An aerial photograph of an industrial park. A large, dark-roofed building is outlined in red. The building has a complex shape with several rectangular sections. To the left of the red-outlined building is a large parking lot filled with cars. To the right is another large building with a lighter roof. The area is surrounded by other industrial buildings and parking lots. A curved road, Armstrong Avenue, runs along the top of the image.

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.





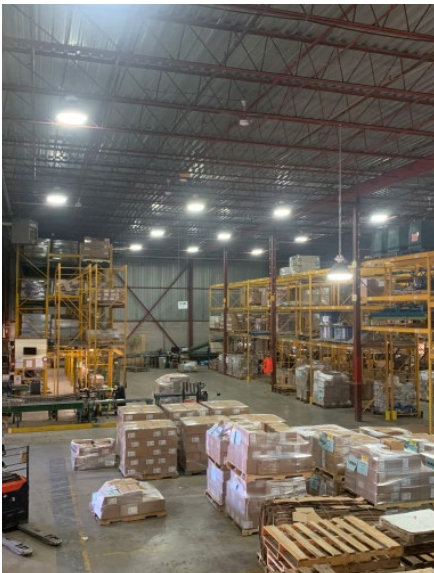
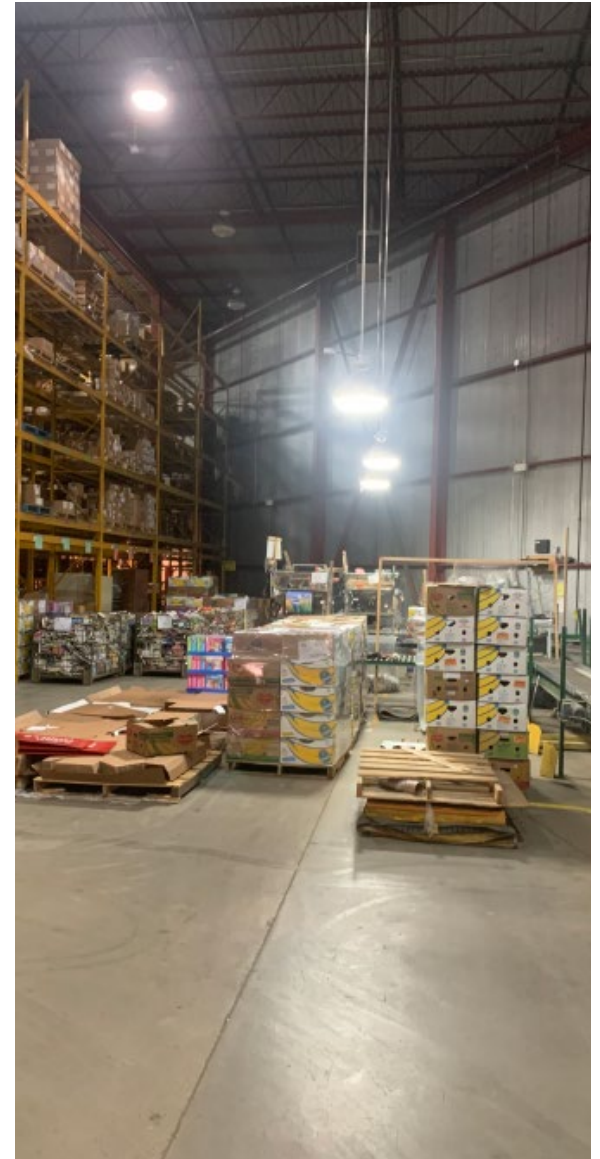
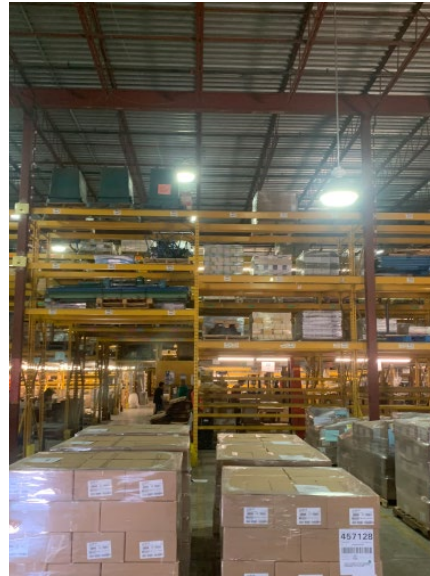
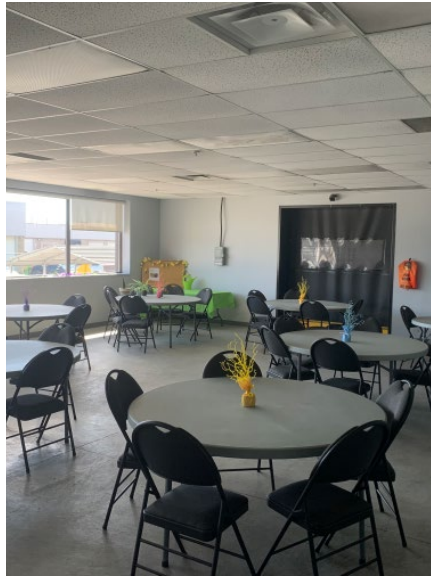
# 34 ARMSTRONG AVENUE GEORGETOWN, ON

## BUILDING SPECS

TRUCK-LEVEL LOADING DOORS  
8

DRIVE-IN DOOR  
1

CLEAR HEIGHT  
28'

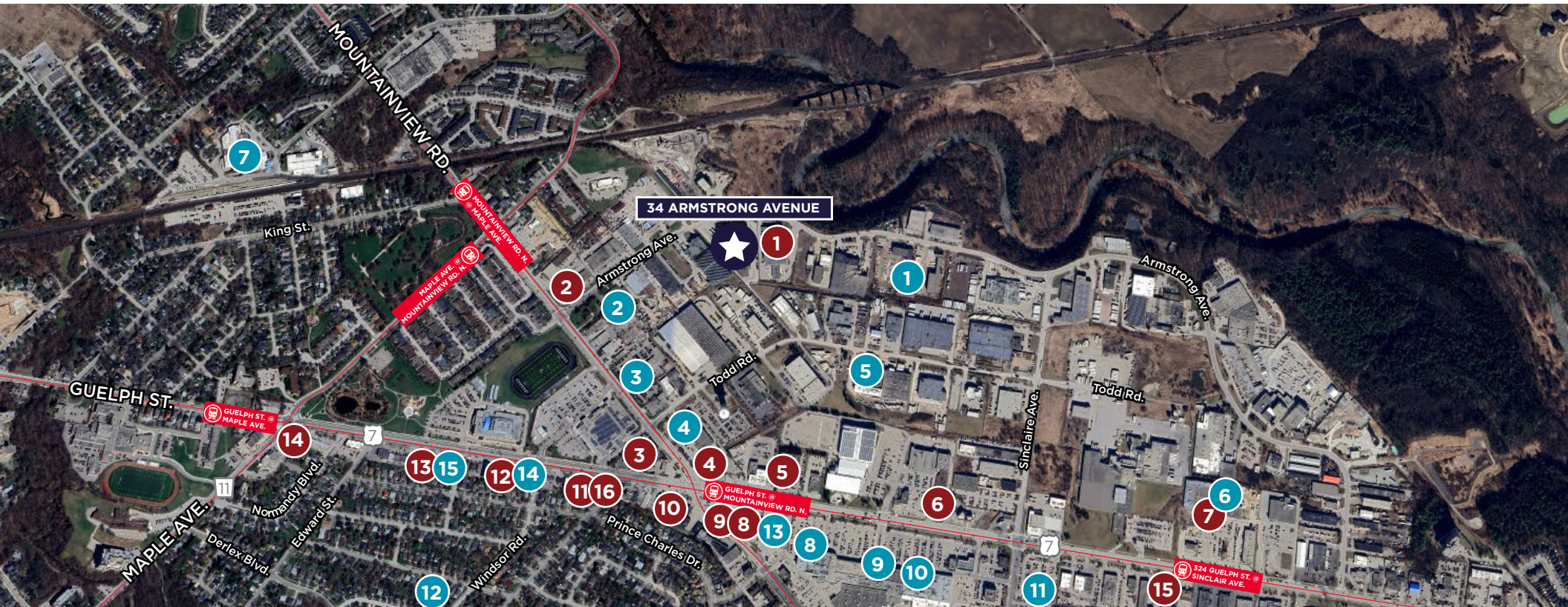




# 34 ARMSTRONG AVENUE

## 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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