MILTON GATES

BUSINESS PARK

Industrial | Commercial | Office

CONDO UNITS FOR SALE

KOLT



11801 DERRY ROAD | MILTON, ON

Premium Small Bay Commercial and Industrial Condominium Units

(416) 860-3660 x 2 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

- Condo Unit
- Common Area
- Loading Dock
- Mixed Grass & Concrete
- Landscape
- Drive-in Doors
- Truck-level Doors
- Property Line
- Fence
- Fire Route



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FEATURE | BUILDING A (LEVEL 2), BUILDING C, E & F





SOLD OUT 100% - Building A (Level 1) & Building B

Milton Gates boasts over **1,600 linear feet of prime frontage,** including **Buildings A & B,** facing **Derry Road.** We make it **simple** and **convenient** for your customers and suppliers to reach you.







NOW AVAILABLE

Building C offers M2 Zoning, versatile spaces with clear height of 28 ft, ideal for efficient vertical storage and diverse commercial operations. Units range from 2,200 to 12,000+ SF, each equipped with flexible loading options.

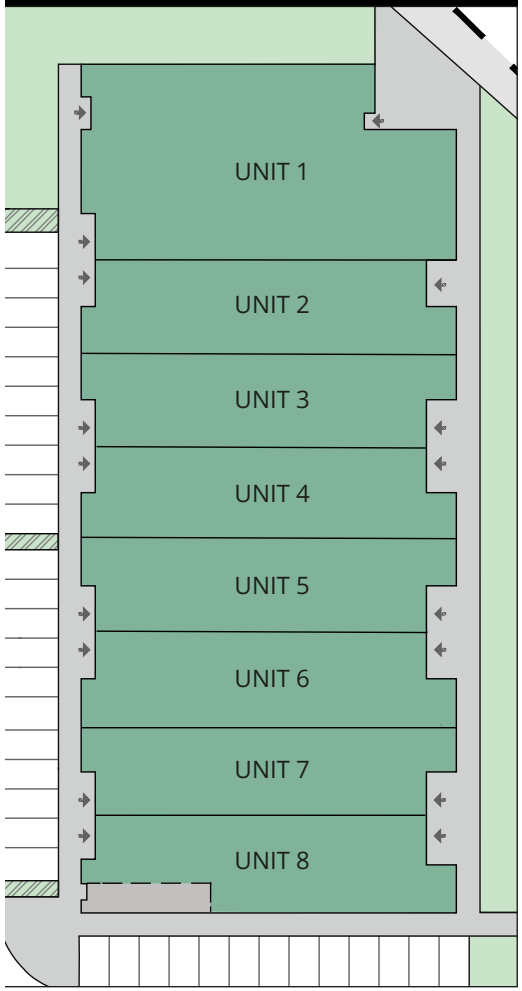
Buildings E & F offers M2 zoning, suitable for industrial, warehousing, and automotive uses. Units start from 1,688 SF and 24 ft clear height featuring drive-in or truck-level loading, with 53' trailer access.



BUILDING A

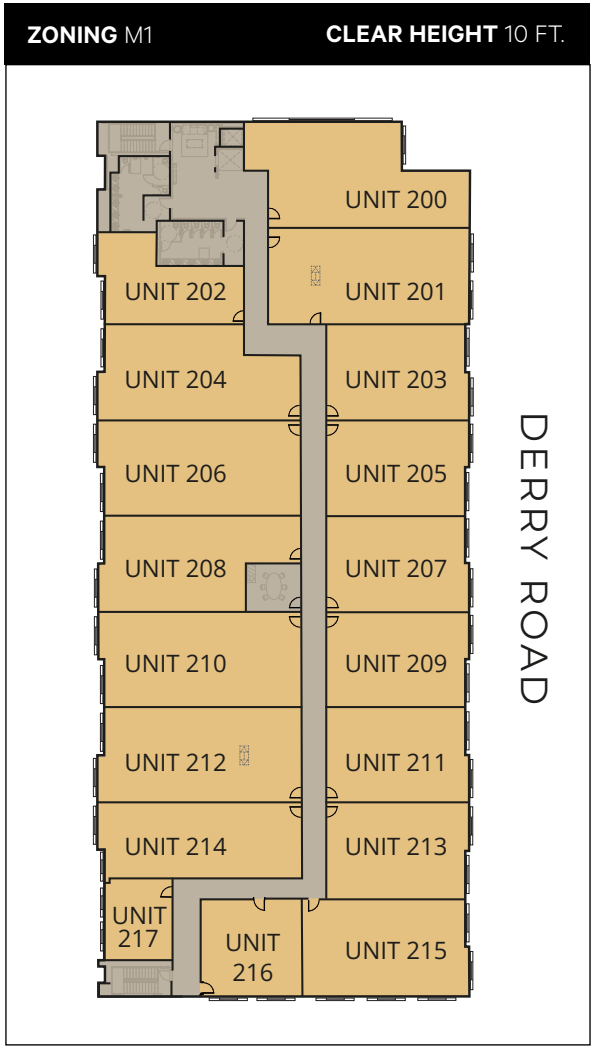
Level 1 | 26,060 SF

ZONING M1 **CLEAR HEIGHT** 12 FT.



Level 2 | 28,663 SF

ZONING M1 **CLEAR HEIGHT** 10 FT.



N Sellable Area Common Area Mixed Grass & Concrete SOLD

Level 1

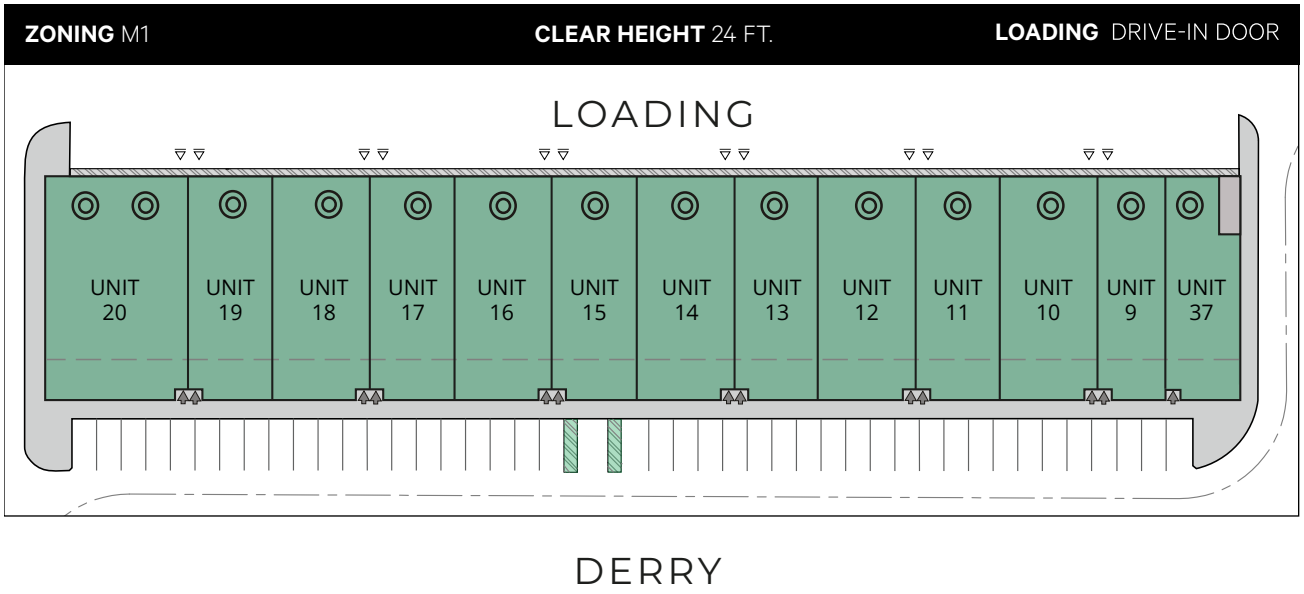
Unit	Area (SF)
1	SOLD
2	
3	
4	
5	
6	
8	

Level 2

Unit	Area (SF)
200	1,842
201	2,062
202	1,029
203	1,483
204	1,869
205	1,483
206	2,062
207	1,483
208	1,770
209	1,483
210	2,062
211	1,483
212	2,062
213	1,483
214	1,572
215	1,756
216	1,063
217	611

BUILDING B | 44,685 SF

ZONING M1 **CLEAR HEIGHT** 24 FT. **LOADING** DRIVE-IN DOOR



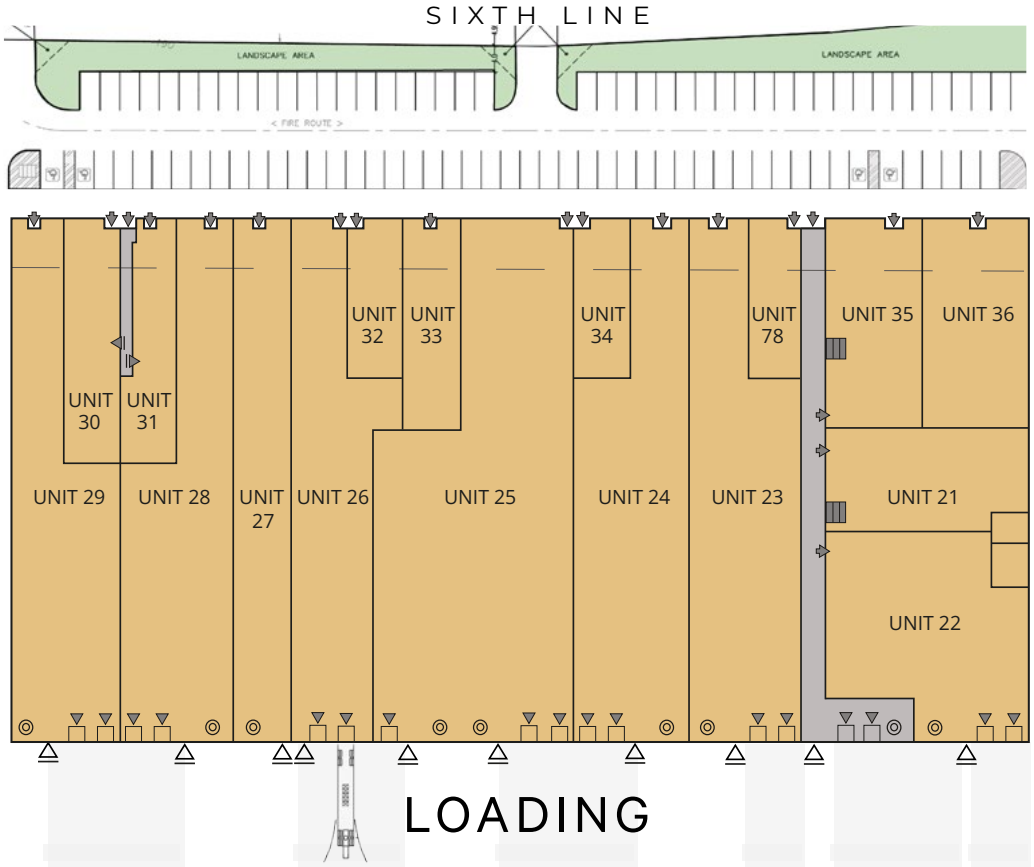
Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading
37	SOLD			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Q&A: Key Information

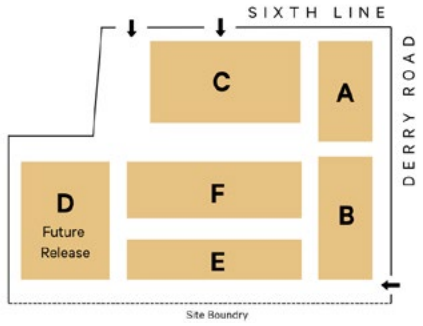
When is the estimated groundbreaking?	**Fall 2026**
Can I get exclusivity for my use?	**Speak to Listing Agents for more details**
Combining units?	**Units can be combined horizontally to suit your needs**

BUILDING C | 114,544 SF

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

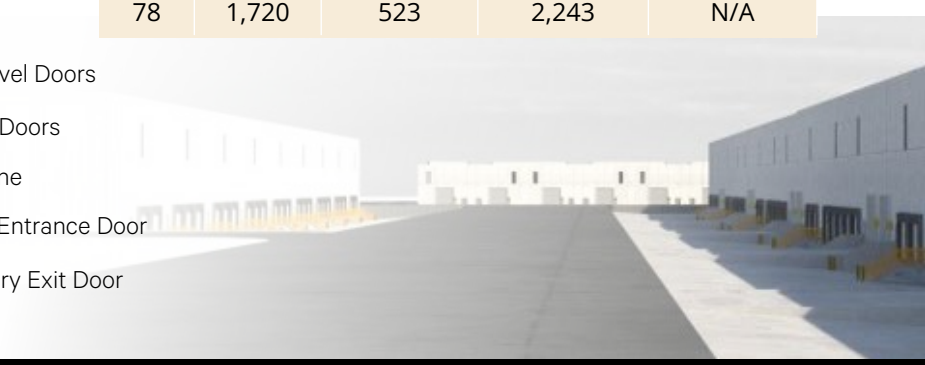


Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading
21	5,027	N/A	5,027	Shared
22	8,325	N/A	8,325	1 DI + 2 TL
23	10,005	550	10,555	1 DI + 2 TL
24	10,005	550	10,555	1 DI + 2 TL
25	17,047	1,077	18,124	2 DI + 3 TL
26	7,972	526	8,497	2 TL
27	5,862	537	6,399	1 DI + 1 TL
28	9,047	549	9,596	1 DI + 2 TL
29	9,041	548	9,590	1 DI + 2 TL
30	2,825	550	3,375	N/A
31	2,422	545	2,967	N/A
32	1,717	522	2,240	N/A
33	2,624	540	3,164	N/A
34	1,720	523	2,243	N/A
35	4,673	1,093	5,766	Shared
36	4,765	1,113	5,878	N/A
78	1,720	523	2,243	N/A



N

- Sellable Area
- Common Area
- 53' Trailer Access
- Overhead Door
- Mixed Grass & Concrete
- Truck-level Doors
- Drive-in Doors
- Mezzanine
- Primary Entrance Door
- Secondary Exit Door

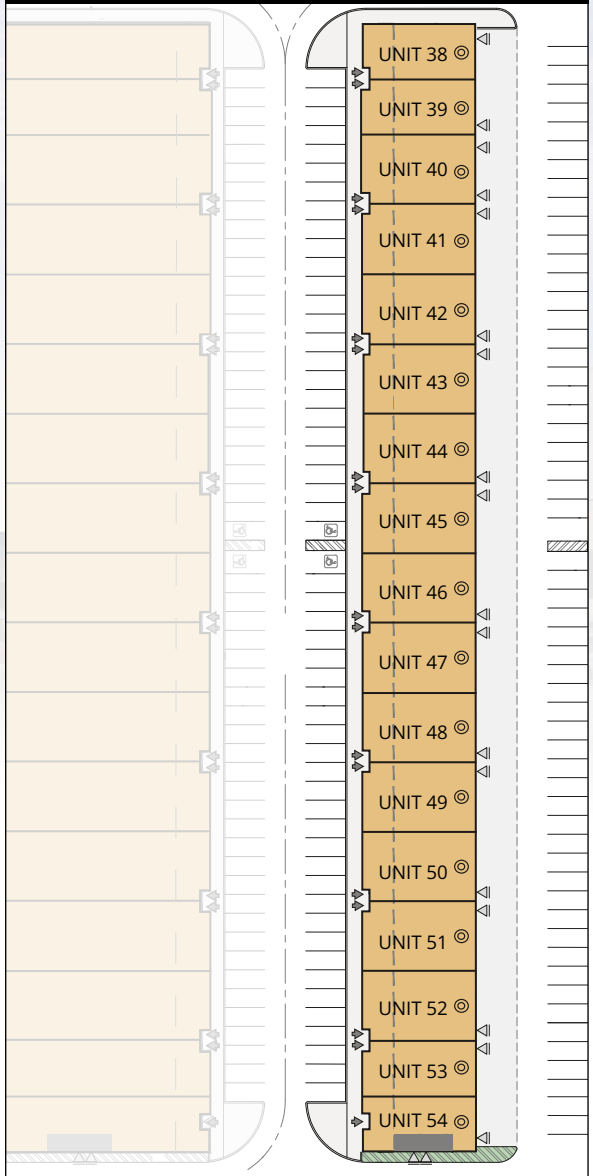


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BUILDING E

BUILDING E | 38,270 SF

ZONING M2 **CLEAR HEIGHT** 24 FT.

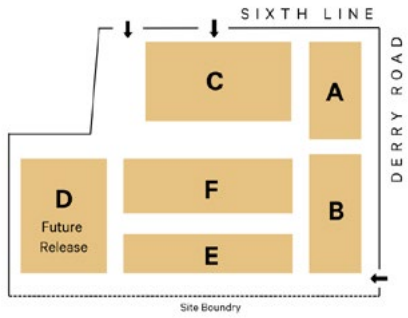


LOADING DRIVE-IN

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

N

- Sellable Area
- Common Area
- Loading Area
- Mixed Grass & Concrete
- Overhead Door
- Truck-level Doors
- Drive-in Doors
- Mezzanine

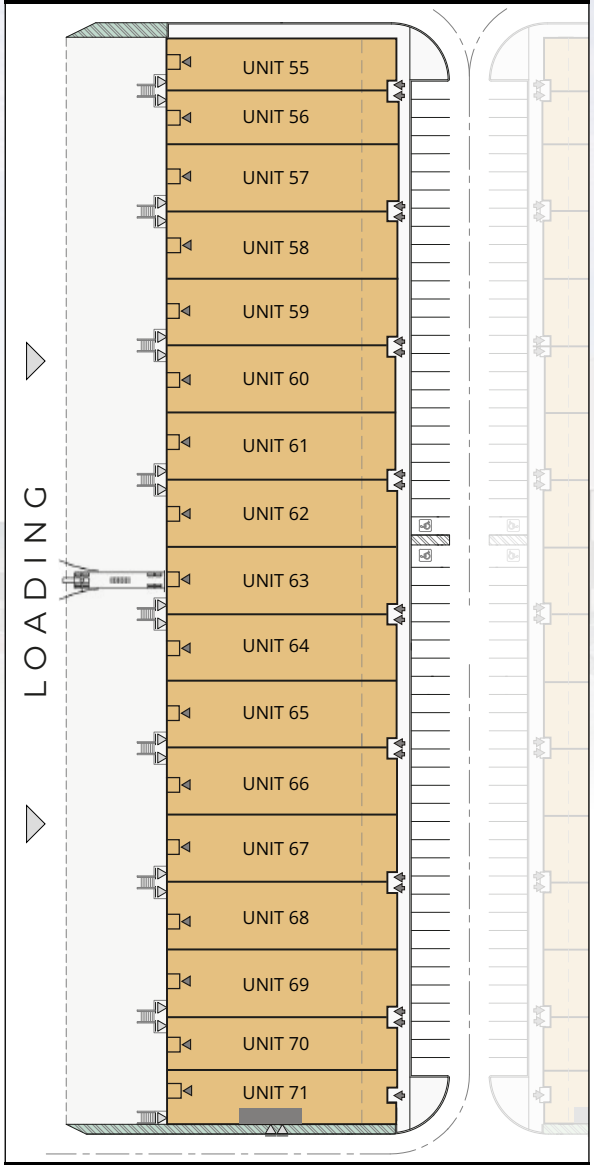


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BUILDING F

BUILDING F | 69,957 SF

ZONING M2 **CLEAR HEIGHT** 24 FT.

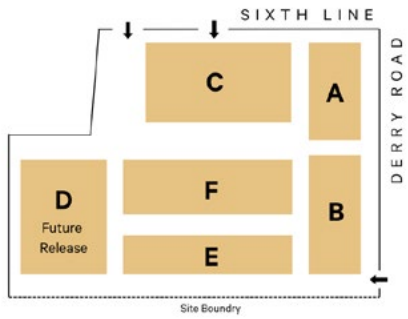


LOADING TRUCK-LEVEL OR DRIVE-IN OPTIONS

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

N

Sellable Area
Common Area
53' Trailer Loading Area
Mixed Grass & Concrete
Overhead Door
Truck-level Doors
Drive-in Doors
Mezzanine



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LOCAL DEVELOPMENT MAP

STRONG GROWTH OUTLOOK
Milton's population is forecast to increase by **~113,000 people by 2031 (+85%** from 2021).

Source: Town of Milton Official Plan (2026).

Milton
Pop. (2021): 132,979 residents
Pop. (2025 est.): **~150,000** residents
2031 forecast: **245,900 residents**

Source: Statistics Canada (2021 Census).
Town of Milton (Official Plan, 2024).

Mississauga
Pop. (2021): 717,961 residents
Pop. (2025 est.): **~800,000** residents
2051 forecast: **995,000 residents**

Source: Statistics Canada (2021 Census).
City of Mississauga (Growth Forecasts, 2024).





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

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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	✓	✓
Tradeperson'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[x]	✓		✓	✓
School, Adult Education	✓		✓	✓
Service and Repair Shop	✓		✓	✓
Tradeperson'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 bakeshop, 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.

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TRUSTED PARTNERS

CMCC CAPITAL FUND

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

CECCHINIGROUP

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™ INVESTMENTS

KOLT Investments specializes in transforming commercial assets across the Greater Toronto Area. Driven by 50 years of collective experience and over a decade in industrial condominiums, the team has assembled a 1.8 million sq. ft. portfolio including 1.4 million sq. ft. of conversions and a 20-acre greenfield site. By delivering high-demand spaces to over 300 owner-users, KOLT continues to establish itself as a proven leader in the GTA, dedicated to delivering consistent quality and long-term value for its partners.

kolt.ca



MILTON GATES
BUSINESS PARK

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** Broker * Sales Representative

Trusted Partners

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WARE MALCOMB
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