

Potential for Longer Term

Colliers



8750 Holgate Crescent, Milton | Ontario

# Cost-Effective Office & Warehouse Space For Sub-Lease

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# Property Overview

|                          |                                                   |
|--------------------------|---------------------------------------------------|
| Address                  | 8750 Holgate Road, Milton, Ontario                |
| Asking Rent              | \$18.95 PSF Gross                                 |
| Occupancy                | February 2027                                     |
| Total Available Area     | 16,657 SF                                         |
| Office Area              | 6,657 SF                                          |
| Warehouse Area           | 10,000 SF                                         |
| Available Configurations |                                                   |
| Office                   | 6,657 SF                                          |
| Warehouse                | 10,000 SF of warehouse space                      |
| Full Space               | 6,657 SF of office + 10,000 SF of warehouse space |
| Clear Height             | 27'                                               |
| Shipping Doors           | 2 truck level                                     |
| Car Parking              | 20 stalls                                         |
| Sub-Lease Term           | 8 Months; Potential for longer term               |



## Property Highlights

- 2nd floor walk-up office space
- Potential for up to 10,000 SF of managed warehouse space
- Mix of open office space, 8 private offices, 2 meeting rooms, lunch room & printer room
- Variety of amenities in the area
- Minutes to Highway 401/Highway 25
- Office & warehouse space not congruent

# Floor Plans

Office Floor Plan

The floor plan is a detailed architectural drawing of an office space. It features a central corridor system connecting various rooms. Key areas include:

- Meeting Rooms:** Several rooms labeled 'MEETING ROOM' are distributed throughout the plan.
- Offices:** Numerous individual offices are shown, some labeled 'OFFICE' and others 'OPEN OFFICE'.
- Support Spaces:** These include a 'LUNCH ROOM', 'CORRIDOR', 'COMR ROOM', 'SUPPLY FILES & FAX ROOM', 'WASH-BRM', and 'OPEN STAIR No. 1'.
- Stairwells:** Five stairwells are identified as 'STAIR No. 1' through 'STAIR No. 5'.
- Plant Manager's Office:** A specific room labeled 'PLANT MGR OFFICE' is located near the top left.

The plan is overlaid with a blue grid system. The horizontal axis is labeled with letters B through 1, and the vertical axis is labeled with numbers 1 through 8. Green callouts with arrows point to specific locations, labeled with codes such as '1 A10', '2 A10', '3 A11', '4 A8', and '5 A10'. The plan also includes dimensions and a scale bar at the bottom left.

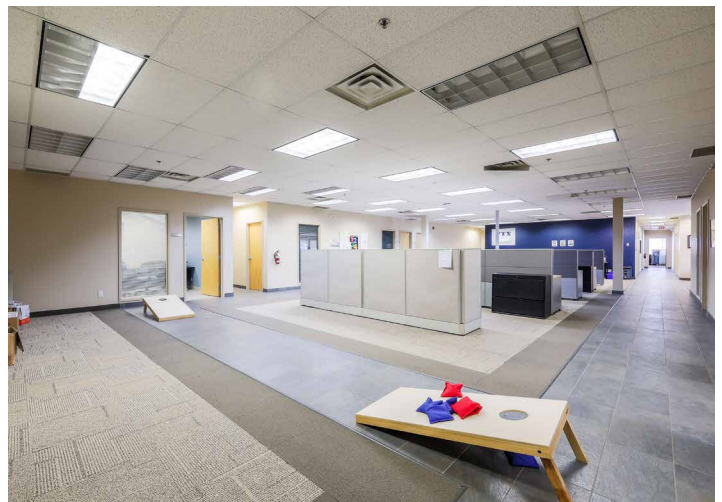
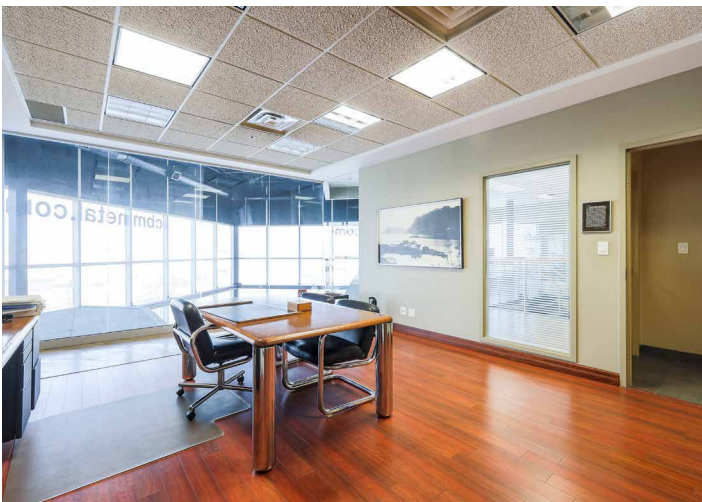
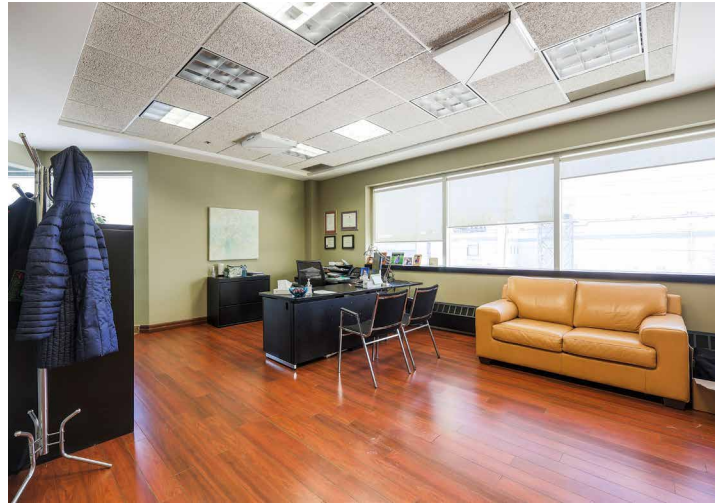
Up to 10,000 SF of managed warehouse space

Warehouse Floor Plan

## Warehouse Floor Plan

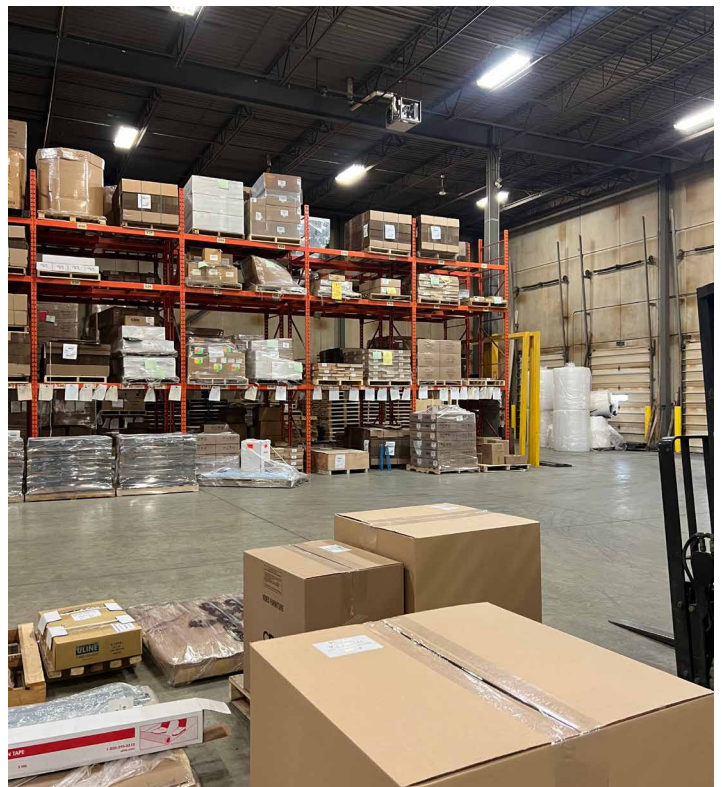
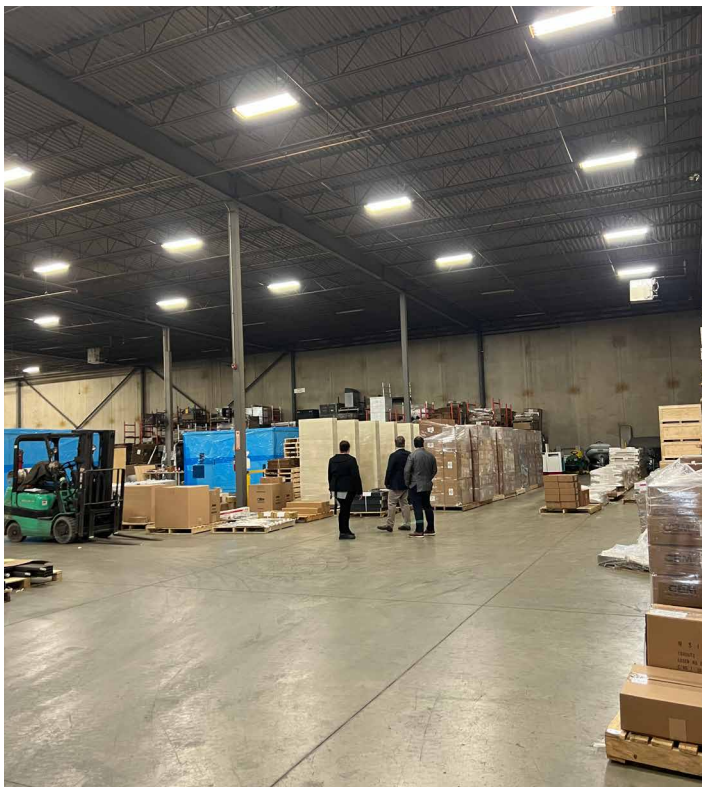
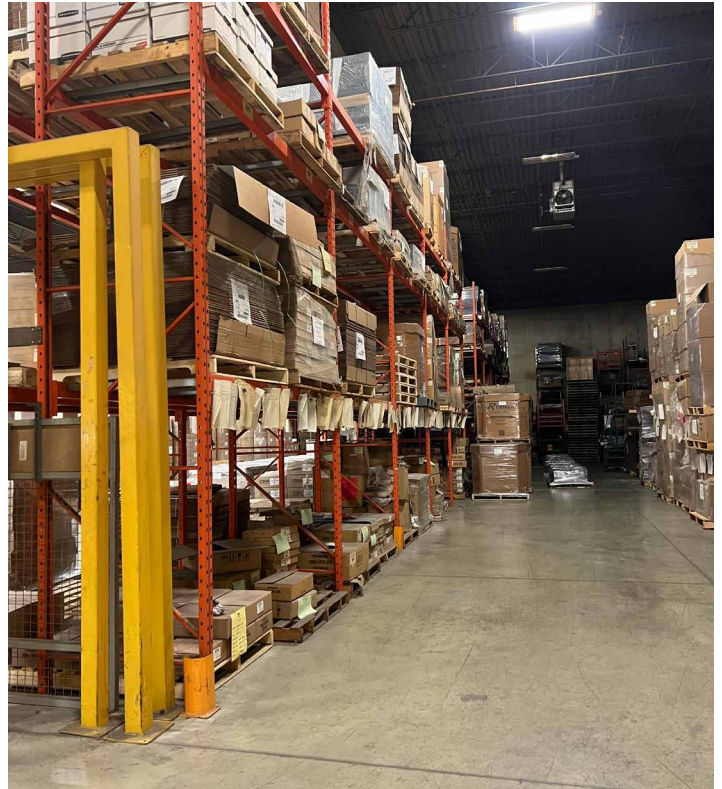
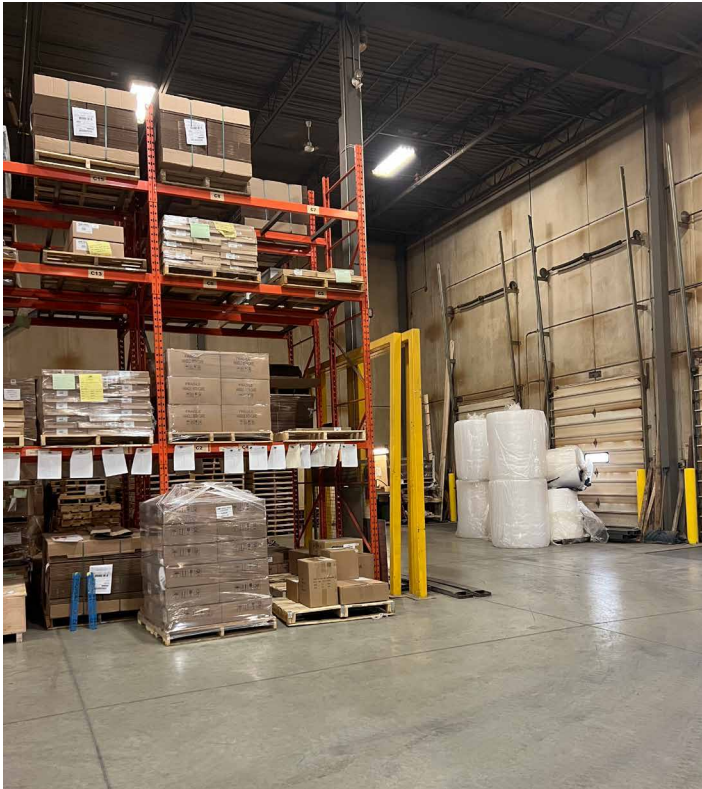


# Office Photos

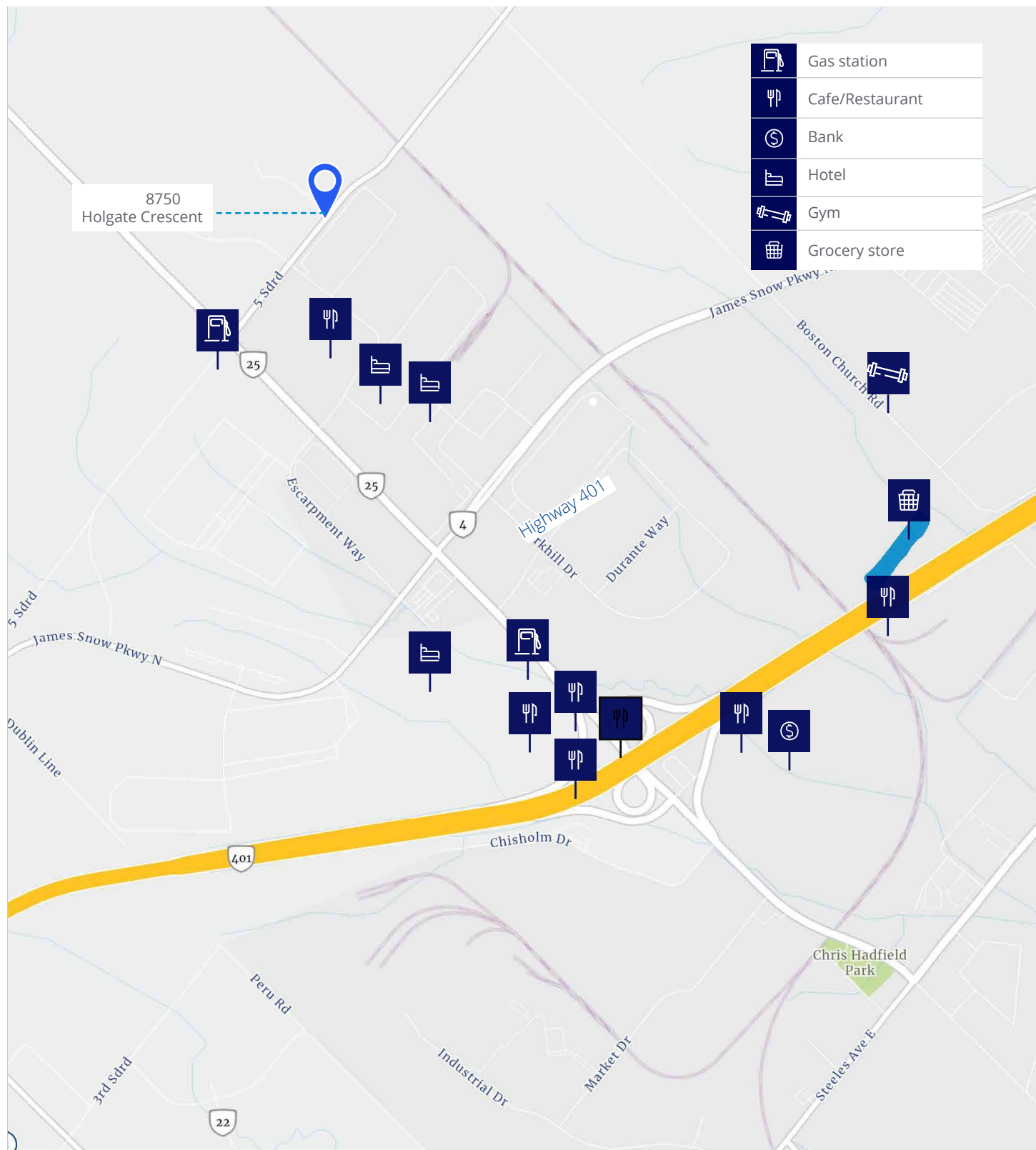




# Warehouse Photos



# Amenities Map





# Corporate Neighbours





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