

FOR LEASE

NEW INDUSTRIAL FACILITY

8205 PARKHILL DRIVE
MILTON, ON

AVAILABLE Q4 2022 | 377,524 SQ. FT.

STEEL IS GOING UP!



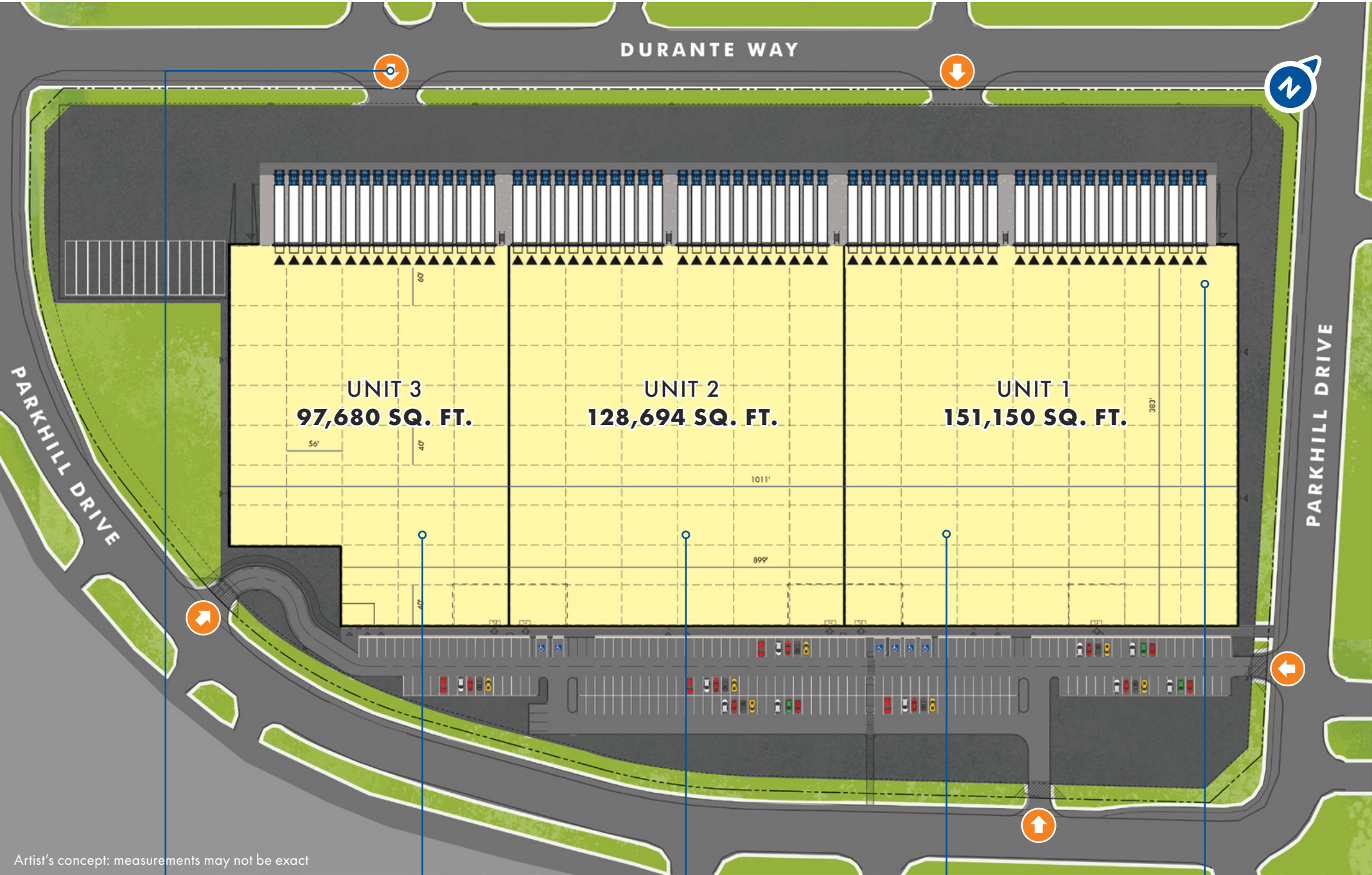
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CBRE
E.&O.E.

PROPERTY SPECIFICATIONS



 Multiple access points

LED lighting with motion sensors

Power 3,000 Amps

Bay Size 56'(w) x 40'(d)

Staging Bay 60'

FEATURES

- LEASE OPTIONS

 - Flexible sizes from **98,000 Sq. Ft.**
 - Total building size: **377,524 Sq. Ft.**
- SHIPPING

 - 63 Truck level, 2 Drive-in
 - Ample dock and drive-in loading for any size unit
 - Truck level doors fully equipped with 40,000 lb hydraulic levellers
- OFFICE

 - 3%
 - Ability to finish to suit
- CLEAR HEIGHT

 - 40'
- PARKING

 - 14 Trailer parking stalls
 - 223 Car parking stalls
 - Yard can be fenced, gated and secured
- ZONING

 - M2 General industrial zoning
 - Wide variety of industrial uses, including but not limited to: logistics, warehousing, fulfillment and e-commerce
- OCCUPANCY

 - Q4 2022
- LEASE RATE

 - Speak to Listing Agent

STEEL IS GOING UP!



LOCATION HIGHLIGHTS

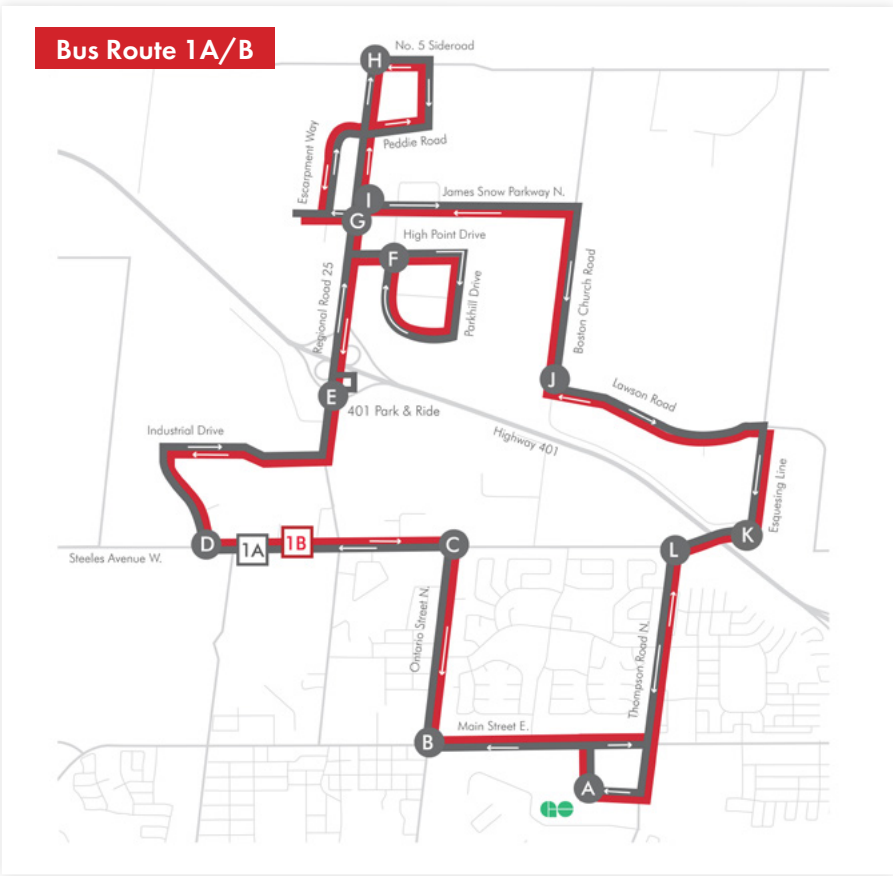
Infrastructure Improvements, Major Tenants Nearby, Public Transit & Amenities

ACCESSIBLE FROM THREE INTERCHANGES

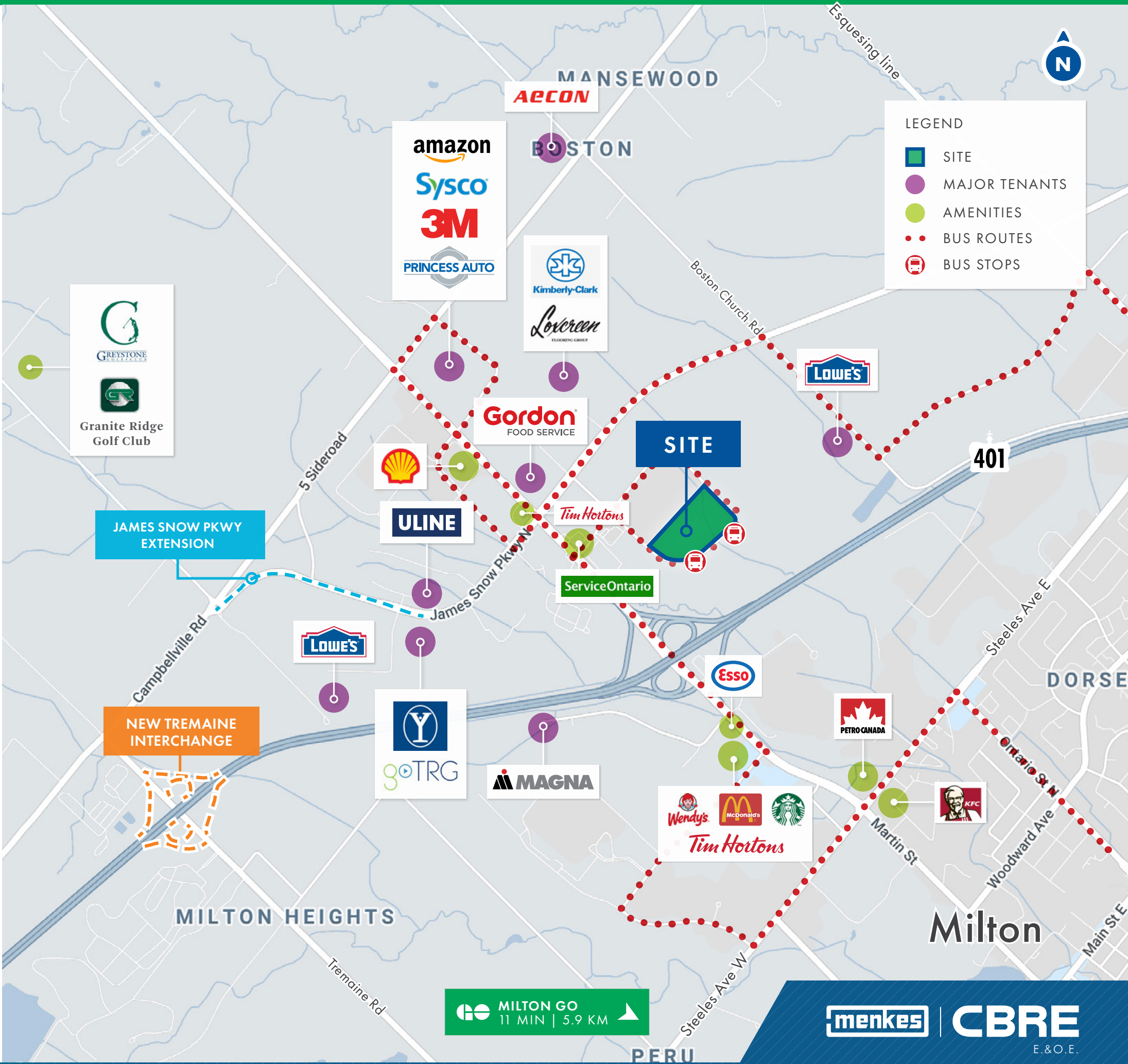
- Highway 25
- James Snow Parkway
- Tremaine Road New Interchange (under construction)

TRANSIT

- Two (2) bus stops right at the doorstep are serviced by Bus Route 1A/B. This industrial route provides service to the 401 Business Park Area and connects to the Milton Go Station



8205 PARKHILL DRIVE • MILTON, ON



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8205 PARKHILL DRIVE

MILTON, ON



TRAVEL TIMES

HIGHWAY 401
3 MIN / 1.6 KM

CN MILTON YARD
9 MIN / 6.1 KM

HIGHWAY 403
20 MIN / 24.3 KM

HIGHWAY 410
17 MIN / 24.7 KM

HIGHWAY 407
12 MIN / 14 KM

PEARSON I'NTL AIRPORT
26 MIN / 37.4 KM

CP INTERMODAL VAUGHAN
24 MIN / 32.8 KM

CAD/US BORDER
1 HR 14 MIN / 102 KM

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