

22 ANDERSON BOULEVARD

UXBRIDGE, ON L9P 0C7



PROPERTY DESCRIPTION

Prime leasing opportunity. Extremely clean warehouse space with office space over 2 floors. High clear height of 26'. Large windows in the front. Lots of parking. Racking available. It is a perfect opportunity for businesses looking to expand or relocate. Will consider Recreational uses and daycare/Montessori schools.

OFFERING SUMMARY

Lease Rate:	\$16.00 Per Sq Ft
Taxes:	\$5.21/2024/Annual
Available Area:	15,341 Sq Ft

PROPERTY HIGHLIGHTS

Industrial Area:	10,941 Sq Ft
Office Area:	4,400 Sq Ft
Drive-In:	1
Clear Height:	26'

**HALLMARK REALTY LTD**

Each office independently owned and operated

STEPHEN LILLY

Commercial Broker

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MARIYA LILLY

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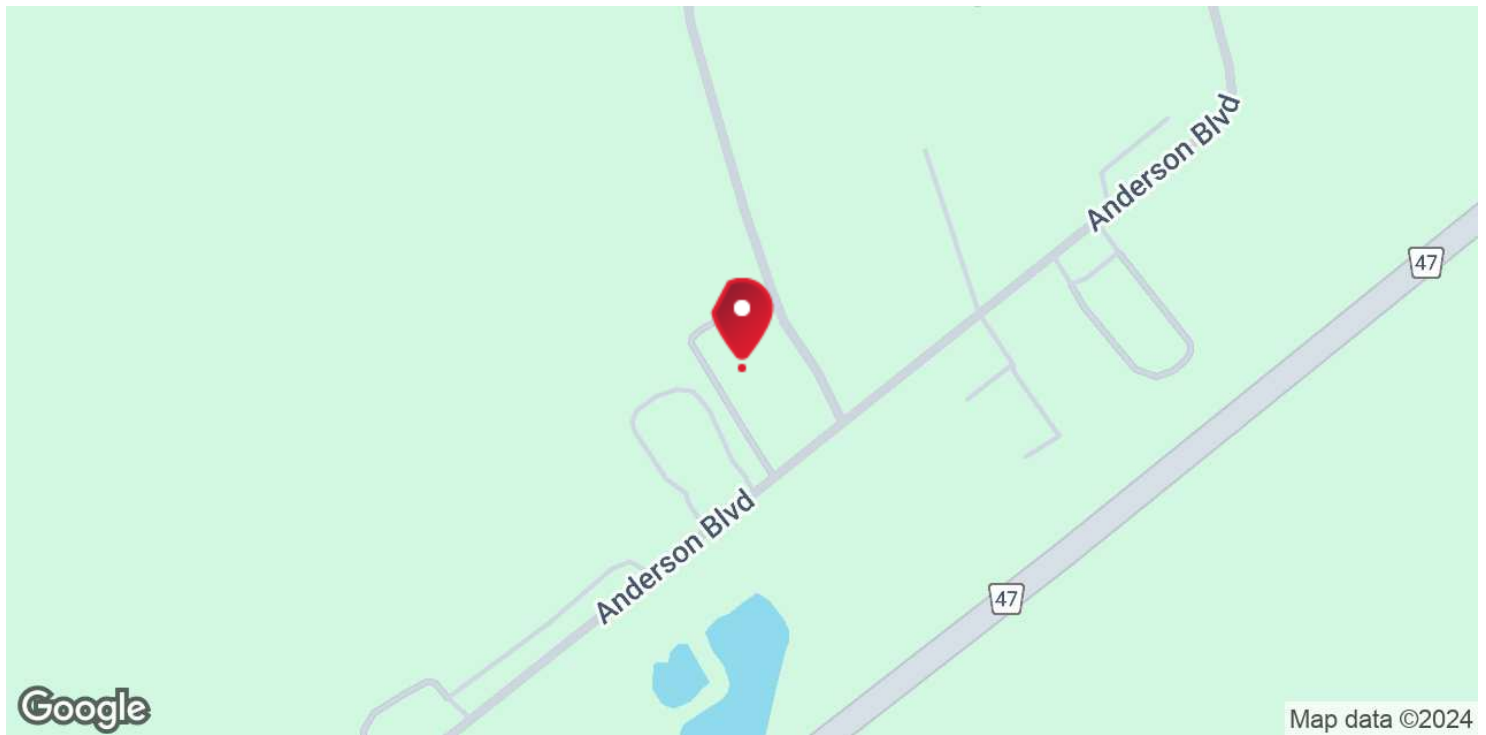
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685 Sheppard Ave E Ste 401,, Toronto, ON M2K 1B6

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LOCATION OVERVIEW

Conveniently located in Uxbridge's industrial hub with easy access to Hwy 407, 404, and Regional Road 47.

Provides excellent connectivity to the GTA and surrounding regions.

15 minutes to Highway 401.



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FOR LEASE

INDUSTRIAL SPACE

ADDITIONAL PHOTOS

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PERMITTED & PROHIBITED USES

The property 22 Anderson Blvd is zoned **Rural Industrial Exception No. 35 (M1-35)**.

Permitted uses include the following:

- a light equipment sales and rental establishment;
- a light industrial manufacturing, processing, assembling or fabricating plant and related research and development uses;
- a plumbing, heating and air conditioning supply establishment;
- a warehouse;
- a wholesale establishment;
- a printing and/or publishing establishment;
- a retail sales outlet and related showroom facilities for the sale of products manufactured, processed, assembled or fabricated on the premises provided that such retail sales outlet does not exceed 25 percent of the gross floor area of all buildings;
- a data processing establishment
- business, professional or administrative offices;
- a workshop;
- an agricultural produce warehouse;
- a motor vehicle supply establishment;
- a farm implement sales and supply establishment;
- accessory uses
- a public use in accordance with the provisions of Section 5.18 of By-law No. 81-19

all other uses contained in Section 4.18.1.b), of By-law No. 81-19, Non-Residential Uses, are prohibited.

Prohibited uses include the following:

- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries
- dry cleaning plants;
- feed and flourmills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plant

For further information on the zone including regulations please refer to Section 4.18.9.35.1 of the Zoning By-law.



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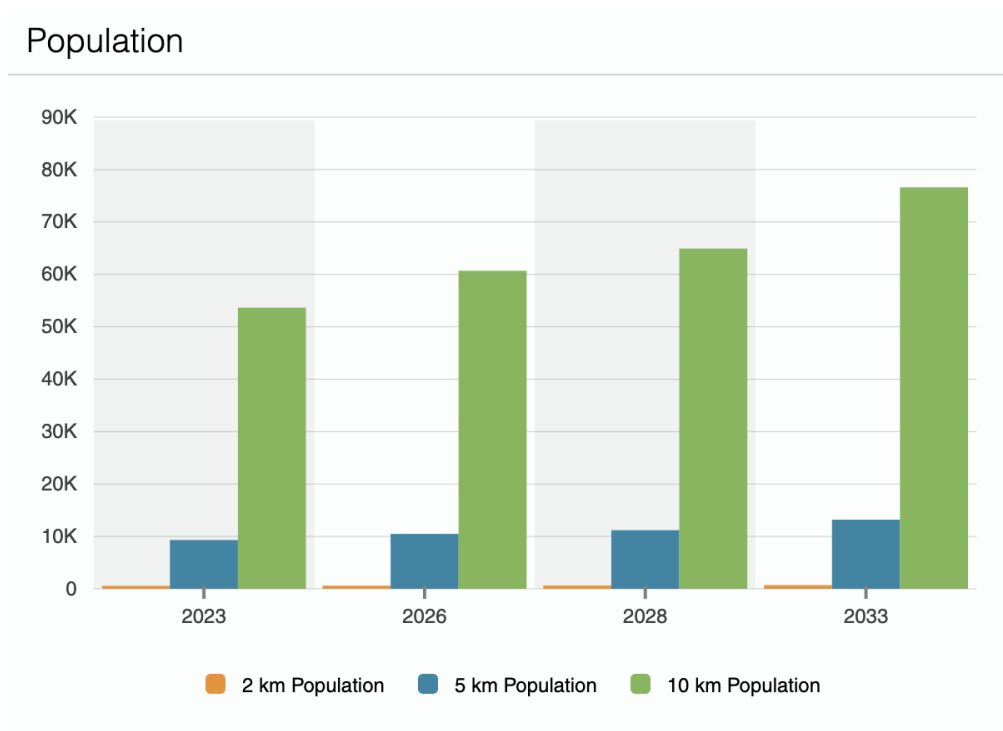
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POPULATION

	2 KM	5 KM	10 KM
2023 Population	567	9,313	53,649
2028 Population Projection	633	11,187	64,918
Annual Growth 2023-2028	2.3%	4.0%	4.2%
Daytime Population	541	5,895	36,677
Median Age	48.5	45.6	41.3

HOUSEHOLDS

	2 KM	5 KM	10 KM
2023 Households	187	3,216	18,271
2026 Household Projection	202	3,617	20,686
Annual Growth 2023-2028	2.7%	4.2%	4.4%
Avg Household Size	3	3	3



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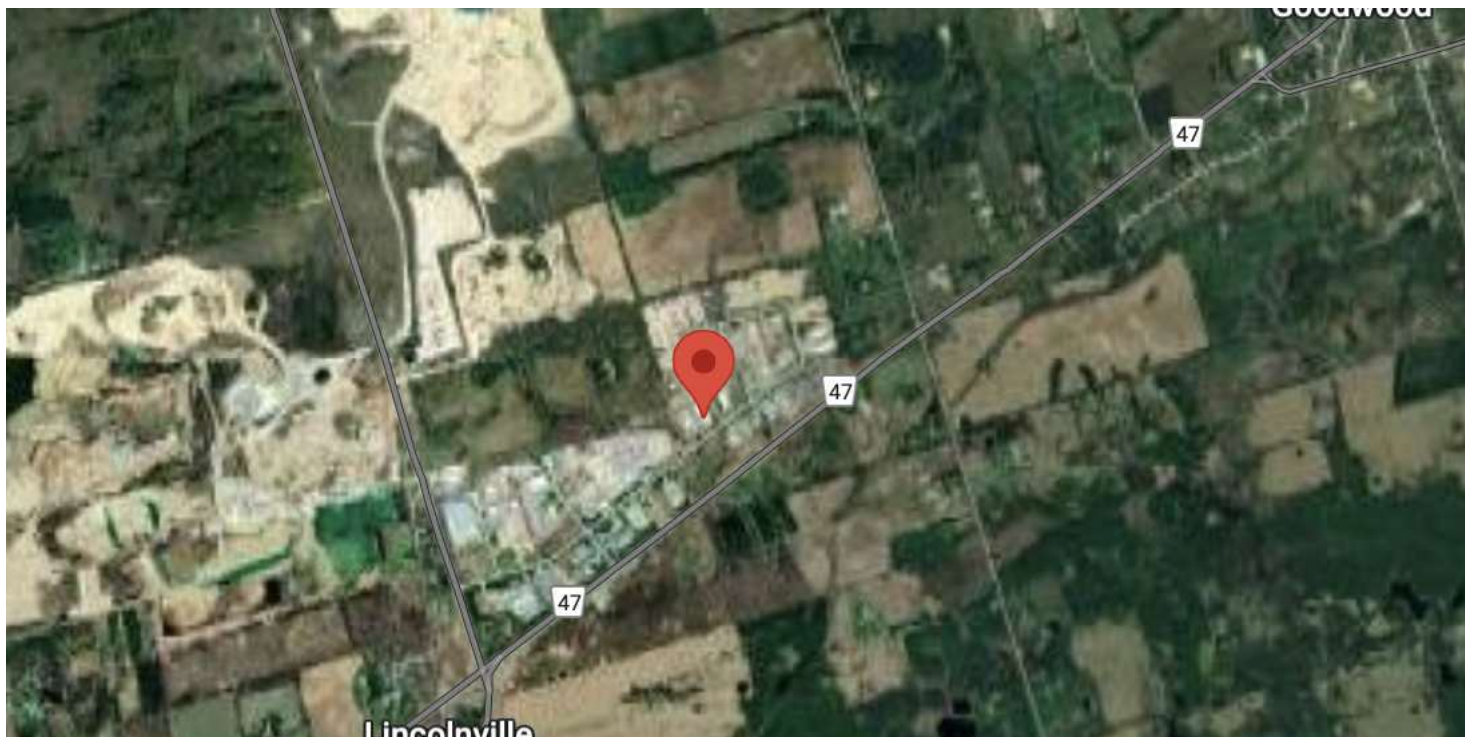
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COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Bloomington Road	10th Line SW	15,541	2018	1.35 km
Bloomington Road	9th Line W	15,671	2018	2.59 km
9th Line	Bomar Road N	4,410	2017	3.16 km
Aurora Road	York Durham Line E	5,960	2017	3.49 km
9th Line	Bloomington Road N	6,186	2018	3.70 km
9th Line	Forfordale Road S	2,654	2018	4.13 km
York Durham Line	Main Street S	8,572	2018	4.67 km
Bloomington Road	Highway 48 W	18,998	2017	5.17 km
York Durham Line	Loretta Crescent S	9,303	2017	5.30 km
Highway 48	Bloomington Road S	8,650	2016	5.31 km



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