

8079 EIGHTH LINE

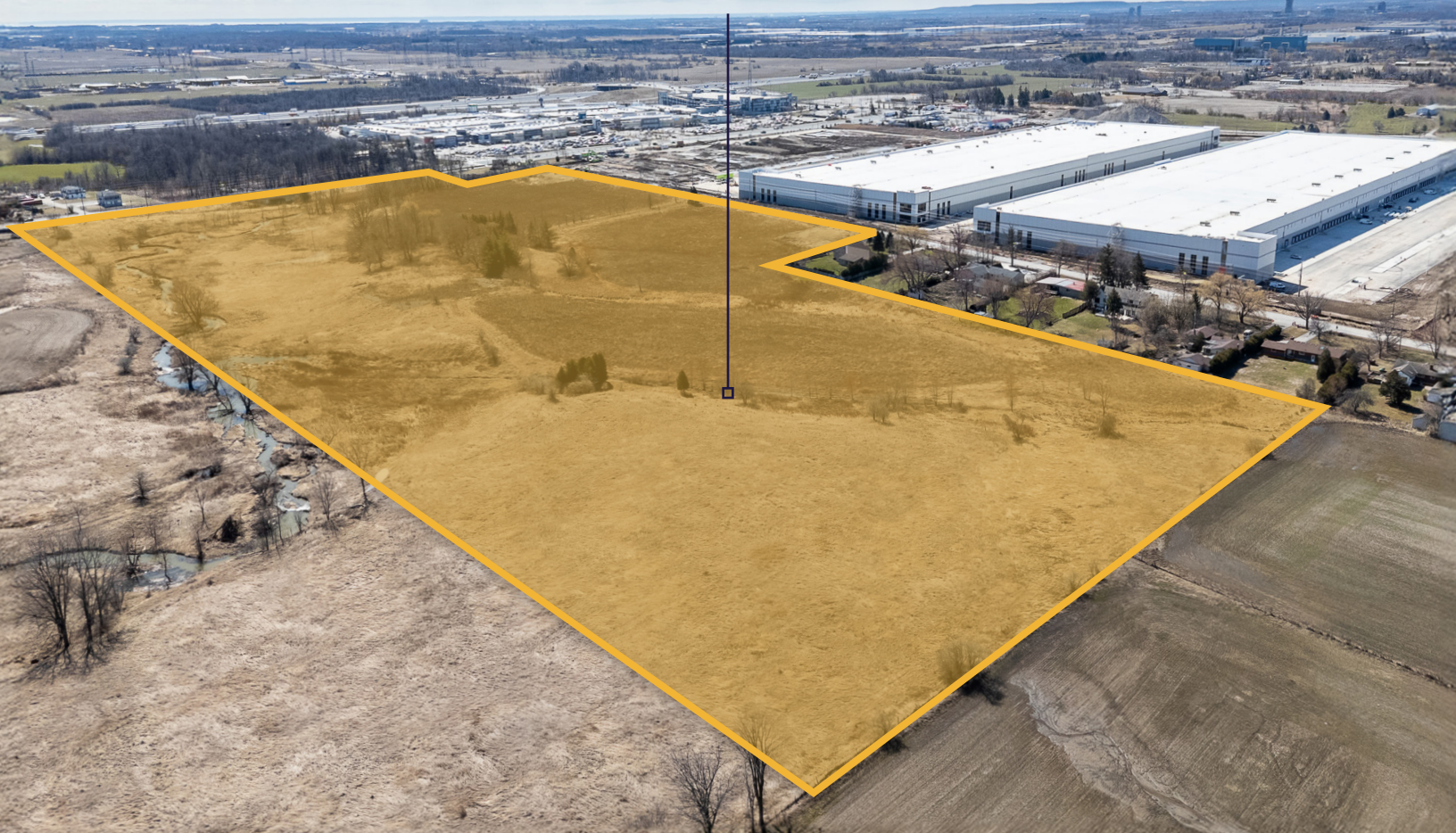
HALTON HILLS, ONTARIO

PRESTIGE EMPLOYMENT LAND

TRAFALGAR / HWY 401

±19.6

DEVELOPABLE ACRES



FOR SALE

**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 \$1,850,000 Per Acre

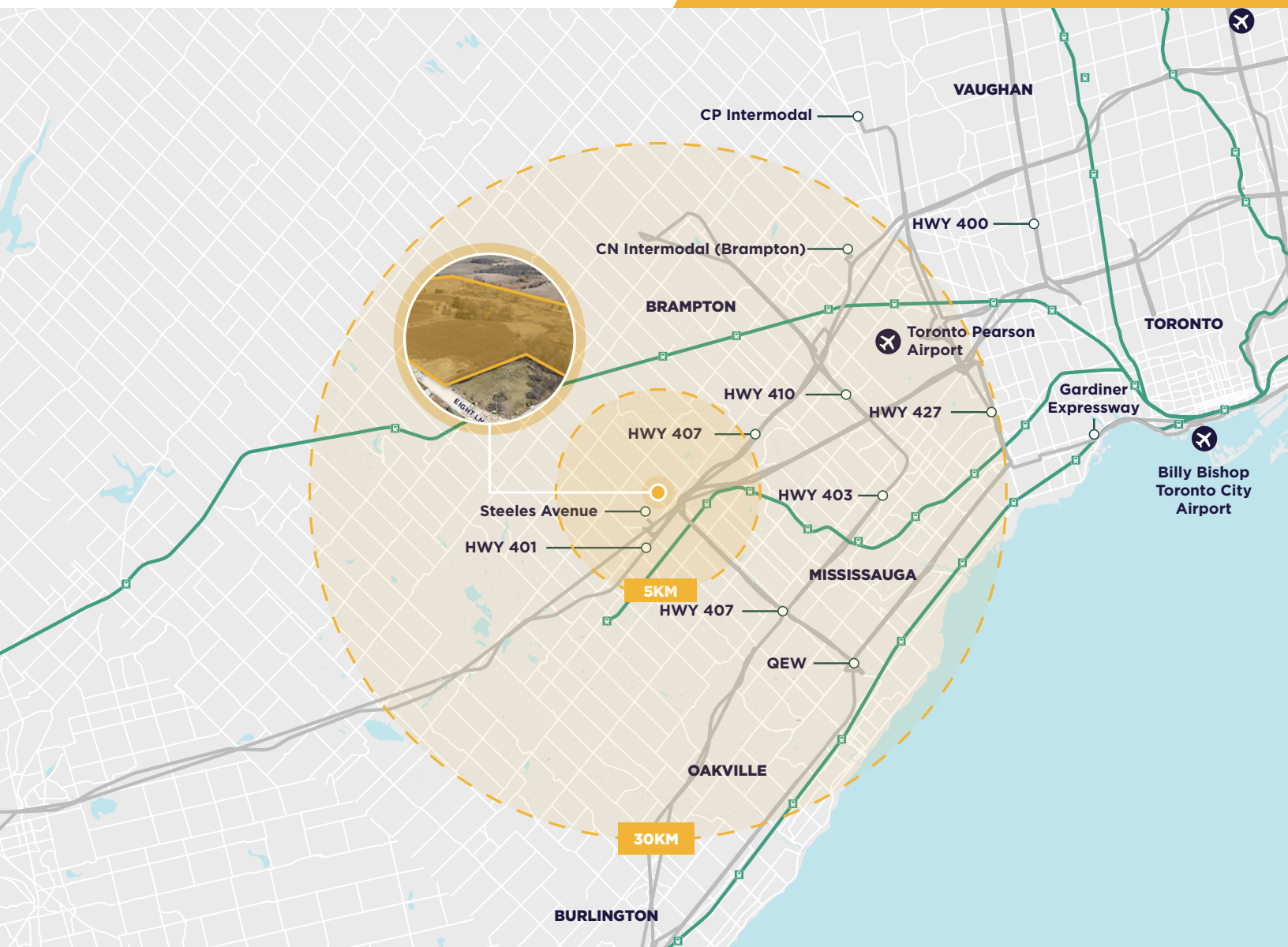
HIGHLIGHTS

- Over 1,056 FT of frontage on Eighth Line & 1,312 FT on Steeles Avenue
- Access to municipal services
- Close to Highway 401 Interchange node
- Walking distance to public transit

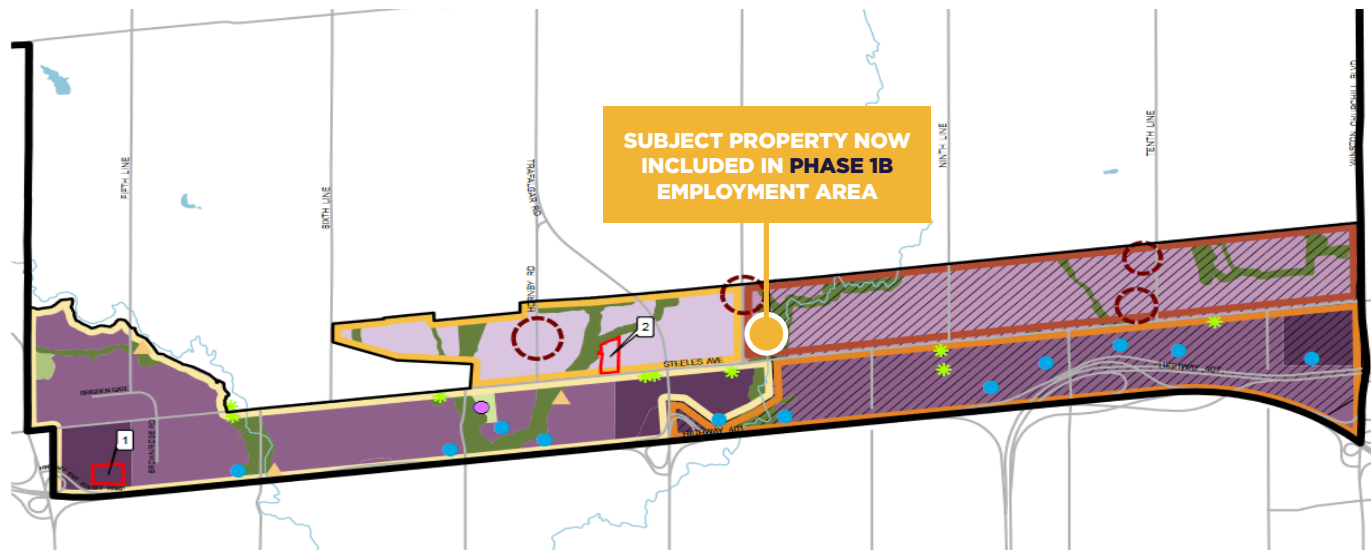


DRIVE TIMES & DISTANCES

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



LAND USE PLAN



	Phase 1B Employment Area		Greenlands		Special Policy Area
	Phase 2B Employment Area		Employment Phase 1A		HPBATS/GTA West Corridor Protection Area
	Prestige Industrial Area		Employment Phase 1B		Town of Halton Hills Boundary
	Gateway Area		Employment Phase 2A (Regional Phasing 2021-2031)		Urban Boundary
	Major Parks & Open Space Area		Employment Phase 2B (Regional Phasing 2021-2031)		Waterbody
	Private Open Space Area		Existing Rural Residential Concentration		Watercourse

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

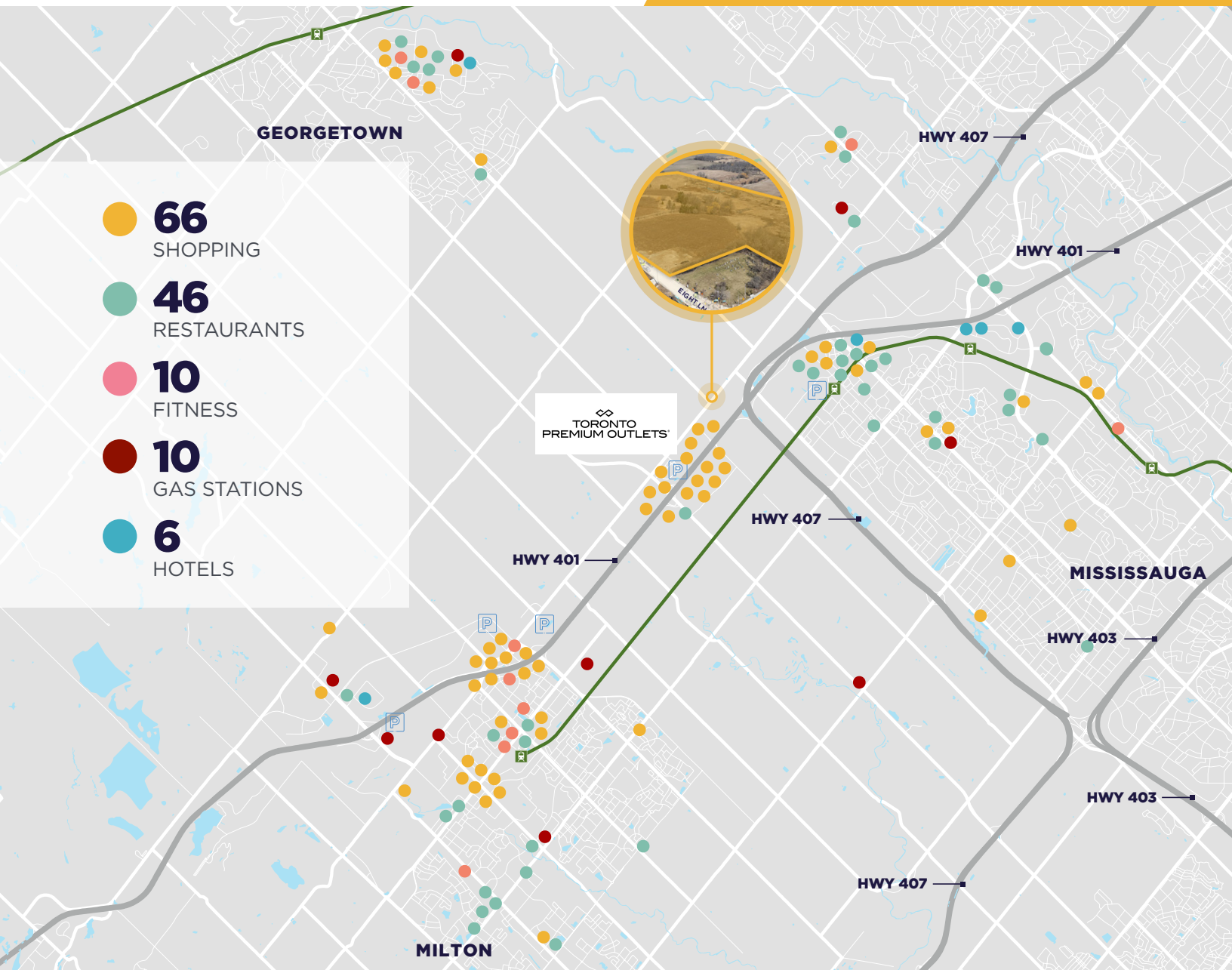
9 NICOLA BLACKWOOD
22.4 ACRES

10 METRUS PROPERTIES
21.3 ACRES

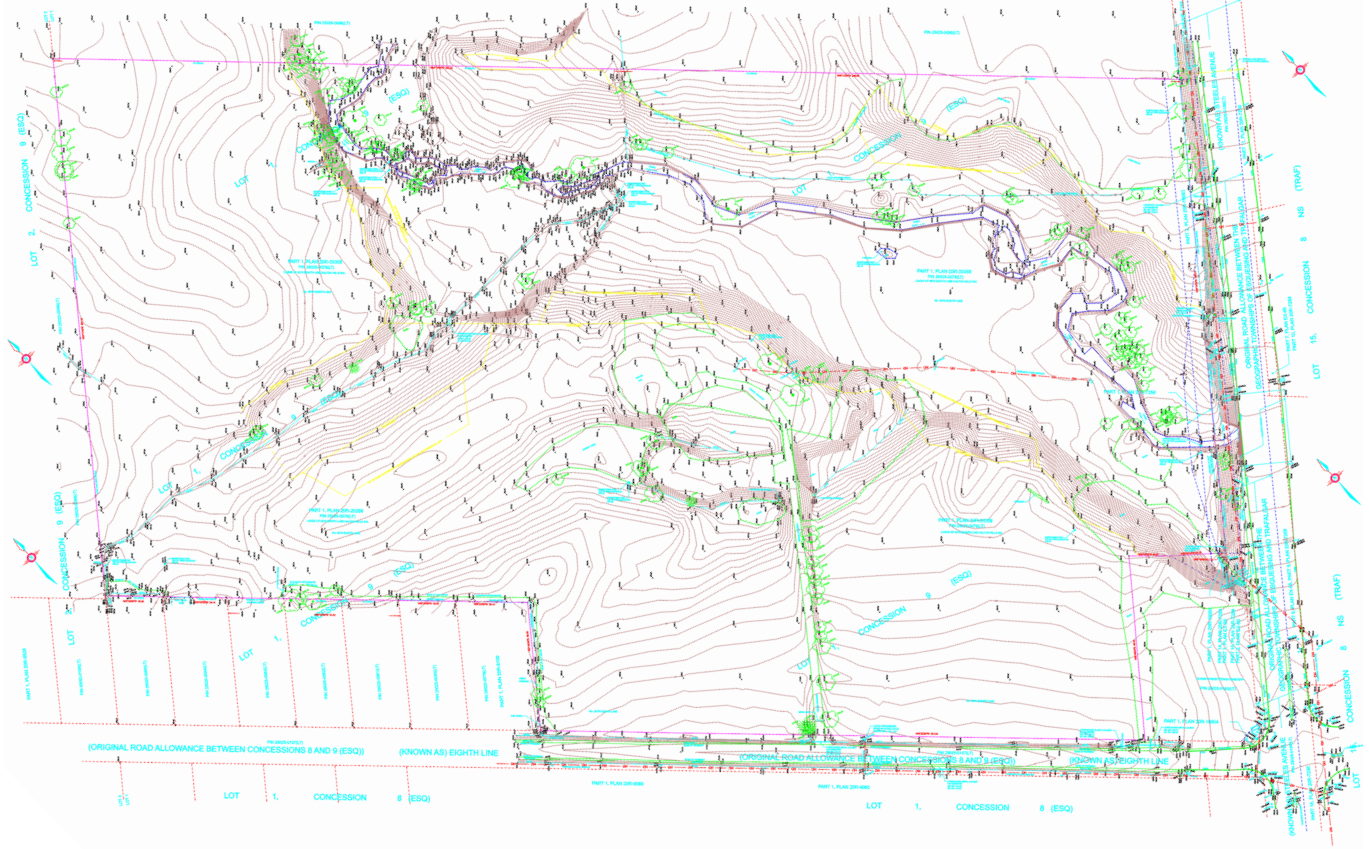
NEARBY AMENITIES

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



TOPOGRAPHY



DUE DILIGENCE MATERIALS | DATA ROOM

PHASE 1

ENVIRONMENTAL SITE ASSESSMENT

Blue Frog Environmental Consulting Inc.,
December 21, 2023

PHASE 2

ENVIRONMENTAL SITE ASSESSMENT

Blu frog Environmental Consulting Inc.,
December 7, 2023

PA 52

BY-LAW NO. 2023-0064

The Corporation of The Town of Halton Hills,
July 14, 2023

SURVEY

Dolliver Surveying Inc., January 5, 2016

TOPOGRAPHICAL SURVEY

Dolliver Surveying Inc., June 4, 2019

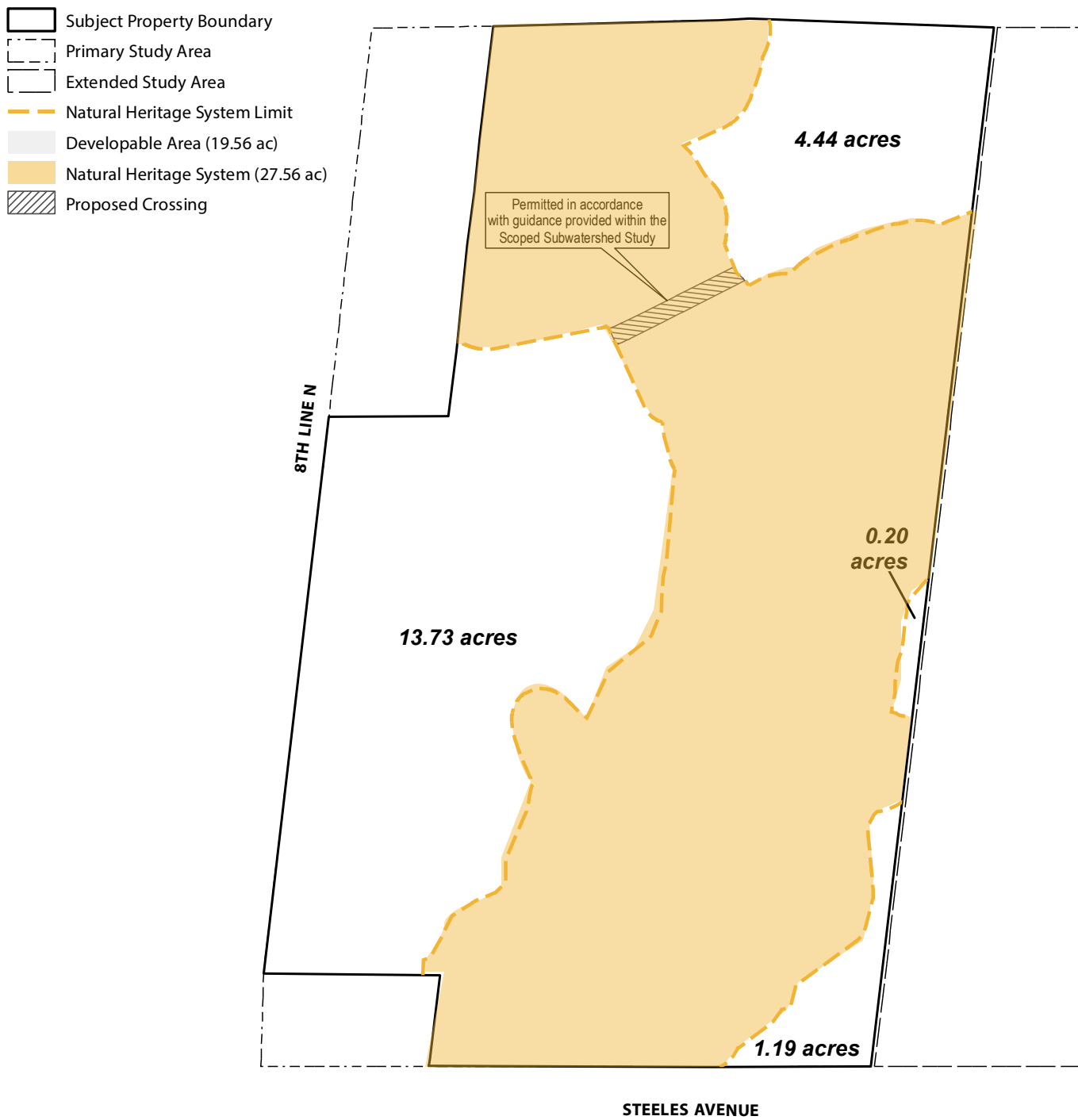
SERVICING LETTER

Paul Brown and Associates Inc., October 23, 2023

CONCEPTUAL SITE PLANS

Ware Malcomb 2024

DEVELOPABLE AREA



*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

ZACK PARENT, SIOR*

Senior Vice President

+1 905 501 6441

zack.parent@cushwake.com

RAYMOND RAMNAUTH, SIOR**

Senior Vice President

+1 905 501 6494

raymond.ramnauth@cushwake.com

RICHARD BURTON

Associate Vice President

+1 519 362 7197

richard.burton@cushwake.com



©2025 CUSHMAN & WAKEFIELD ULC, BROKERAGE. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
*SALES REPRESENTATIVE **BROKER