

LEASED

**91,695 SF
AVAILABLE**

**7472 FIFTH
LINE**

**IMMEDIATE
OCCUPANCY**

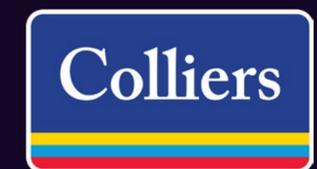


7472 FIFTH LINE UNIT 1, MILTON, ON

91,695 SF FOR LEASE

LEED CERTIFIED

Last Unit Remaining! 91,695 SF available with excellent Highway 401 access and minutes from GO Transit in Milton, ON.



E&O.E.

INTRODUCING 7472 FIFTH LINE

7472 Fifth Line presents an exceptional opportunity to occupy a 91,695 square foot state-of-the-art, LEED Certified, industrial unit in one of the GTA's most desirable logistics hubs. Situated prominently in Milton's Derry Green Corporate Business Park, minutes to Highway 401 and James Snow Interchange.



91,695 SF UNIT IN
NEW SPEC BUILDING



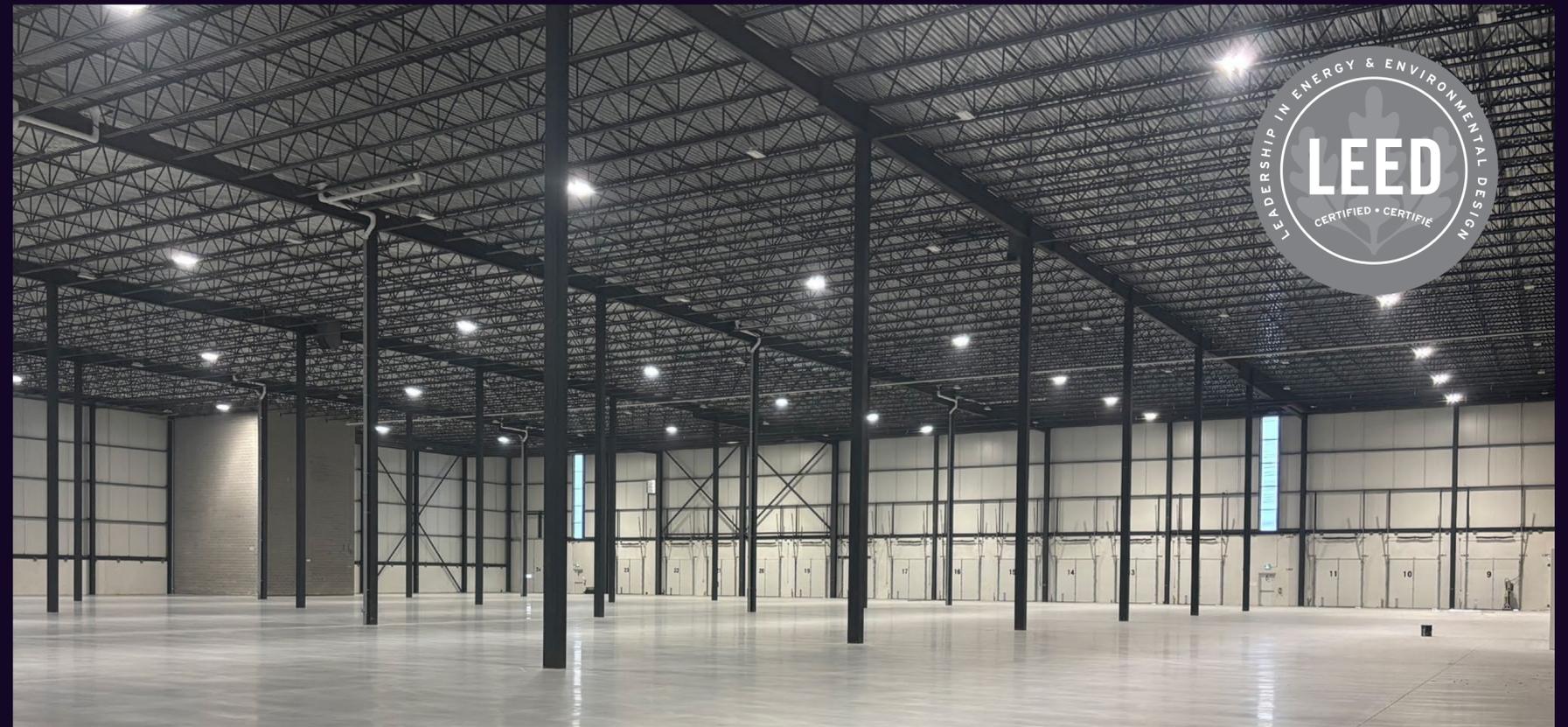
READY FOR
OCCUPANCY



40'
CLEAR HEIGHT



HIGH DOCK
DOOR RATIO



SITE PLAN

BUILDING SPECIFICATIONS

Unit 1 Size	91,695 SF
Clear Height	40'
Bay Size	56 FT x 40 FT
Building Power	Up to 1,000 Amps
Unit 1 Shipping	15 Truck-Level Doors 1 Drive-In Doors
Warehouse Lighting	LED
Sprinklers	ESFR
Occupancy	Immediate



CUBIC EFFICIENCY ANALYSIS

OPTIMIZE YOUR SPACE WITH 40' CLEAR HEIGHT

7472 Fifth Line features an industry-leading 40' clear height, providing a:

- 70% increase in overall cubic storage
- Space reduction savings of up to 104,595 SF

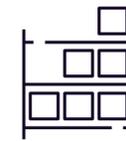
when compared to competing building clear heights.

EXAMPLE STORAGE REQUIREMENT

15,200
PALLET POSITIONS

CLEAR HEIGHT	SIZE NEEDED TO ACCOMMODATE
40'	148,405 SF
36'	173,000 SF
32'	204,000 SF
28'	253,000 SF

By choosing 7472 Fifth Line, your business benefits from:



HIGHER STORAGE CAPACITY

Increase of total storage capacity without increasing the building's footprint



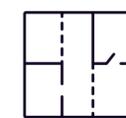
IMPROVED INVENTORY MANAGEMENT

A more efficient use of space with better inventory organization, easier handling & movement, and optimized storage systems



REDUCED OPERATION COSTS

Smaller footprint for the same storage & reduced energy costs with a more efficient layout



INCREASED FLEXIBILITY IN OPERATIONS

Versatility/flexibility in layout options for various types of inventory & adaptability for changes in storage needs over time

STRATEGIC MAP

A PRIME LOCATION FOR DEVELOPMENT AND GROWTH

Located in Milton, Ontario, one of Canada's fastest-growing urban centers, 7472 Fifth Line offers a unique opportunity for businesses looking to capitalize on the region's rapid expansion. Milton has established itself as a key development node within the Greater Toronto Area (GTA), known for its strategic positioning and dynamic growth potential.

Milton is interwoven into the GTA's critical road infrastructure, providing easy access to major highways like Highway 401, Highway 407, and Highway 25. This advantageous location offers businesses seamless connectivity to Toronto, Mississauga, and other major commercial hubs, making it an ideal destination for logistics, manufacturing, and distribution operations.



7472 FIFTH LINE

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