchasers will be provided with access to an online secure data room containing certain due diligence materials as listed on the preceding page

Offers will be considered upon receipt and will be reviewed at the Vendor’s discretion



# PROPERTY PHOTOS





# 8079 EIGHTH LINE

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