



KOLT

MILTON GATES

BUSINESS PARK

Industrial | Commercial | Office
CONDO UNITS FOR SALE



Q1 2025

11801 DERRY ROAD | MILTON, ON

Premium Small Bay Commercial and Industrial Condominium Units

☎ (416) 860-3660 x2 ✉ info@kolt.ca 🌐 miltongates.com

KOLT Realty Inc., Brokerage

2300 Yonge Street, Suite 3030
Box 2310 | Toronto, Ontario
M4P 1E4



Ground Floor

BUILDINGS A, B, C, D, E & F

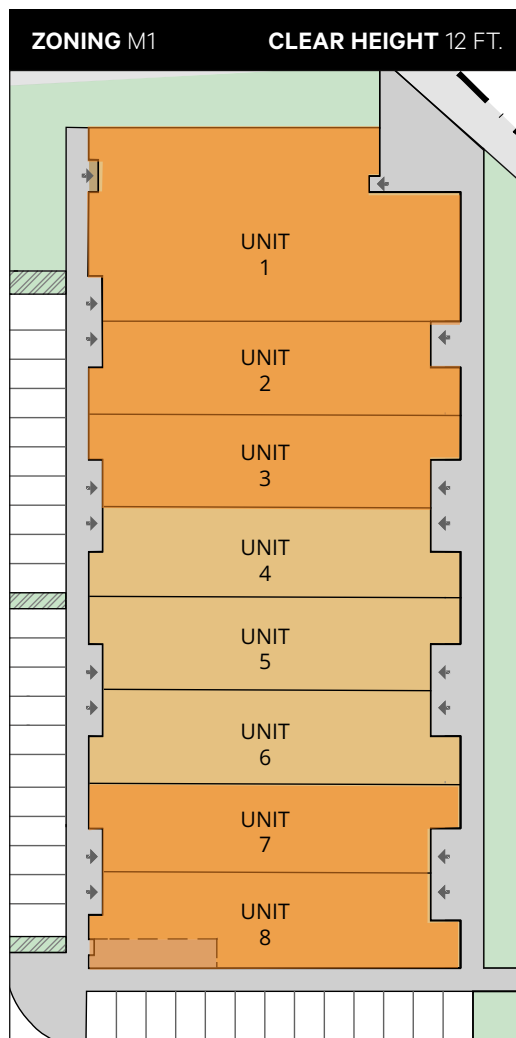
- Sellable Area
- Common Area
- Loading Dock
- Mixed Grass & Concrete
- Grass
- Drive-in Doors
- Truck Loading Doors
- Property Line
- Fence
- Fire Route



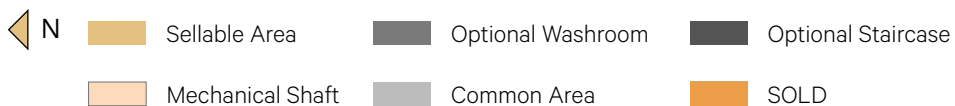
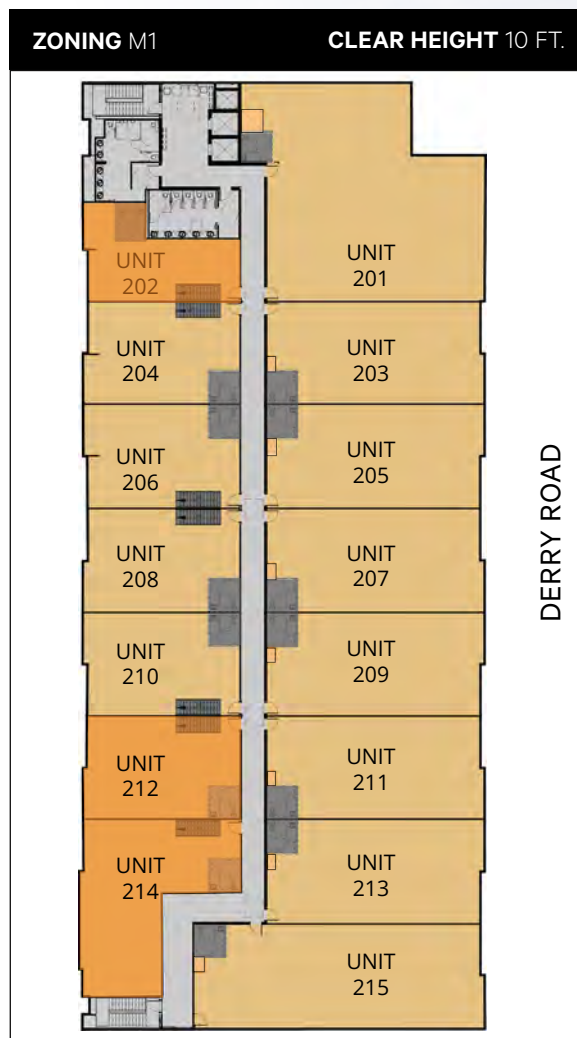


BUILDING A

GROUND LEVEL | 26,060 SF



UPPER LEVEL | 28,663 SF



GROUND LEVEL

Unit	Area (SF)	Price (\$)
1	SOLD	
2	SOLD	
3	SOLD	
4	3,043	575 PSF
5	3,043	575 PSF
6	3,043	575 PSF
7	SOLD	
8	SOLD	

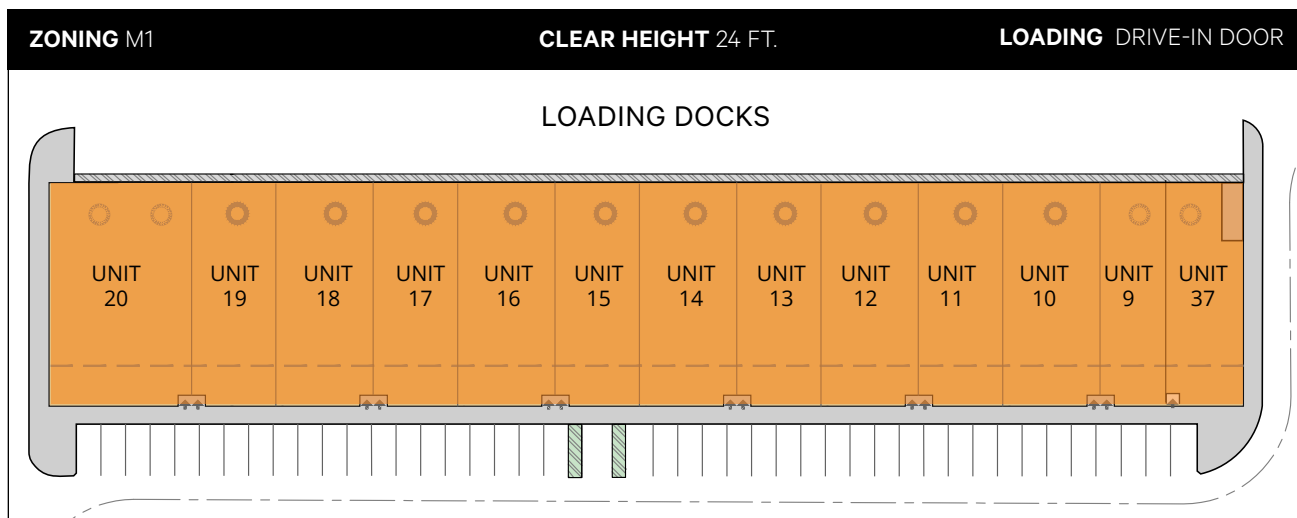
UPPER LEVEL

Unit	Area (SF)	Price (\$)
201	3,839	499 PSF
202	SOLD	
203	2,020	495 PSF
204	1,447	495 PSF
205	2,019	495 PSF
206	1,447	495 PSF
207	2,019	495 PSF
208	1,447	495 PSF
209	2,019	495 PSF
210	1,447	495 PSF
211	2,019	495 PSF
212	SOLD	
213	2,019	495 PSF
214	SOLD	
215	2,734	495 PSF



BUILDING B

BUILDING B | 44,685 SF



Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
37	SOLD				
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Q&A: Key Information

When is the estimated groundbreaking?

Q3 2025

Can I get exclusivity for my use?

Speak to Listing Agents for more details

Combining units?

Units can be combined horizontally or vertically to suit your needs

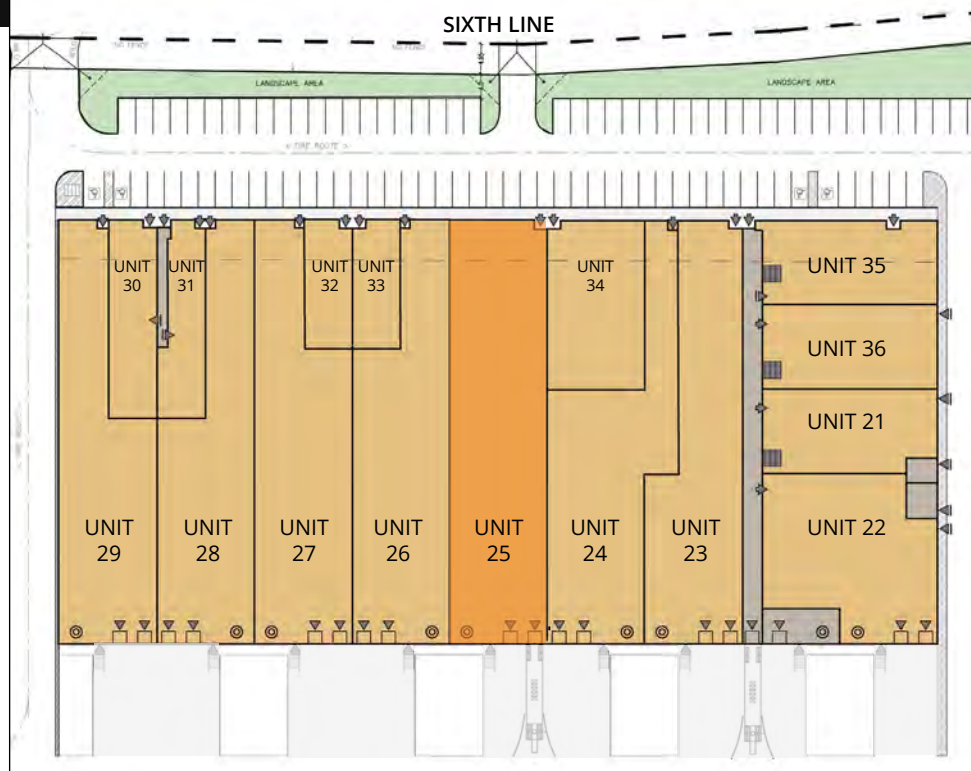




BUILDING C

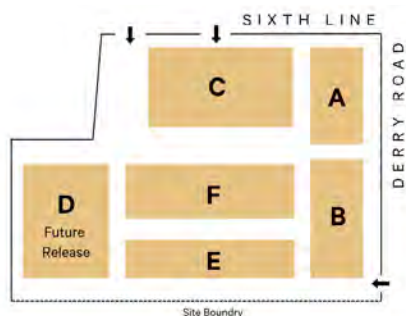
BUILDING C | 114,544 SF

ZONING M2 | **CLEAR HEIGHT** 28 FT. | **LOADING** TRUCK-LEVEL AND DRIVE-IN OPTIONS



Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
21	4,759	-	4,759	*	540 PSF
22	8,069	-	8,069	1 DI + 2 TL	550 PSF
23	9,383	705	10,088	1 DI + 2 TL	525 PSF
24	9,452	367	9,819	1 DI + 2 TL	520 PSF
25	SOLD				
26	9,991	549	10,540	1 DI + 2 TL	520 PSF
27	9,991	549	10,540	1 DI + 2 TL	520 PSF
28	9,047	549	9,596	1 DI + 2 TL	520 PSF
29	9,041	548	9,590	1 DI + 2 TL	520 PSF
30	2,825	550	3,375	N/A	550 PSF
31	2,422	545	2,967	N/A	550 PSF
32	1,717	522	2,240	N/A	565 PSF
33	1,717	522	2,240	N/A	565 PSF
34	4,673	1077	5,750	N/A	535 PSF
35	4,811	2447	7,258	*	545 PSF
36	4,910	-	4,910	*	540 PSF

*Exclusive Common Element Loading 1 Drive-in and 2 Truck Loading



- Sellable Area
- Common Area
- 53' Trailer Access
- Overhead Door
- Mixed Grass & Concrete

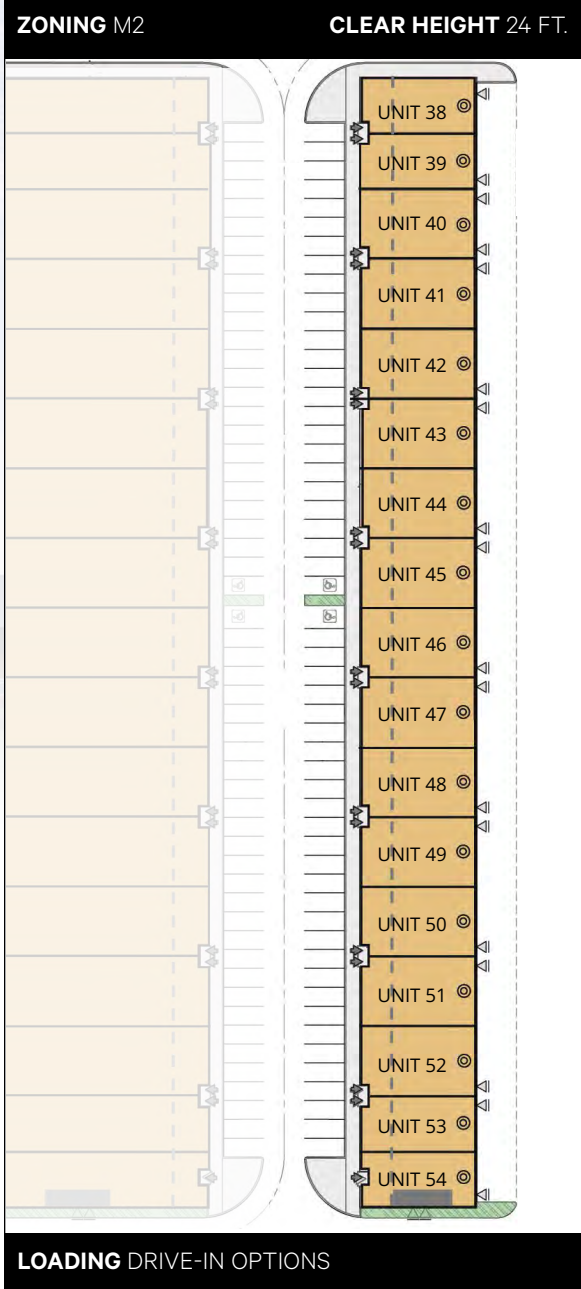
- Truck-level Doors
- Drive-in Doors
- Mezzanine
- SOLD





BUILDING E

BUILDING E | 38,270 SF



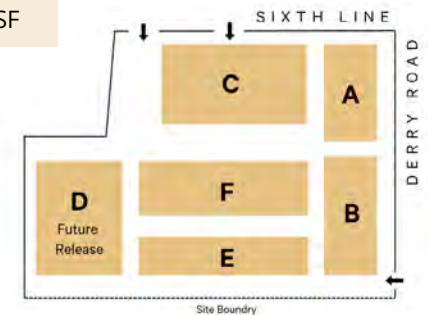
Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
38	1,468	421	1,889	1 DI	599 PSF
39	1,468	421	1,889	1 DI	599 PSF
40	1,790	512	2,302	1 DI	595 PSF
41	1,854	530	2,384	1 DI	595 PSF
42	1,854	530	2,384	1 DI	595 PSF
43	1,854	530	2,384	1 DI	595 PSF
44	1,854	530	2,384	1 DI	595 PSF
45	1,854	530	2,384	1 DI	595 PSF
46	1,854	530	2,384	1 DI	595 PSF
47	1,854	530	2,384	1 DI	595 PSF
48	1,854	530	2,384	1 DI	595 PSF
49	1,854	530	2,384	1 DI	595 PSF
50	1,854	530	2,384	1 DI	595 PSF
51	1,854	530	2,384	1 DI	595 PSF
52	1,854	530	2,384	1 DI	595 PSF
53	1,470	422	1,892	1 DI	599 PSF
54	1,268	420	1,688	1 DI	575 PSF



- Sellable Area
- Common Area
- Loading Area

Mixed Grass & Concrete

- Overhead Door
- Truck-level Doors
- Drive-in Doors
- Mezzanine



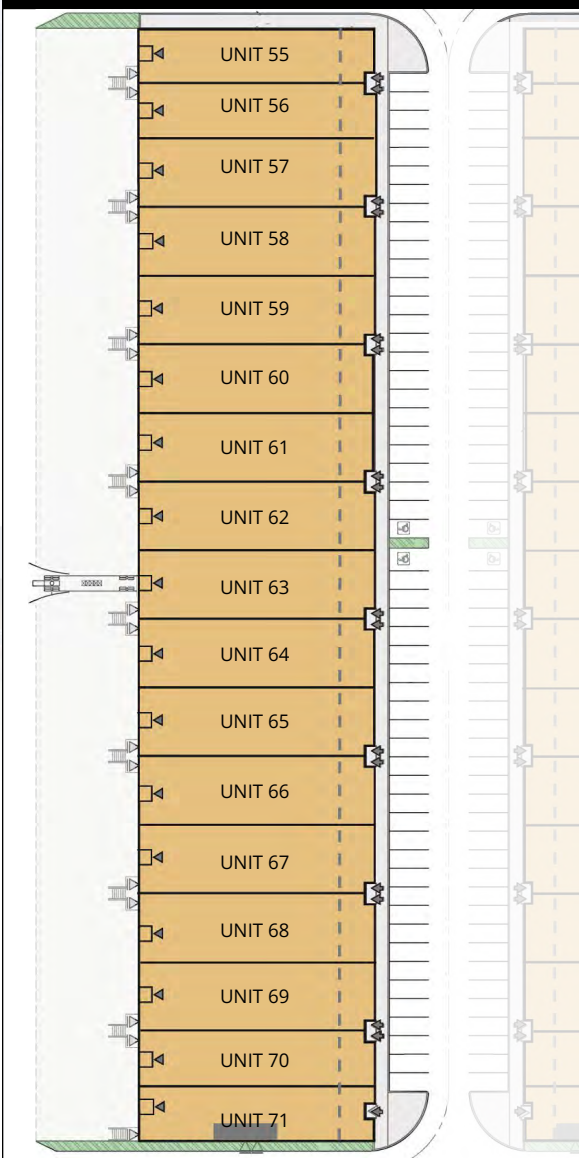


BUILDING F

BUILDING F | 69,957 SF

ZONING M2

CLEAR HEIGHT 24 FT.



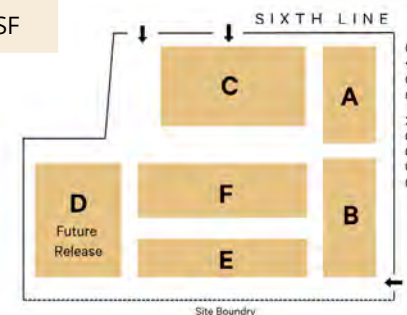
LOADING TRUCK-LEVEL OR DRIVE-IN OPTIONS

Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
55	3,023	420	3,443	1 TL	585 PSF
56	3,023	420	3,443	1 TL	585PSF
57	3,812	528	4,340	1 TL	570 PSF
58	3,812	528	4,340	1 TL	570 PSF
59	3,812	528	4,340	1 TL	570 PSF
60	3,812	528	4,340	1 TL	570 PSF
61	3,812	528	4,340	1 TL	570 PSF
62	3,812	528	4,340	1 TL	570 PSF
63	3,812	528	4,340	1 TL	570 PSF
64	3,812	528	4,340	1 TL	570 PSF
65	3,812	528	4,340	1 TL	570 PSF
66	3,812	528	4,340	1 TL	570 PSF
67	3,812	528	4,340	1 TL	570 PSF
68	3,812	528	4,340	1 TL	570 PSF
69	3,812	528	4,340	1 TL	570 PSF
70	3,023	420	3,443	1 TL	585 PSF
71	2,785	420	3,205	1 TL	555 PSF



- Sellable Area
- Common Area
- 53' Trailer Loading Area
- Mixed Grass & Concrete

- Overhead Door
- Truck-level Doors
- Drive-in Doors
- Mezzanine





LOCAL DEVELOPMENT MAP

This region will experience 75% growth in the next 5 years.

Mississauga
Pop.: 800,000 residents
2029: est. 1 million residents.

Milton
Pop.: 150,000 residents
2029: est 263,000 residents.

Milton

Residential Developments 5,000+ Households - 5KM

1. Menkes
2. GWL
3. Broccolini
4. Putzer
5. Future Development - Private
6. Orlando Corporation
7. Anatolia
8. Wyldewood Golf
9. Residential
10. Trafager Development Plan 2
11. Sun Life Broccolinini
12. Oxford Properties
13. MHBC Planning
14. Sunset Land Development
15. Mattamy-Bayview Lexis Phase 1
16. Mattamy-Bayview Lexis Phase 2
17. Sundial Homes
18. Hawthorne - Mattamy Homes
19. Anis Mia Housing

20. Soleil Condos
21. Whitlock Housing

- Large Bay Development
- Future Residential and Mixed Use Development
- Residential Developments
- Commercial Developments





PERMITTED USES

Permitted Uses	Building A	Building B
Dog Daycare	✓	✓
Fitness Centre	✓	✓
Industrial Use	✓	✓
Medical Clinic*	✓	✓
Office Use	✓	✓
Place of Entertainment	✓	
Recreation and Athletic Facility	✓	✓
Research and Technology Use	✓	✓
Tradesperson's Shop	✓	✓
U-Brew Establishment**	✓	✓
Veterinary Clinic-Large Animal	✓	✓
Veterinary Clinic-Small Animal	✓	✓
Veterinary Hospital-Small Animal	✓	✓
Warehouse/Distribution Centre	✓	✓
Wholesale Operations	✓	✓
Bank	✓	✓
Commercial School-Skill	✓	✓
Commercial School-Trade/Profession	✓	✓
Dry Cleaning Depot	✓	✓
Dry Cleaning Establishment	✓	✓
Food Bank	✓	✓
Motor Vehicle Dealership	✓	✓
Motor Vehicle Rental Agency	✓	✓
Personal Service Shop	✓	✓
Restaurant	✓	✓
Restaurant Take-Out	✓	✓
Specialty Food Store***	✓	✓
School, Adult Education	✓	✓
Animal Training Facility		✓
Building Supply Outlet		✓
Social Services Establishment		✓
Convenience Store		✓
Service and Repair Shop		✓

Permitted Uses	Building C	Building D	Building E	Building F
Banquet Facility	✓			
Building Supply Outlet	✓		✓	✓
Commercial School-Skill/Trades	✓		✓	✓
Dog Daycare	✓		✓	✓
Dry Cleaning Establishment	✓		✓	✓
Equipment Sales and Rental	✓		✓	✓
Food Bank	✓		✓	✓
Industrial Use	✓		✓	✓
Motor Vehicle Body Shop	✓		✓	✓
Motor Vehicle Repair Garage	✓		✓	✓
Office Use	✓		✓	✓
Recreation and Athletic Facility	✓		✓	✓
Recycling Facility	✓		✓	✓
Research and Technology Use*	✓		✓	✓
School, Adult Education	✓		✓	✓
Service and Repair Shop	✓		✓	✓
Tradesperson's Shop	✓		✓	✓
U-Brew Establishment	✓		✓	✓
Veterinary Clinic-Small Animal	✓		✓	✓
Veterinary Clinic-Large Animal	✓		✓	✓
Veterinary Hospital-Small Animal	✓		✓	✓
Warehouse/Distribution Centre	✓		✓	✓
Wholesale Operation	✓		✓	✓

*Excluding uses which produce biomedical waste.

**Business or facility where customers can brew their own beer, wine, or other alcoholic beverages.

***Means a premises specializing in the sale of specific type or class of foods, such as a bakery, delicatessen, coffee shop, ice cream parlour, gourmet, or similar foods and does not include a fast food retail outlet, restaurant or on-site food preparation that involves frying, and may include a seating area comprising no more than 25% of the total gross floor area.





TRUSTED PARTNERS



CMCC Capital Funds is a trusted partner in Milton Gates with a track record of over 53 projects, \$11 billion gross development value, including 1.2 million sq. ft. industrial space. Since 2018, CMCC Capital Funds has successfully partnered with KOLT Realty on delivering multiple commercial and industrial condominiums throughout the GTA.

cmcapitalfunds.com

WARE MALCOMB

Ware Malcomb, as a trusted partner in the development, has established itself as a global leader in architecture, planning, and design across various industries. Ware Malcomb has completed many projects in the industrial, office, and commercial real estate sectors, contributing to the development of many millions of square feet of space, delivering innovative and sustainable solutions for commercial real estate projects.

waremalcomb.com



Cecchini Group Inc. has over 75 years of successful construction experience. Today, three generations of Cecchini's run the company, building 85+ industrial projects and 60+ commercial projects. The Cecchini Group are recipients of industry awards for quality and innovation. In recent years, the Cecchini Group has built in excess of 2.4 million sq. ft. of industrial and commercial condominiums.

cecchinigroup.ca



KOLT Realty Inc., Brokerage, delivers quality experience for its clients, guiding them through the complex world of commercial real estate while addressing their business needs. KOLT Realty has successfully transacted over \$600 million in volume sales totaling over 1.6 million* sq. ft. Having successfully undertaken over 12 industrial condominium conversion projects with its affiliated development team KOLT Investments, Inc., KOLT Realty is a proven team centered in providing service with integrity and dedicated drive.

kolt.ca





DRIVING SUCCESS THROUGH A WEALTH OF KNOWLEDGE AND THE COLLABORATION OF OUR DIVERSE TEAM

KOLT's 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.



OVER 1.6M SF
of condo units sold or
being marketed in the
GTA.



\$600 MILLION
worth of industrial
condo units sold or
being marketed.



100+ YEARS
of combined experience
in all things real estate.





MILTON GATES

BUSINESS PARK

Contact Information

Neel Venugopal**

Sr. Vice President

M: (647) 459-5648

O: (416) 860-3660 x 7012

E: nvenugopal@kolt.ca

Shada Figliomeni**

Vice President

M: (416) 417-2698

O: (416) 860-3660 x 7015

E: sfigliomeni@kolt.ca

Amol Dhillon*

Associate

M: (416) 270-7575

O: (416) 860-3660 x 7017

E: adhillion@kolt.ca

Harbhajan S. Dhillon*

Vice President

M: (416) 558-4487

O: (416) 860-3660 x 7030

E: hdhillon@kolt.ca

Keval Sedani*

Sr. Associate

M: (647) 338-1957

O: (416) 860-3660 x 7023

E: ksedani@kolt.ca

Trusted Partners



KOLT Realty Inc., Brokerage

2300 Yonge Street, Suite 3030

Box 2310 | Toronto, Ontario

M4P 1E4



(416) 860-3660 x 2



info@kolt.ca



miltongates.com

2025 Terms and Conditions This being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational, and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this CIM, is proved at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only and without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

*Sales Representative **Broker