

# FOR LEASE



**DERRY GREEN**  
CORPORATE BUSINESS PARK

7275 FIFTH LINE | MILTON, ON

**STEEL GOING UP!**

**KYLE HANNA\***  
Executive Vice President  
416.798.6255  
kyle.hanna@cbre.com

**EVAN S. WHITE\***  
Executive Vice President  
416.798.6232  
evan.white@cbre.com  
\*Sales Representative

**NEW INDUSTRIAL FACILITY**  
268,585 SQ. FT.



**CBRE**

E.&O.E.



## PROPERTY SPECIFICATIONS

- LED lighting with motion sensors
- Trailer parking available
- Truck level doors fully equipped with 40,000 lb hydraulic levelers
- Multiple access points
- Rapid development growth area
- Close to Pearson Airport and intermodal operations

**AVAILABLE SPACE** 268,585 sq. ft.

**OFFICE SPACE** 3%

**SHIPPING** 38 Truck Level Doors  
2 Drive-in Doors

**POWER** Up to 2,000 amps

**CLEAR HEIGHT** 36'

**DEPTH** 380'

**TOTAL ACREAGE** 13 acres

**ZONING** M2

**PARKING** 172 Car Parking Spaces  
21 Trailer Parking Spaces

**SITE PLAN**

**MULTIPLE ACCESS POINTS**

172 Car Parking Spaces

36' Clear Height

40' x 56' Structural Grid

60' Staging Bay

2 Drive-in Doors

ESFR Sprinklers

Full Concrete Dolly Pad

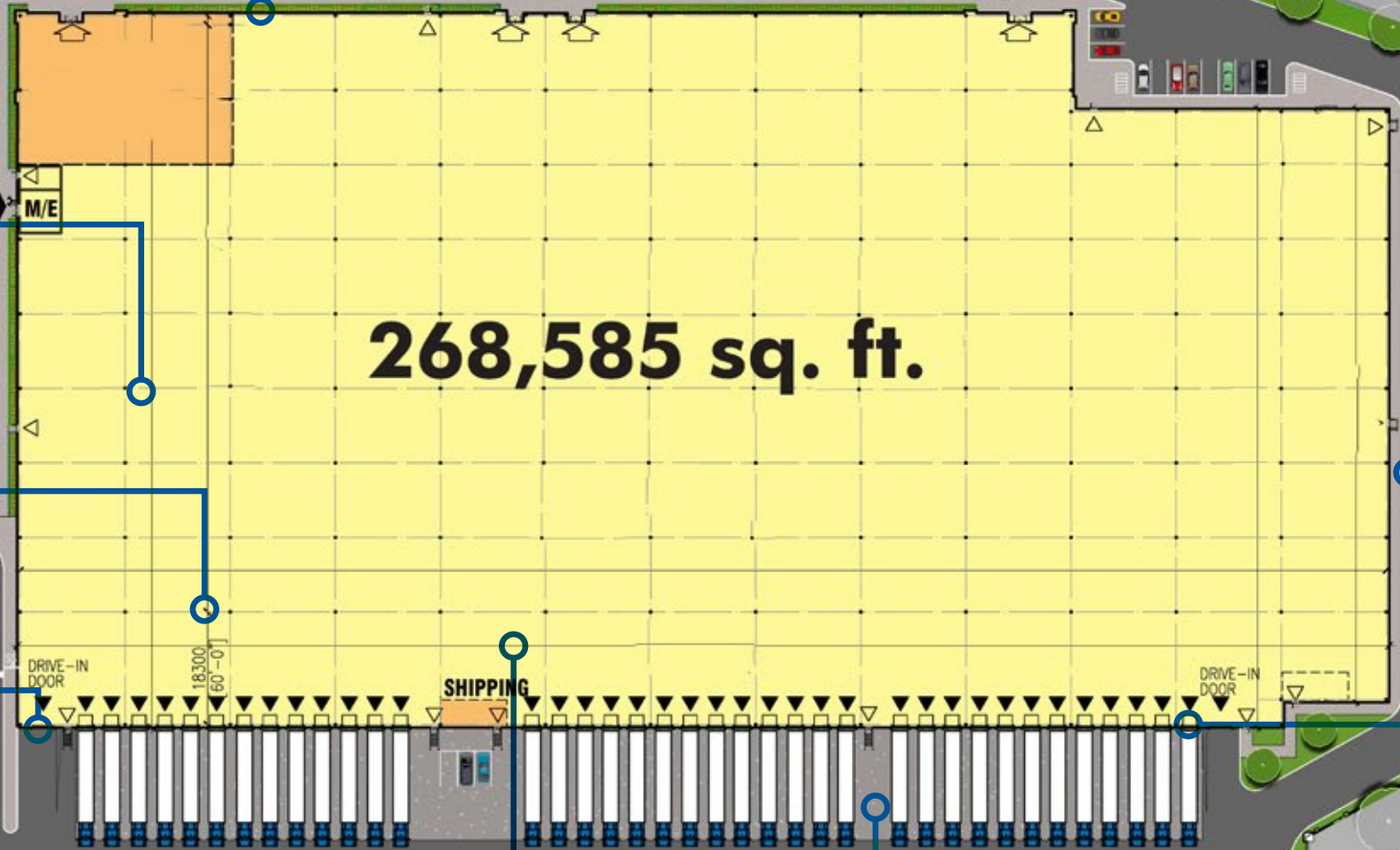
Dual Access Ring Road

21 Trailer Parking Spots

Precast Concrete

38 Truck Level Doors  
(Dock door ratio 1:7,000 sq. ft.)

Heavy Duty Asphalt



**268,585 sq. ft.**

# Benefits of 36' Clear Height

TENANT STORAGE REQUIREMENT

**34,494**  
PALLET POSITIONS

**36'**

CLEAR HEIGHT

SIZE NEEDED TO ACCOMMODATE

**268,585 SQ. FT.**

**32'**

CLEAR HEIGHT

SIZE NEEDED TO ACCOMMODATE

**314,244 SQ. FT.**

**28'**

CLEAR HEIGHT

SIZE NEEDED TO ACCOMMODATE

**381,391 SQ. FT.**

» 17% Increase in storage capacity\*\*

» 5,109 Additional full height pallets\*\*

» 42% Increase in storage capacity\*\*\*

» 10,218 Additional full height pallets\*\*\*

\*\*When comparing 36' to 32' | \*\*\*When comparing 36' to 28'

**RACKING**  
**36'**

**menkes**

## BUILDING SPECIFICATIONS

CONSTRUCTION	Precast (R20) sandwich panels in main facility, with architectural precast and curtain wall entrances at office locations
CLEAR HEIGHT	36' under steel joints
COLUMN SPACING	40' (d) x 56' (w) with 60' staging bay
SHIPPING	9' x 10' truck doors with 40,000 lb hydraulic levelers 12' x 16' drive-in doors insulated, two vision panels per drive-in door
PARKING	21 Trailer Parking spaces 172 Car Parking spaces
FLOOR SLAB	8" Steel fibre reinforced concrete slab with Ashford sealer throughout, hardener in staging areas
ROOF	BUR roof installation
WAREHOUSE FIRE	ESFR system
WAREHOUSE HVAC	Cambridge or equivalent
WAREHOUSE LIGHTING	LED with motion sensors, designed and preset to meet 35 FC at 30" with whips included
POWER	2,000A 347 / 600V / 3 Phase
PAVING	Shipping areas - heavy duty asphalt 60' wide concrete apron adjacent to building with 15' wide dolly pad in trailer storage area

**CBRE**

E.&O.E.



### INFRASTRUCTURE IMPROVEMENTS

- 01 Steeles Avenue road widening
- 02 Six lane expansion on Highway 401
- 03 Interchange enhancements at Trafalgar Road
- 04 Future road widening/extension of Main Street
- 05 Future road widening of Fifth Line
- 06 Future road widening at Derry Road

 GO BUS STOP (2KM/2 MIN)

 PLANNED MASS TRANSIT LOCATION

## INFRASTRUCTURE MAP

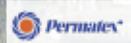
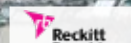
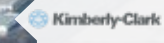
LOCATION	DRIVE TIMES	KM
Highway 401	2 mins	3.0 km
GO Train Station Milton (West of site)	2 mins	2.0 km
GO Train Station Guelph (West of site)	6 mins	6.0 km
CP Intermodal	7 mins	6.0 km
Highway 407	11 mins	9.0 km
New Milton CN Intermodal	13 mins	12 km
Highway 403	15 mins	15 km
Highway 410	20 mins	25 km
Highway 427	22 mins	30 km
Toronto Pearson Int'l Airport	26 mins	32 km
Downtown Toronto	40 mins	54 km

## MILTON MARKET

The Milton market is one of the fastest growing and most dynamic markets in Canada. The community has a 57% growth rate demonstrated by an average of 1,700 building permits issued per year over the past 5 years. With a population of roughly 100,000, Milton is projected to grow to 230,000 by 2030. The Milton market is driven by the substantial investment of institutional Owners and Developers which have transformed the area into the dominate distribution and logistics market in the GTA.

The Milton sub-market is recognized for being placed directly on the country's most significant transportation and logistics corridor. Highway 401

is the driver of Milton, and the lifeline of the distribution of goods from Milton to every major market in Canada and the USA. Milton has direct access to Highway 401, the existing CP Intermodal, and the planned massive CN Intermodal, making Milton a compelling location for heavy freight, container and trucking users. Milton is home to many major economic sectors including some of the largest international retailers, consumer products companies, and manufacturers. The area benefits from its proximity to Pearson and Hamilton Airports, two US border crossings, and the ability to service over 7,000,000 people within a 1 hour drive-time.



### THE PROPERTY

Located in Milton's east end, the Derry Green Corporate Business Park is a 2,000-acre master planned park that can accommodate phased growth and development. Derry Green is the second of Milton's two planned employment areas that are being implemented as part of the Halton Urban Structure Plan (HUSP). The area will accommodate the majority of the Town's employment growth to the year 2021.

The Property is ideally located near the Highway 401/James Snow Parkway interchange, the location has immediate highway accessibility to the west with the James Snow Parkway interchange approximately 2KM from the Property. Various infrastructure improvements will also benefit the Property's location including the future road widening of Fifth Line as well as the 6-lane expansion of Highway 401. Accessible from 3 highway interchanges within 5 KM, the Property

is within a short drive to numerous restaurants, banks, fitness centers, gas stations, truck stops, Milton GO Station and GO bus stop at the corner of Derry Road and James Snow Parkway.

## DERRY GREEN CORPORATE BUSINESS PARK

RETAIL AMENITIES

**UNDER CONSTRUCTION**  
1.2M SQ. FT. RELOCATION FROM BRAMPTON

# 3 HIGHWAY INTERCHANGES WITHIN 5KM FROM SITE



ACCESS  
MAP



**YOUNG POPULATION**  
35 YEARS AVG.  
(2018 Census)



**LABOUR FORCE**  
61,335



**JOB PRODUCTION**  
18.7%



**WORKFORCE INCREASE**  
32%  
(Projected 2018-2023)



**INDUSTRIAL SECTOR**  
36% OF LABOUR FORCE  
(Milton 2018)



**LABOUR FORCE**



**POPULATION TRENDS**



**MEDIAN AGE**

**2.5KM RADIUS**



73.1%



33



20,913

**5KM RADIUS**



69.8%



35



71,343

**10KM RADIUS**



68.7%



36



280,922

**MILTON**

3

Trudeau Bus Route  
Direct Access to GO Train

401

JAMES SNOW PARKWAY

GO Bus Stop

STEELES AVENUE E

FIFTH LINE

DERRY ROAD



Metrolinx  
@ Trafalgar





**CBRE**

**menkes**

**KYLE HANNA\***  
Executive Vice President  
416.798.6255  
kyle.hanna@cbre.com

**EVAN S. WHITE\***  
Executive Vice President  
416.798.6232  
evan.white@cbre.com

\*Sales Representative