FOR LEASE

NEW INDUSTRIAL FACILITY

8205 PARKHILL DRIVE
MILTON, ON

AVAILABLE Q4 2022 | 377,524 SQ. FT.

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PROPERTY SPECIFICATIONS

Features:

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

Lease Options:

- 64 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

Shipping:

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

Office:

- 3%
- Ability to finish to suit

Parking:

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

Occupancy:

- Q4 2022

 militent rate:

- Speak to Listing Agent

Multiple access points
LED lighting with motion sensors
Bay Size 56'(w) x 40'(d)
Staging Bay 60'
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
## FOR LEASE

**8205 PARKHILL DRIVE**  
**Milton, ON**

### Travel Times

<table>
<thead>
<tr>
<th>Route</th>
<th>Time</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway 401</td>
<td>3 min</td>
<td>1.6 km</td>
</tr>
<tr>
<td>Milton Yard</td>
<td>9 min</td>
<td>6.1 km</td>
</tr>
<tr>
<td>Highway 403</td>
<td>20 min</td>
<td>24.3 km</td>
</tr>
<tr>
<td>Highway 410</td>
<td>17 min</td>
<td>24.7 km</td>
</tr>
<tr>
<td>Highway 407</td>
<td>12 min</td>
<td>14 km</td>
</tr>
<tr>
<td>Pearson I’ntl Airport</td>
<td>26 min</td>
<td>37.4 km</td>
</tr>
<tr>
<td>CN Intermodal Vaughan</td>
<td>24 min</td>
<td>32.8 km</td>
</tr>
<tr>
<td>CAD/US Border</td>
<td>1 hr 14 min</td>
<td>102 km</td>
</tr>
</tbody>
</table>

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