

An aerial photograph of an industrial property. A large, rectangular industrial building with a grey roof and metal frame is situated on the left side of the property. To the right of the building is a large, flat, paved area, likely a parking lot or staging area. Several semi-trucks are parked in this area. A yellow excavator is visible in the center of the paved area. The property is bordered by a white line, indicating its extent. To the left of the property is a road with a few cars. To the right is a field with some trees. The Colliers logo is in the top right corner.

Colliers

Rare Industrial Building with Excess Land **For Lease**

1 FUTURA DRIVE | ACTON

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PROPERTY OVERVIEW

Highlights

1 Futura Drive, Acton

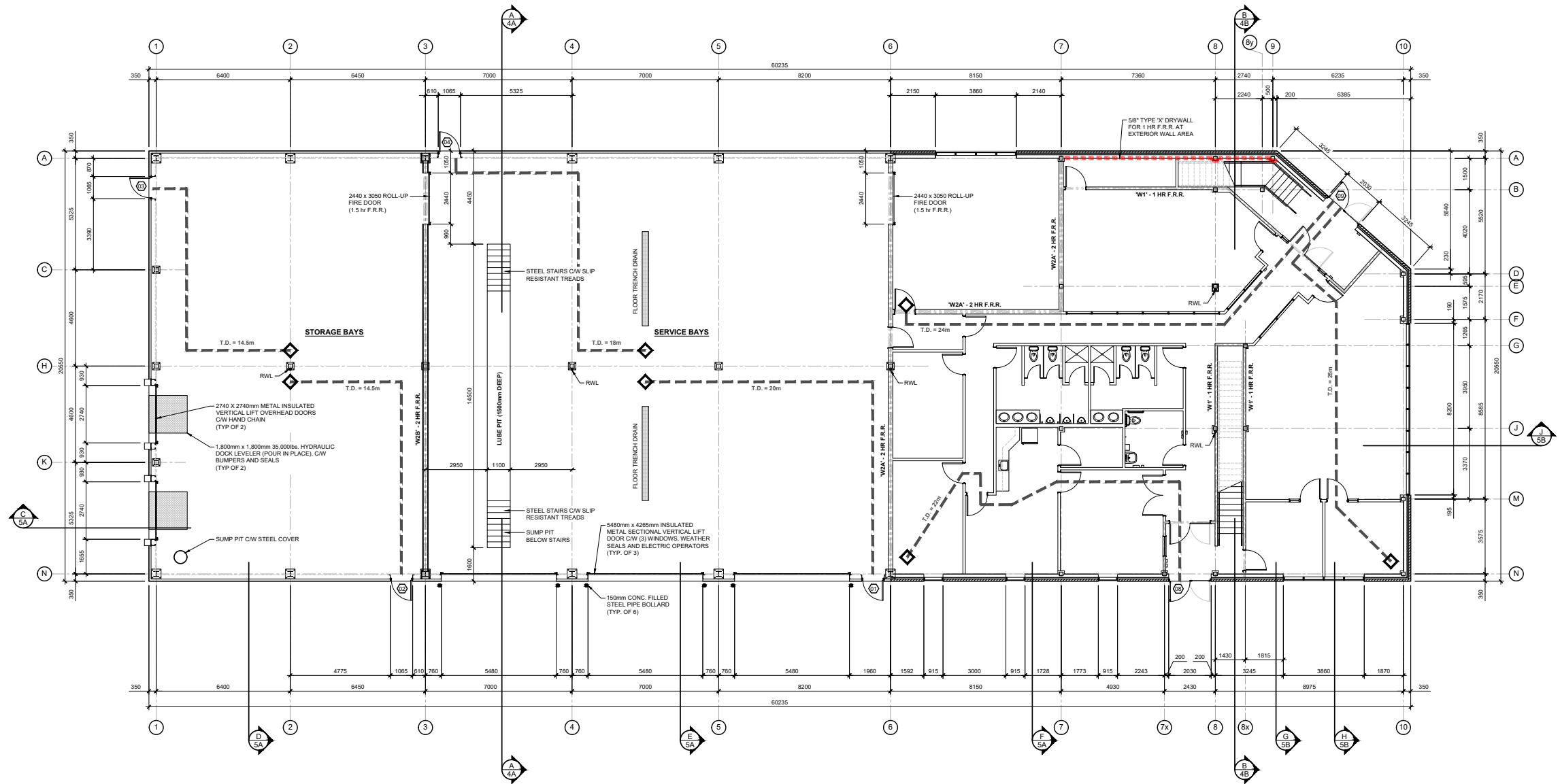
Building Area	18,000 SF
Office Area	6,000 SF
Lot Size	5 AC
Zoning	EMP1 (1) (H1)
Clear Height	30'
Shipping	2 TL / 3 DI
Asking Rate	\$1.00 (Speak to Listing Agents)

- Comments**
- Excess land provides opportunity for outside storage
 - Good shipping and office ratio
 - 30' Clear height
 - Good location with easy access to Highway 401 and many nearby amenities and industrial companies
 - Situated close to a strong local labour pool

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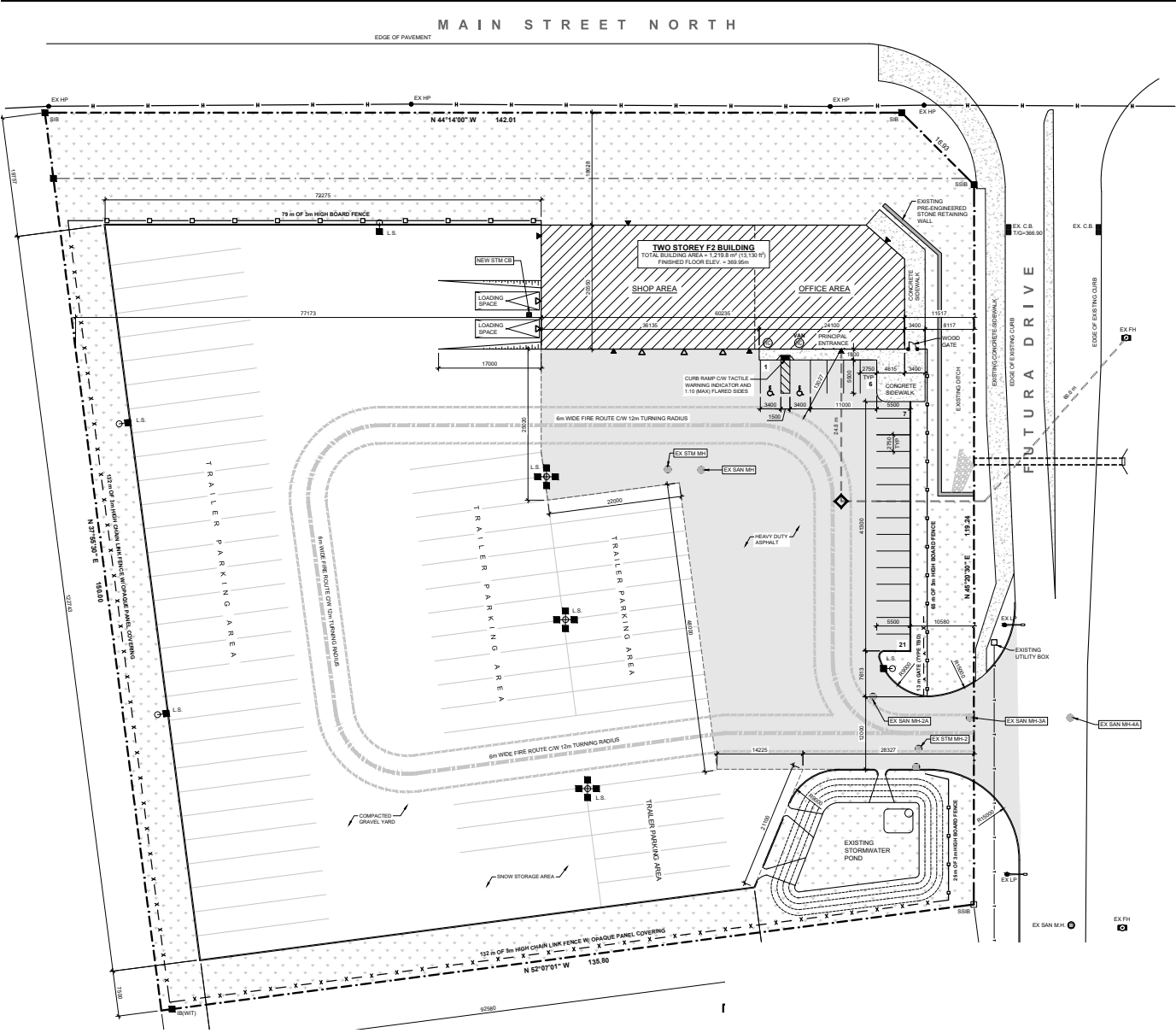


Floor Plan



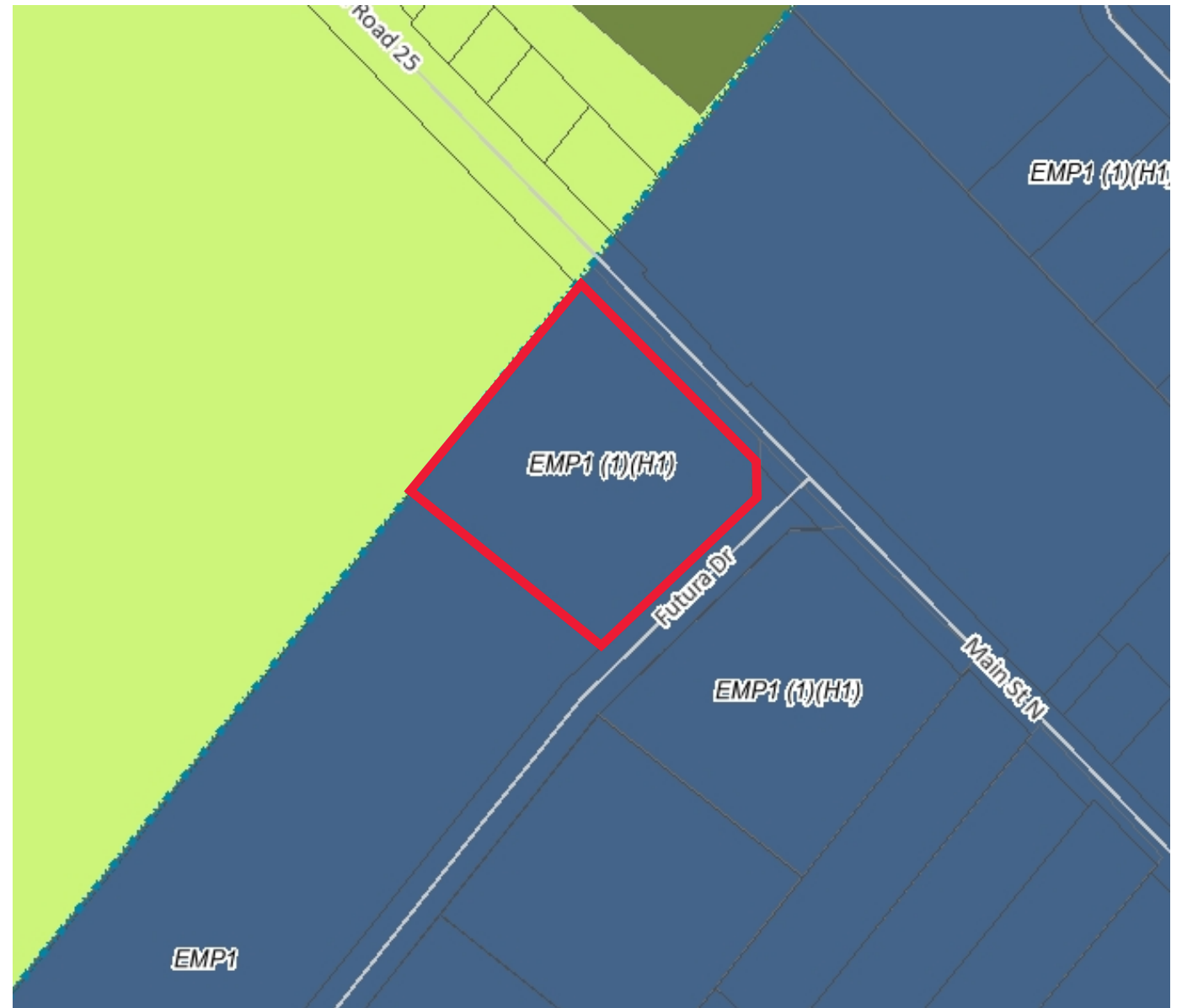
1 FUTURA DRIVE, ACTON

Site Plan



EMP1 (10 (H1) Zoning

- Aggregate Transfer Stations (Under Appeal)
- Business Offices
- Bulk Storage Facilities
- Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities
- Commercial Fitness Centres
- Commercial Self Storage Facilities
- Concrete Batching Plants
- Contractors' Establishments
- Emergency Service Facilities
- Industrial Uses
- Motor Vehicle Body SHops
- Motor Vehicle Repair Establishments
- Outdoor Storage, Accessory
- Outdoor Storage Uses
- Printing and Photocopy Establishments
- Service Shops
- Transport Terminals





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