

An aerial photograph of an industrial park. A large, dark-roofed building is outlined in red. To its left is a large parking lot filled with cars. To its right is another large building with a corrugated metal roof. The area is bordered by a curved road at the top. The text 'ARMSTRONG AVENUE' is written along the curve of the road.

ARMSTRONG AVENUE

INDUSTRIAL FOR SUBLEASE

34 ARMSTRONG AVENUE
GEORGETOWN, ON

81,869 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

34 ARMSTRONG AVENUE GEORGETOWN, ON

DETAILS

AVAILABLE SPACE	81,869 SF (10% Office)
NET RENT	Negotiable
ADDITIONAL RENT	\$3.85 (est. 2025)
POSSESSION	September 1, 2025
SUBLEASE TERM	Until June 29th, 2026 (Longer term available - speak with Listing Agent)

HIGHLIGHTS



Well-maintained industrial building within the Georgetown Industrial Area - home to a wide variety of advanced manufacturing, consumer goods + food & beverage processors.



Well-established industrial area is conveniently located off of Hwy 7 and has the highest employment density in Halton Hills.



Clean and functional 28' clear height warehouse space which includes professionally finished office areas, 8 truck-level shipping doors and 1 drive-in door.



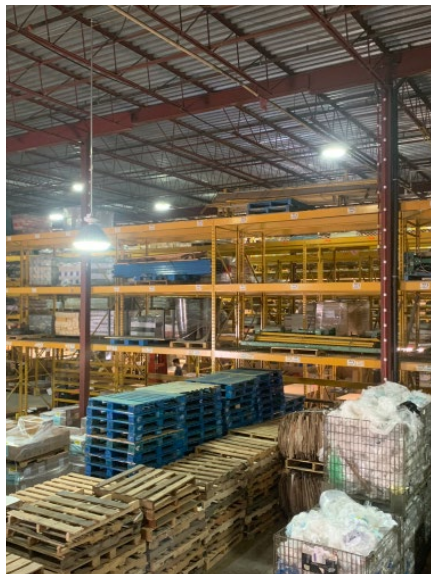
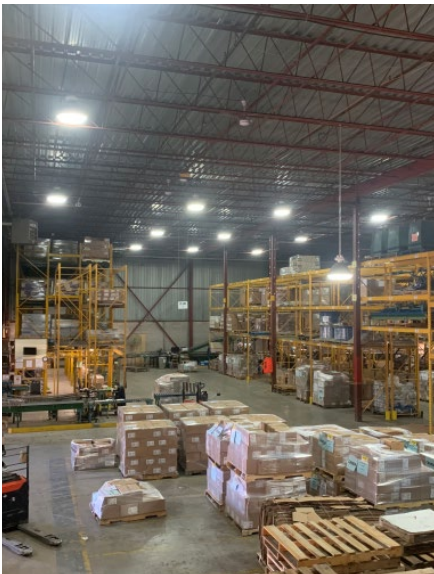
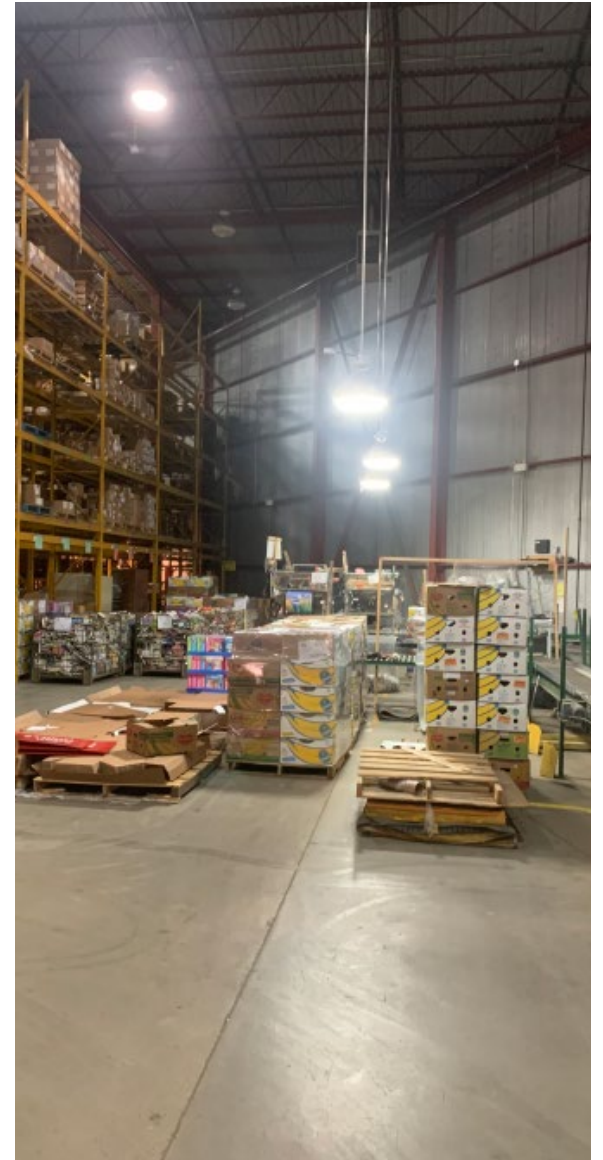
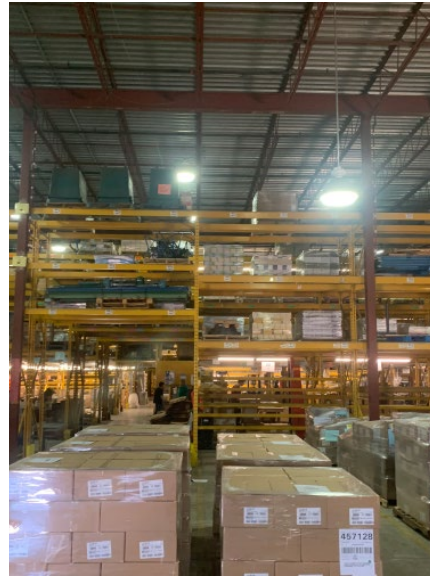
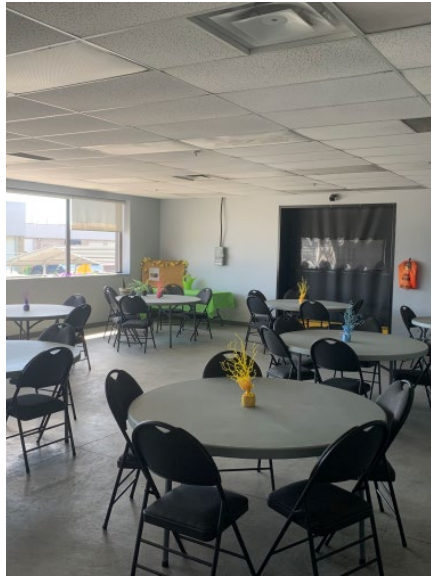
34 ARMSTRONG AVENUE GEORGETOWN, ON

BUILDING SPECS

TRUCK-LEVEL LOADING DOORS
8

DRIVE-IN DOOR
1

CLEAR HEIGHT
28'



34 ARMSTRONG AVENUE

GEORGETOWN, ON

AMENITIES MAP



Fast Food & Restaurant

- | | |
|------------------------------------|-------------------------------|
| 1. Terra Cotta Foods Ltd | 9. Shawarma Alley |
| 2. Norval Pancake House | 10. Angel's Diner |
| 3. McDonald's | 11. Popular Pizza |
| 4. Osmow's Shawarma | 12. Divino |
| 5. Traditional Taste Bakery & Cafe | 13. Lazeez Shawarma |
| 6. Symposium Cafe Restaurant | 14. Yong's Restaurant |
| 7. Chico's BBQ Catering | 15. Tim Hortons |
| 8. Tandoori Tikka Lounge | 16. Dairy Queen Grill & Chill |

Mall and Retail shops

- | | |
|---|----------------------------|
| 1. Peel Landscape Depot | 8. Winners & HomeSense |
| 2. Wastewise (Halton Hills) Community Resource Centre | 9. Georgetown Market Place |
| 3. Georgetown Chevrolet Buick GMC | 10. Walmart Supercentre |
| 4. Georgetown Kia | 11. Georgetown Toyota |
| 5. Georgetown country butcher | 12. Mini Garden Store |
| 6. Canadian Tire | 13. The Beer Store |
| 7. Telescopes Canada | 14. The UPS Store |
| | 15. EcoFresh Mart |

Transit



Guelph St. @ Maple Ave.
 Mountainview Rd. N. @ Maple Ave.
 Maple Ave. @ Mountainview Rd. N.
 Guelph St. @ Mountainview Rd. N.
 324 Guelph St. @ Sinclair Ave.



Georgetown GO: 5 min | 2 km



ARMSTRONG AVENUE

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