



M I L T O N   G A T E S  
B U S I N E S S   P A R K

OPPORTUNITY AWAITS

PREMIUM SMALL BAY INDUSTRIAL CONDOMINIUMS







AN ICONIC LOCATION...  
BUILT TO SUIT YOUR NEEDS.



BUILDING A

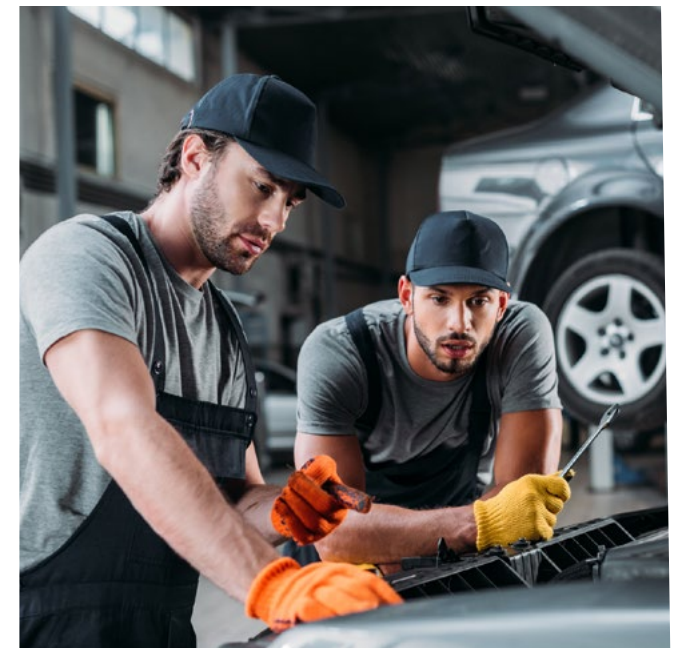
## MILTON GATES HIGHLIGHTS & OVERVIEW

- Modern Construction Across 4 Buildings
- 425,000+ Sq. Ft. Total Building Area
- 1,700 - 12,700+ Sq. Ft. Units
- 61 Small Bay Units
- 12' to 36' Clear Heights
- 10,000+ Daily Commuters
- Minutes to HWY 401 + HWY 407
- Close to GO Transit Systems

## GROWING YOUR BUSINESS STARTS HERE

### BUILDING A

Building A will be a hub for new industry, business and entrepreneurship. Explore options custom to your needs and flexible enough for anticipated growth and expansion.



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# BUILDING "A" - GROUND FLOOR PROPOSED FLOORPLANS

Ground Floor, Units 1-8

Ideal for light industrial, flex use and retail.

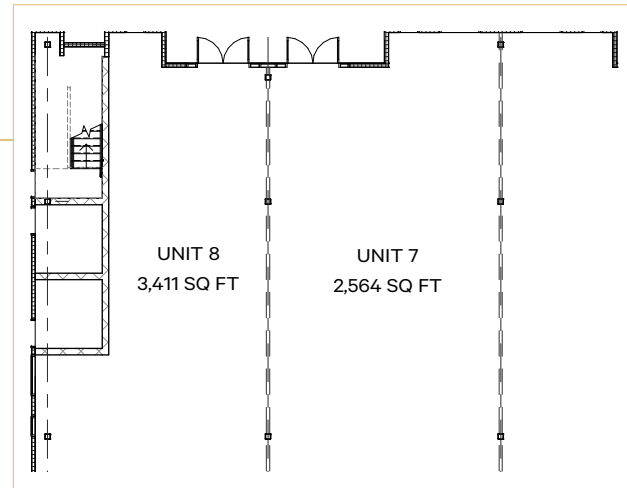
## BUILDING A, GROUND

Total Area incl. Mezzanine | **27,000 SF**

Area/Unit Ranges | **Starting at 2,560 SF+**

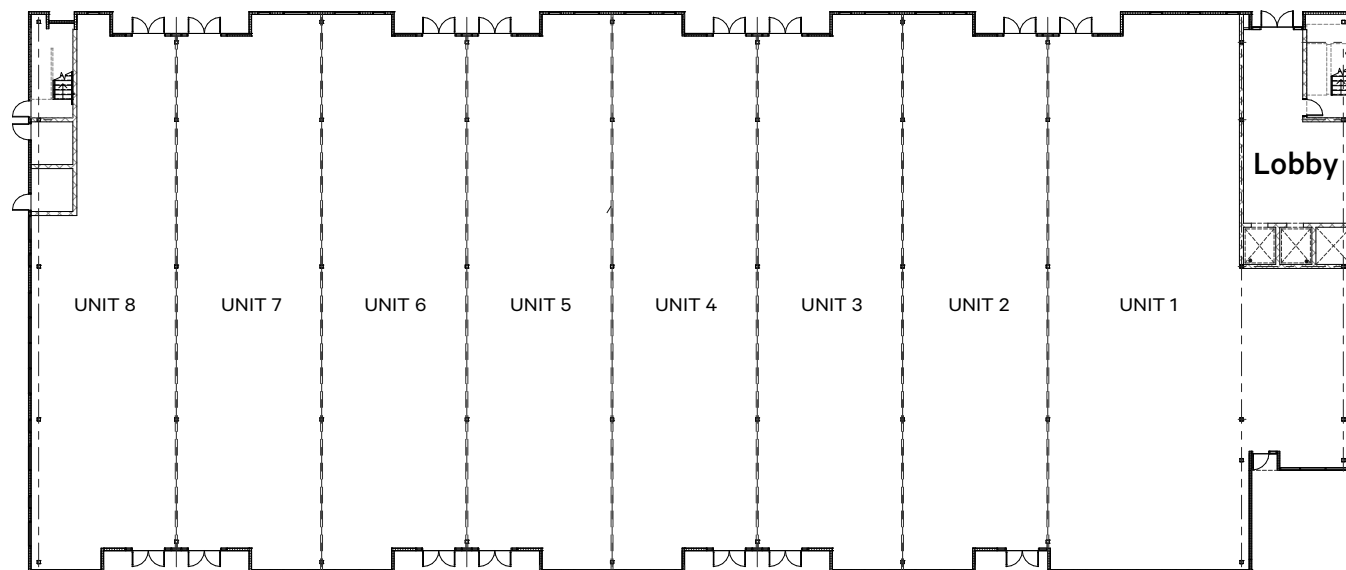
Clear Height | **12 FT**

Number of Units | **8**



Example Unit Size(s)

### Loading Area



Derry Rd.



# BUILDING "A" - UPPER FLOOR PROPOSED FLOORPLANS

Upper Floor, Units 201-215

Ideal for office, flex use and services.

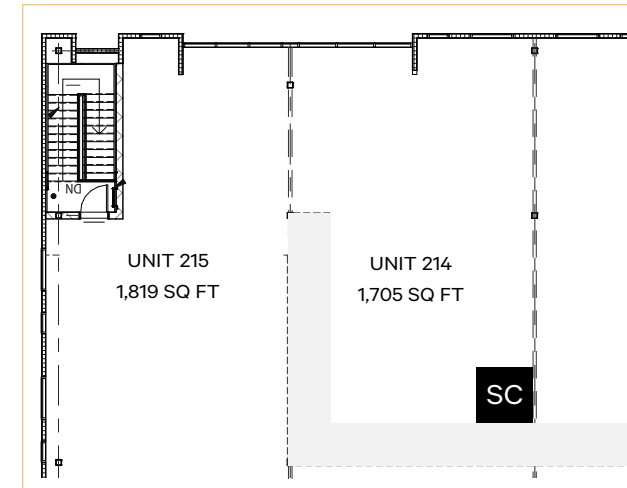
## BUILDING A, UPPER

Total Area incl. Mezzanine | **28,000 SF**

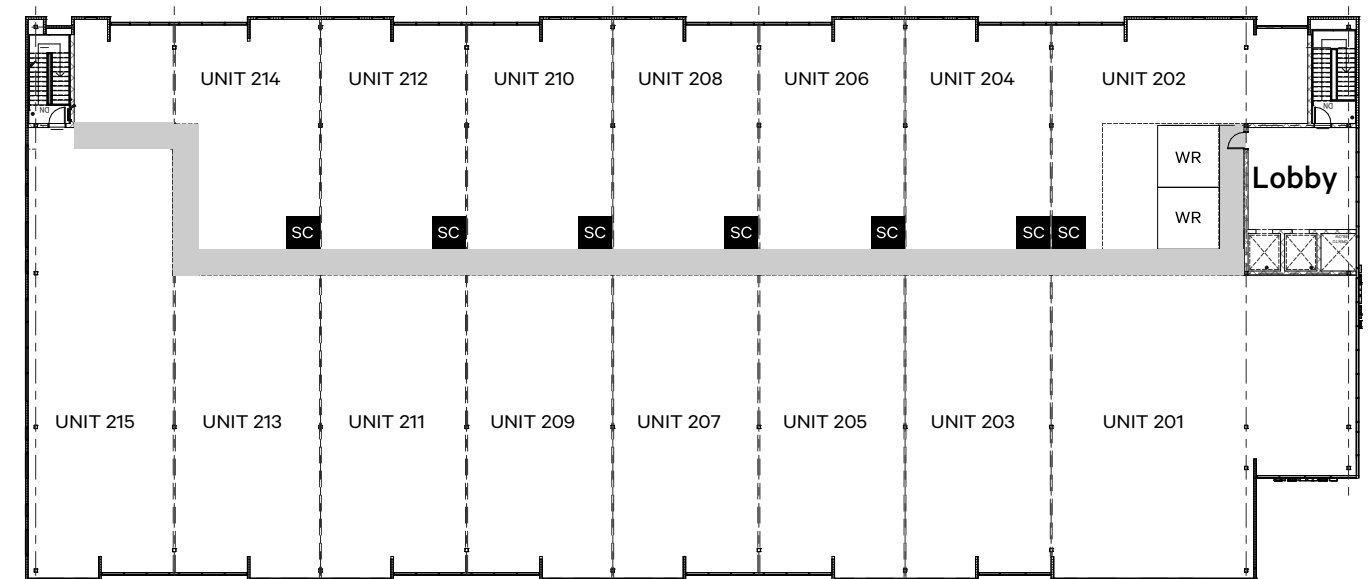
Area/Unit Ranges | **Starting at 1,705 SF+**

Clear Height | **12 FT**

Number of Units | **15**



Example Unit Size(s)



Derry Rd.

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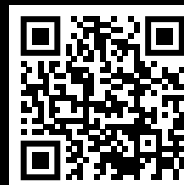
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# BUILDING B

## IDEAL FOR BOTH WAREHOUSING & ADMINISTRATION

### BUILDING B

Built with logistics in mind, custom configurations for Building B are ideal to contain both warehousing and administration components - think headquarters and operations all in one. Drive-in loading available in each unit.

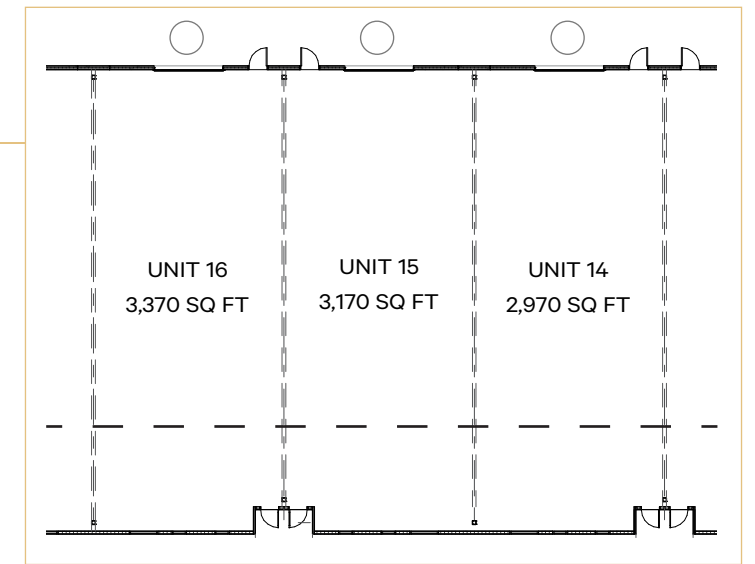


## BUILDING "B" PROPOSED FLOORPLAN

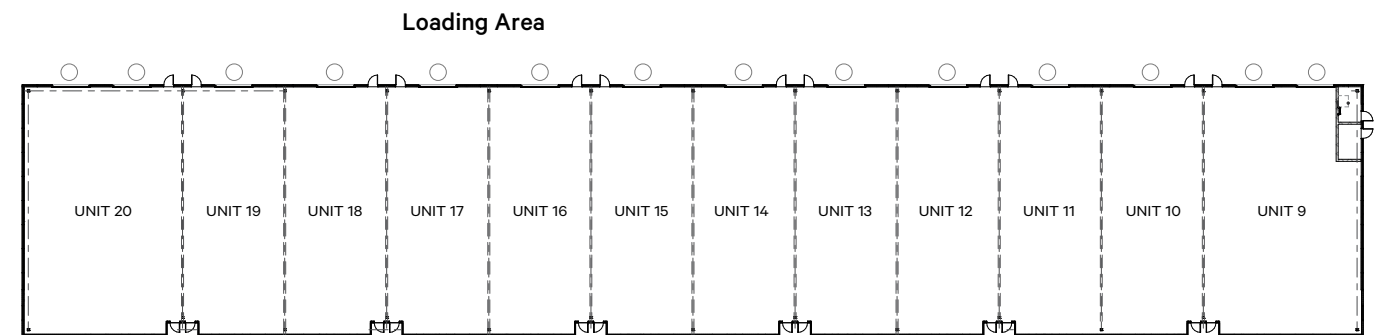
Ground Floor, Units 9-20  
Ideal for both warehousing and administration.

### BUILDING B

Total Area incl. Mezzanine | **41,000 SF**  
Area/Unit Ranges | **Starting at 2,970 SF+**  
Mezzanine Floor-Area/Unit | **470 SF+**  
Clear Height | **24 FT**  
Number of Units | **12**



Example Unit Size(s)



Derry Rd.



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# BUILDING C

## BUILT FOR EXPANDING YOUR BUSINESS OPERATIONS

### BUILDING C

Building C provides opportunity to expand your operations with direct accessibility along Sixth Line. Locate your business to reach more customers with efficiency and convenience.

### Highlight Features & Specs

- 112,000+ Sq. Ft. Total Building Area
- 12,500 Sq. Ft. Units
- 9 Drive-In Doors
- 18 Truck-Level Doors

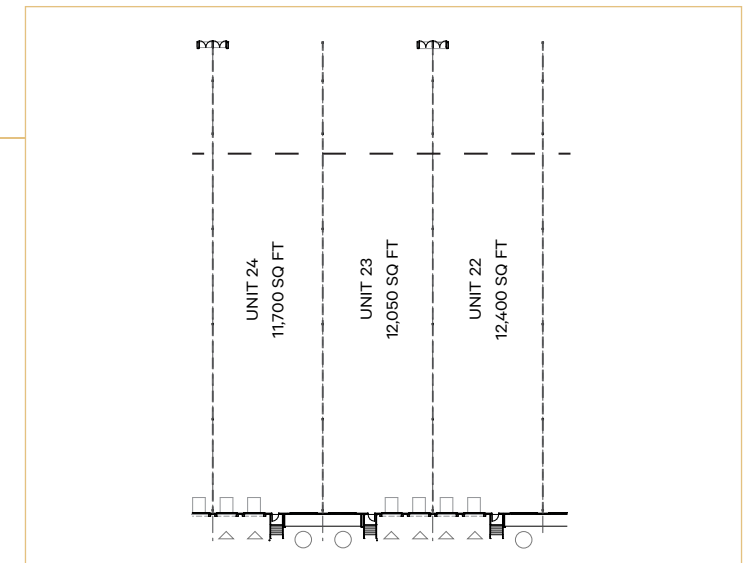


## BUILDING "C" PROPOSED FLOORPLAN

Ground Floor, Units 21-29  
Ideal for warehousing, office and more.

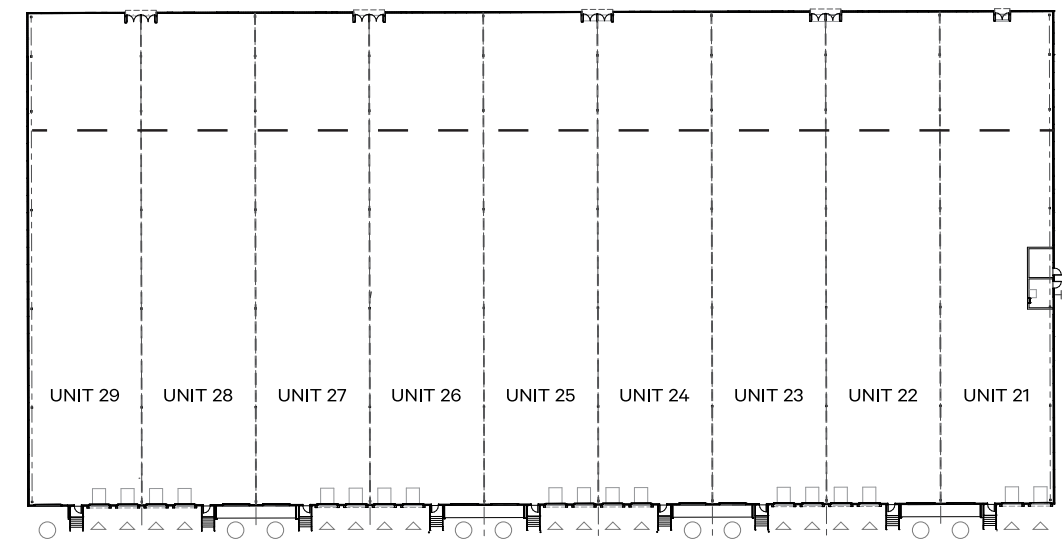
### BUILDING C

- Total Area incl. Mezzanine | **112,000 SF**
- Area/Unit Ranges | **Starting at 11,690 SF+**
- Mezzanine Floor-Area/Unit | **830 SF+**
- Clear Height | **28 FT**
- Number of Units | **9**



Example Unit Size(s)

Sixth Line



Loading Area



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# BUILT FOR YOUR DEMANDING BUSINESS OPERATIONS

## BUILDING D

As the largest of the buildings at the new Milton Gates Business Park, Building D is designed to meet even the most demanding logistical requirements with multiple unit combinations available starting at 12,700+ Sq. Ft.

### Highlight Features & Specs

- 215,000+ Sq. Ft. Total Building Area
- 12,700 Sq. Ft. Units
- 16 Drive-In Doors
- 35 Truck-Level Doors

# BUILDING D



# BUILDING "D" PROPOSED FLOORPLAN

## Ground Floor, Units 30-46

Designed for modern logistical requirements.

## BUILDING D

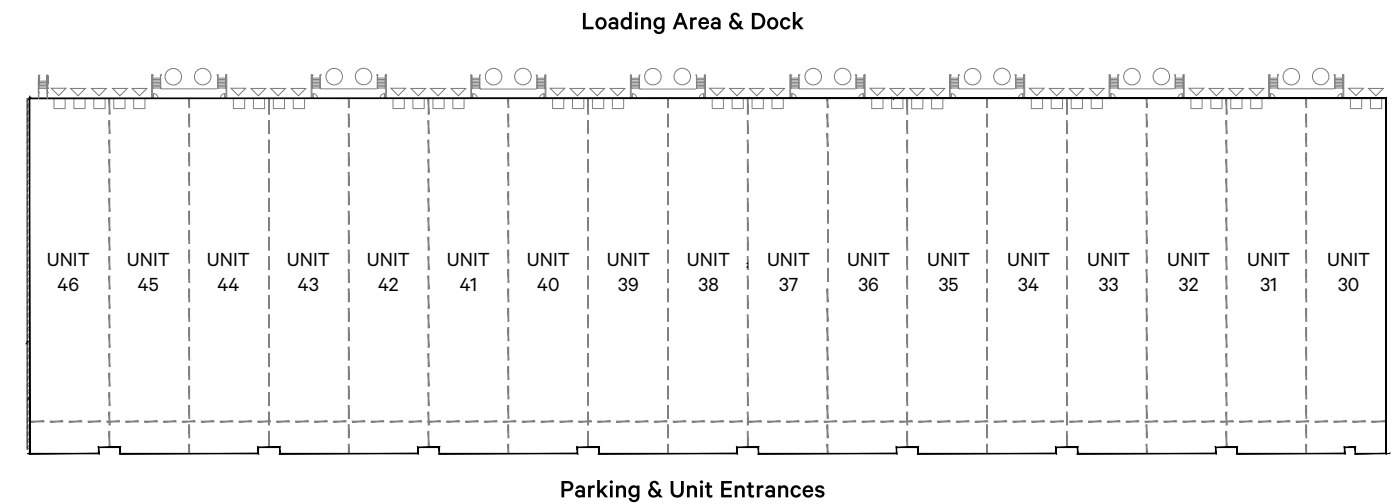
Total Area incl. Mezzanine | **215,000 SF**

Area/Unit Ranges | **Starting at 11,700 SF+**

Mezzanine Floor-Area/Unit | **1,000 SF+**

Clear Height | **32 FT**

Number of Units | **17**



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# UNPARALLELED EXPOSURE AND ACCESS FOR YOUR BUSINESS.

Milton Gates Business Park is a modern, new build industrial condominium unit development located at a signalized intersection in the heart of the Derry Green Business Park in Milton. Spread over four buildings - this development offers flexible unit options, convenient access and prominent exposure to help your business grow.



## ZONING & PERMITTED USES.

- Animal Training Facility
- Bank
- Banquet Facility
- Building Supply Outlet
- Commercial School - Skill
- Commercial School - Trade / Profession
- Commercial Storage Facility
- Convenience Store
- Convention Centre
- Dog Daycare
- Dry Cleaning Depot
- Dry Cleaning Establishment
- Equipment Sales And Rental
- Food Bank
- Fitness Centre
- Hotel
- Industrial Use
- Medical Clinic
- Monument Sales Shop
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Rental Agency
- Motor Vehicle Repair Garage
- Motor Vehicle Washing Establishment
- Office Use
- Personal Service Shop
- Place Of Assembly
- Place Of Entertainment
- Private Transit Depot
- Recreation And Athletic Facility
- Research & Technology Use
- Restaurant
- Restaurant, Take Out.
- School, Adult Education
- Service And Repair Shop
- Social Services Establishment
- U-Brew Establishment
- Veterinary Clinic- Large/Small Animal
- Veterinary Hospital - Small Animal
- Warehouse/Distribution Centre
- Wholesale Operation
- Wholesale Business





# MEET YOUR KOLT REALTY TEAM

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**KOLT REALTY**, DRIVING  
SUCCESS THROUGH WEALTH  
OF KNOWLEDGE AND DIVERSE  
TEAM COLLABORATION

## Industrial Condo Experts

Over 1.4M Sq. Ft. of condo units sold or being marketed in the GTA.

## GTA Market Coverage

Over half a billion worth of industrial condo units sold or being marketed.

## Award-winning Expertise

100+ years of combined experience in condominium sales, leasing, management and advisory services.

## ABOUT US

Our extensive network of seasoned professionals, backed by years of experience, brings a wealth of knowledge spanning property and asset management, commercial development, and transactions.

With a collaborative culture that embraces diverse perspectives, we foster confident and agile decision-making, delivering outstanding results with precision.

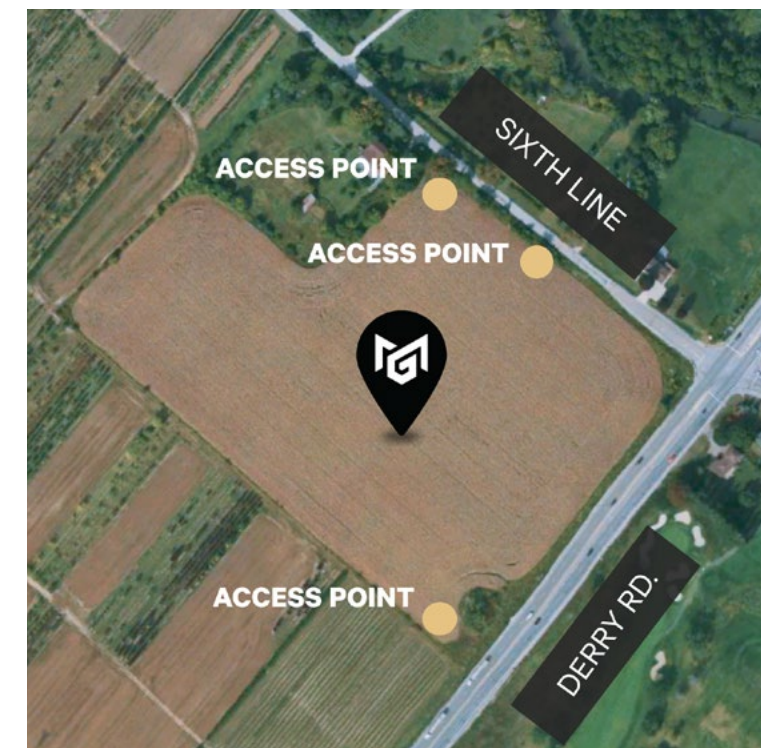
At KOLT, our unwavering commitment as both trusted advisors and active investors drives us to navigate complex landscapes and unlock the full potential of real estate opportunities, ensuring lasting success for our valued partners.



# GROUNDBREAKING 2024

The property provides ample space for large capacity trucks with two convenient access points on Sixth Line and one access point on Derry Road, a major arterial thoroughway connecting the town of Milton to the city of Mississauga.

Connect with our team members to discover opportunities for your business.





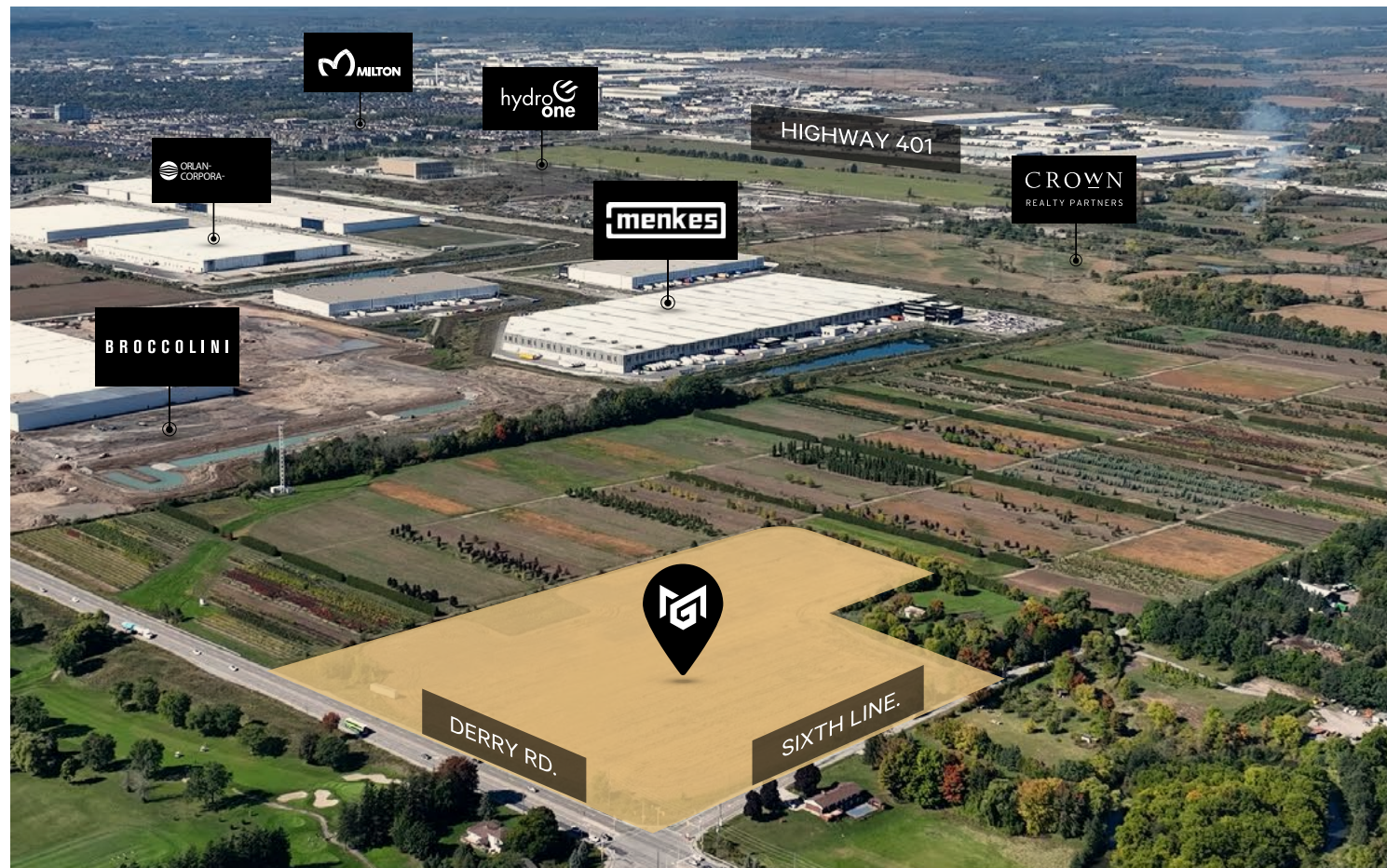


## JOIN A DIVERSE, THRIVING BUSINESS COMMUNITY

The Town of Milton has devoted significant effort to fostering industrial and workforce growth in the region by investing in key developments. Derry Green Business Park is a planned employment area with over 8.9 Million Sq. Ft. of industrial space to be built.

Approximately 2,000 acres in size and with easy access to the larger GTA, Derry Green Corporate Business Park is the perfect location for employers looking to develop industrial space. This area is located within a 5-10 km radius from three separate highway interchanges and sits along one of Canada's most intricate transportation corridors.

This is an excellent opportunity for businesses to seize ownership, especially those looking to expand or relocate their business to a growing urban centre located along one of the most intensely used transportation corridors in the country.



40-44  
**Median Age**

Strong infrastructure and community development in the area is attracting young families and young professionals to Milton.

20%  
**Population Growth in Milton**

Attributed to such factors as proximity to the GTA, affordable housing options, and its reputation as a family-friendly community.



150K+  
**Average Household Income**

A strong local economy driven by a well-educated population focused on professional and managerial roles.



50,000+  
**Labour Force**

The town's proactive approach to business and industrial development is leading the path to regional job growth.





# CONNECTIVITY IS AT THE HEART OF THE MILTON COMMUNITY

Milton's focus on connectivity, whether in terms of transportation or economic expansion, is central to its growth and development as a vibrant and connected town in the GTA. This emphasis on connectivity creates a sense of belonging and opportunities for businesses to thrive.



### Transit that stops at your door.

Milton Go Station is a vital transit point for those travelling to Toronto, ensuring seamless public transportation options between your business and downtown Toronto.



### Major highways are just minutes away.

Milton's strategic location makes it quickly accessible to the Greater Toronto Area (GTA). It is well-connected to major highways, including the 401 and 407.



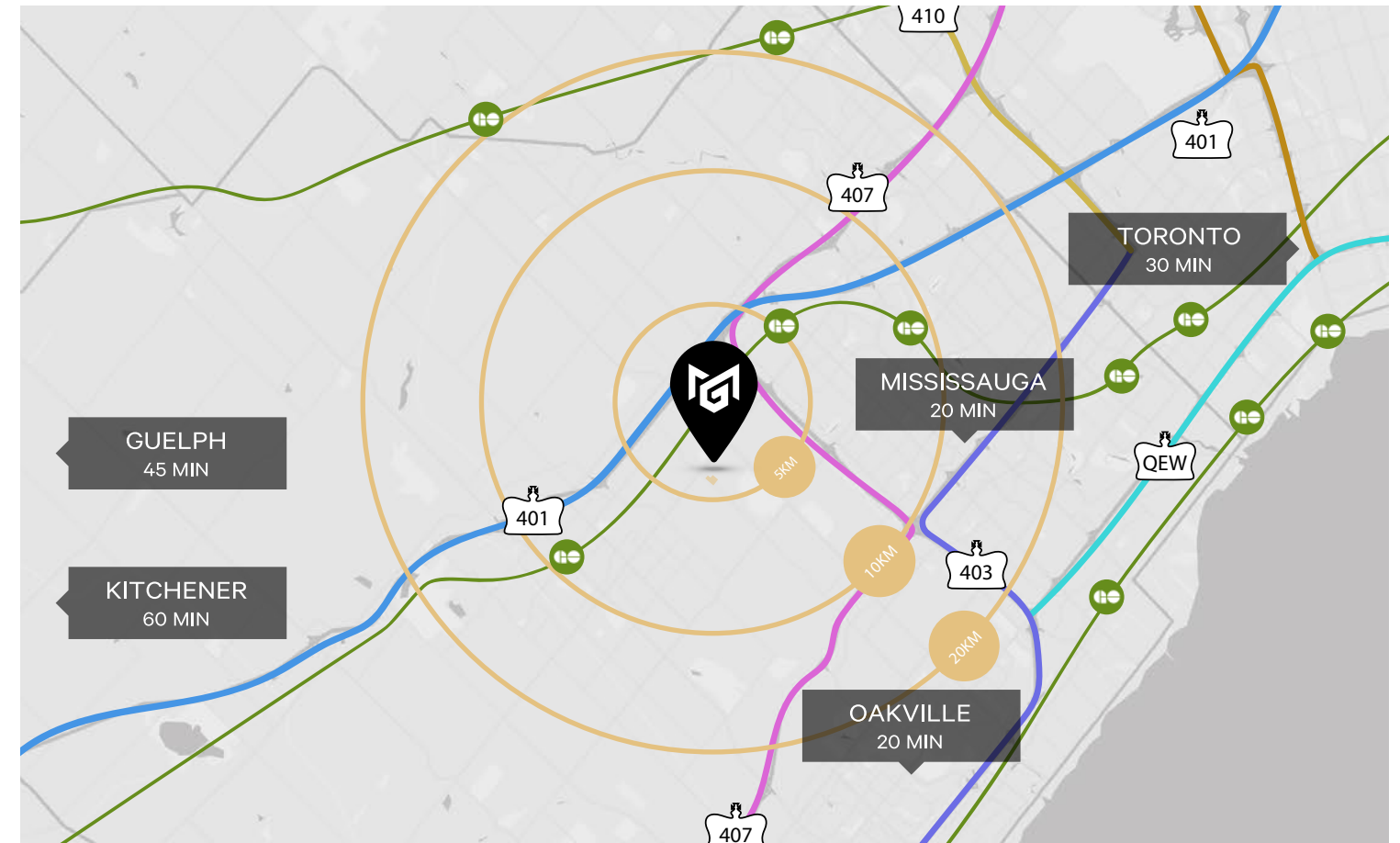
### Integral to the Milton community.

Derry Green Business Park is an exciting area of growth. Milton is making significant effort to attract new companies, creating job opportunities for residents and fostering a long-term plan for economic prosperity.

## HIGHWAY ACCESS

GTA	Distance	Time
Mississauga	24 KM	19 min
Oakville	24 KM	18 Min
Brampton	31 KM	22 min
York	50 KM	50 min
Caledon	52 KM	39 min
Vaughan	52 KM	35 min
Toronto	53 KM	53 min

Regions	Distance	Time
Hamilton	40 KM	34 min
Guelph	47 KM	37 min
Bolton	52 KM	39 min
Kitchener/Waterloo	62 KM	47 min





# MILTON GATES, 11801 DERRY ROAD, MILTON ON

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KOLT Realty, Brokerage 2024

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