

8500

**MOUNT PLEASANT WAY
MILTON, ONTARIO**

**97,836 to 408,323 sf Available
Immediate Occupancy**



Price Reduction & Deal Incentives Now Available!

**State-of-the-Art
Distribution Facility For Lease**

**AVISON
YOUNG**

Property Details

8500 Mount Pleasant Way
Milton, Ontario

TOTAL BUILDING SIZE	408,323 sf
DEMISING OPTIONS	310,487 sf - 47 TL/1 DI 255,599 sf - 42 TL/1DI 217,650 sf - 35 TL/1 DI 163,701 sf - 28 TL/1DI 97,836 sf - 18 TL/1 DI
OFFICE AREA	1,700 sf
CLEAR HEIGHT	32'
SHIPPING	65 Truck Level Doors & 2 Drive-in Doors
BAY SIZE	55' x 37'
SPRINKLER SYSTEM	ESFR
TRAILER PARKING	48 stalls
CAR PARKING	251 stalls
ZONING	M1
OCCUPANCY	Immediate
NET RENT	\$16.95 psf net- *Price Reduction*
T.M.I.	\$3.29 psf (2024)

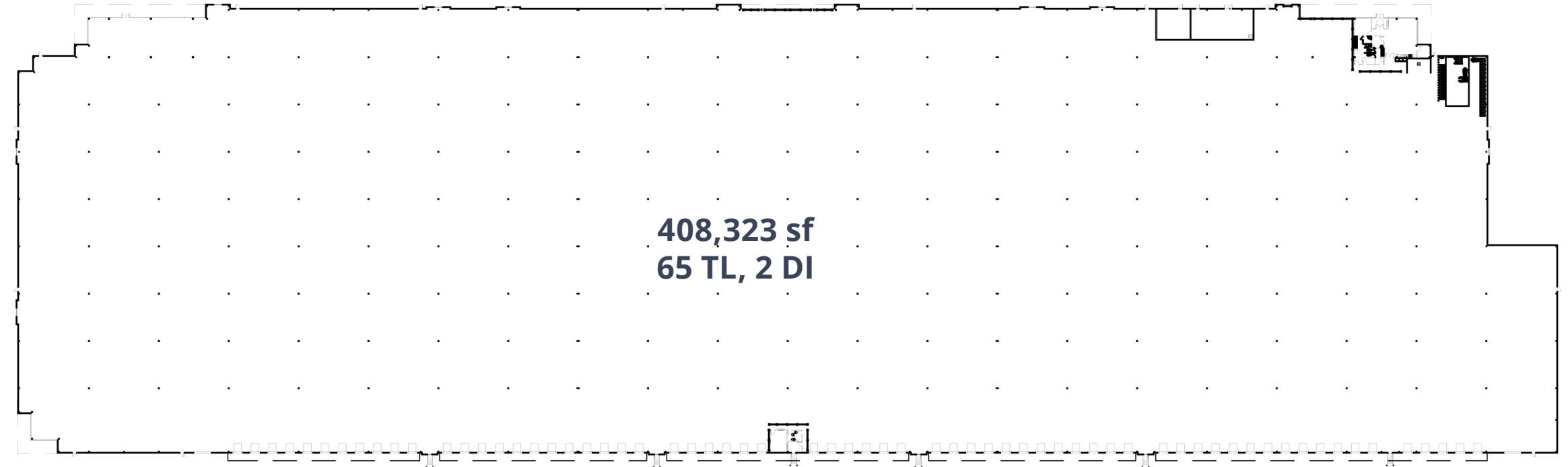
ASKING RENTS

TOTAL AREA	ASKING RENT
310,000 – 408,000 sf	\$16.95 psf *NEW* \$15.75 psf
217,000 – 310,000 sf	\$16.95 psf *NEW* \$15.95 psf
97,836 - 217,000 sf	\$16.95 psf

DEAL INCENTIVES

Gross free rent/fixturing period:

- 5 Year Deal: 4 months
- 7 Year Deal: 5 months
- 10 Year Deal: 6 Months



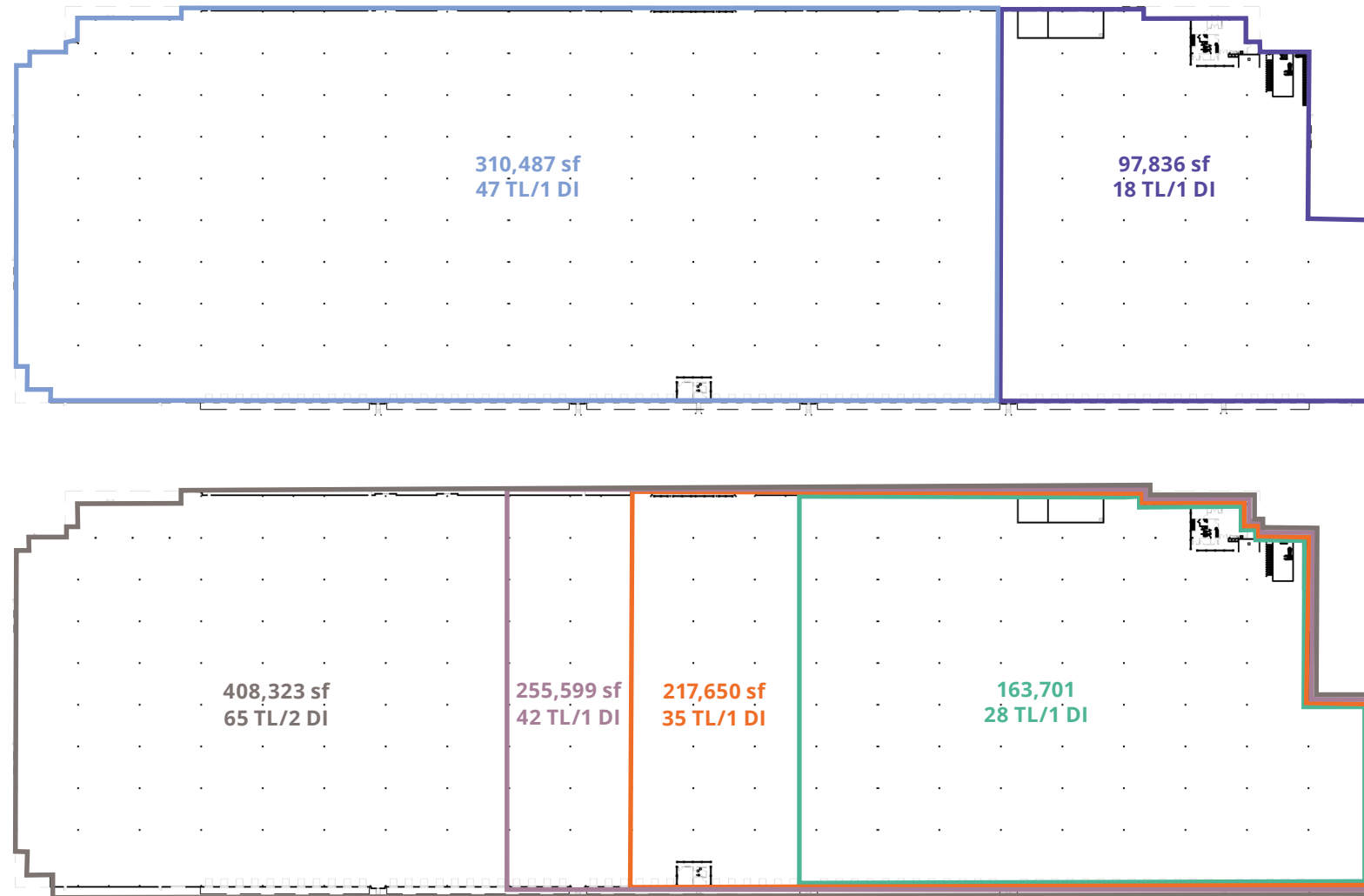
Building Features

- 350' Building depth
- 140' Shipping area
- Precast Exterior
- 54' Concrete apron in shipping court
- 15' Concrete dolly pad in trailer parking area
- Canopies over dock doors
- Shipping area can be easily secured
- Dock package includes: 40,000 lbs hydraulic levelers, vision panel on doors, dock seals & bumpers

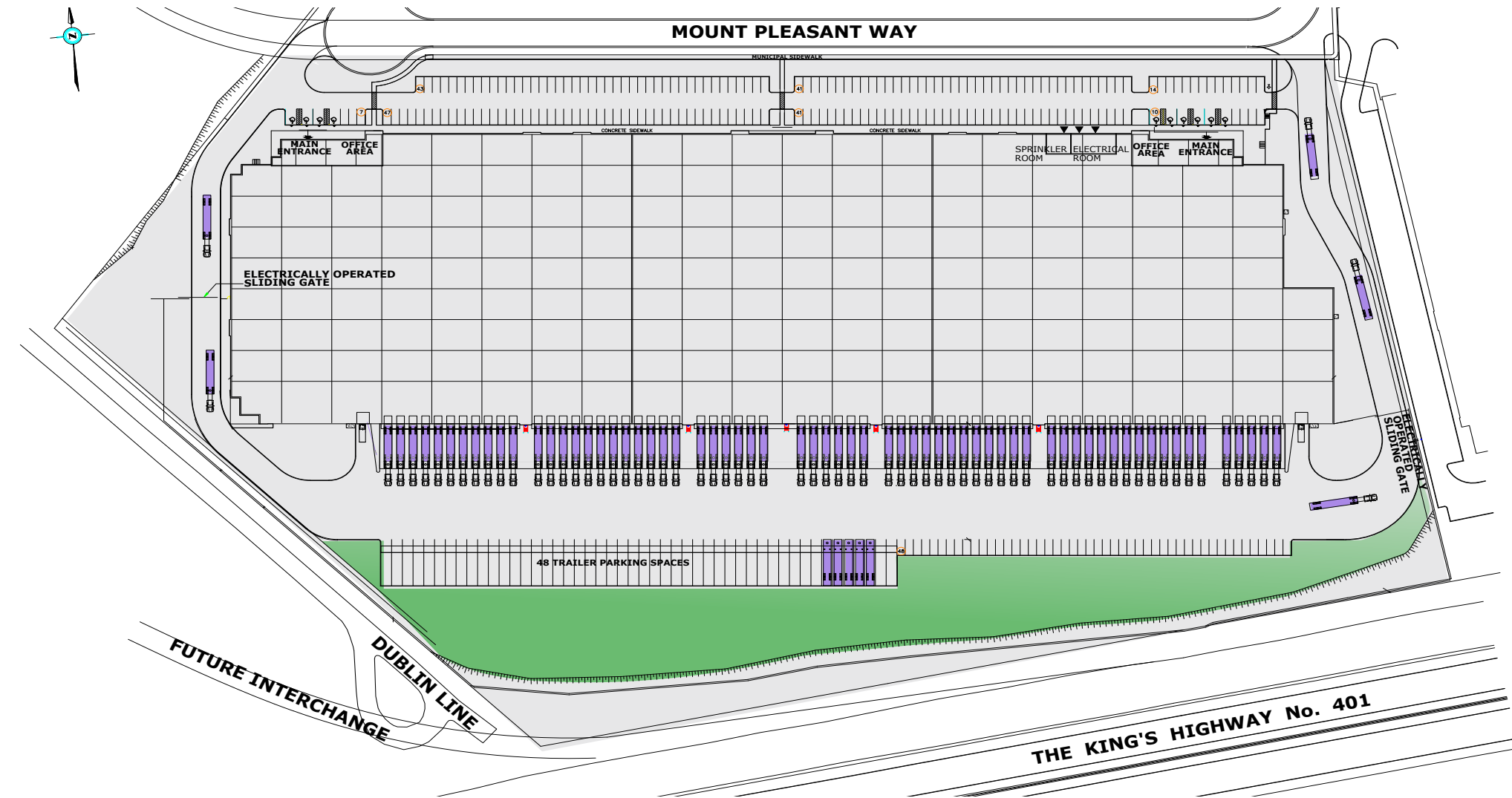
Demising Options & Site Plan

8500 Mount Pleasant Way
Milton, Ontario

Demising Options



Site Plan

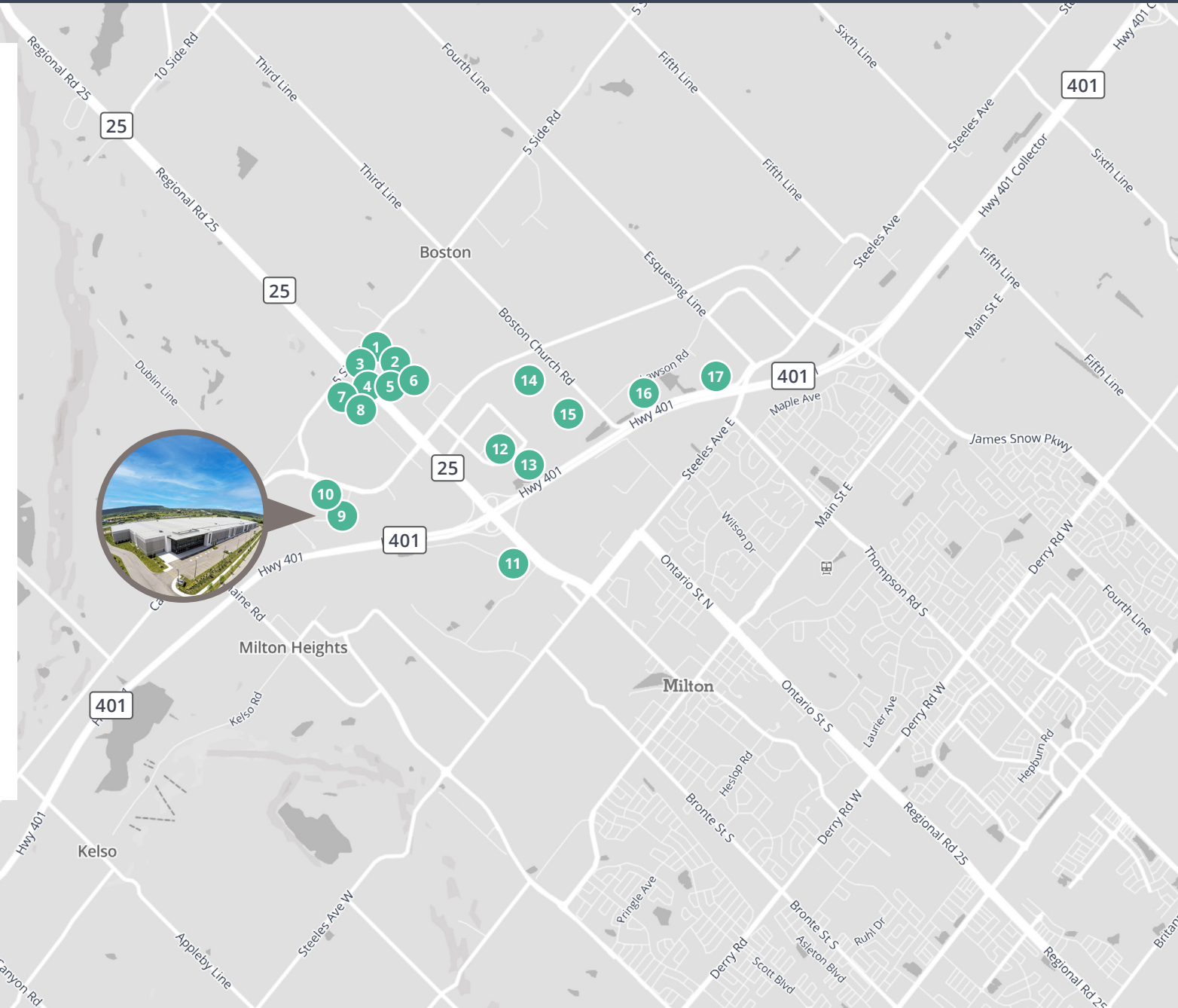


Why Milton?

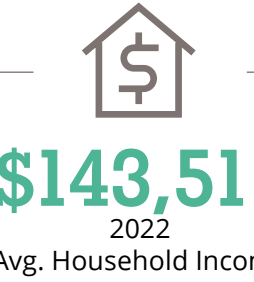
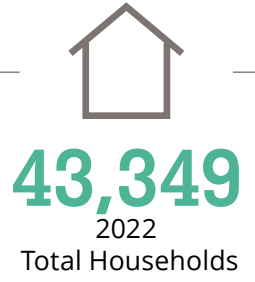
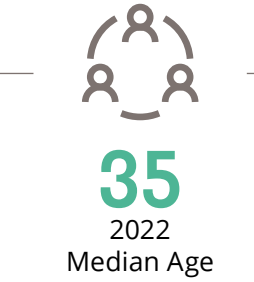
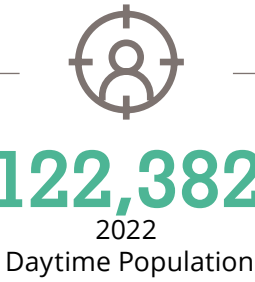
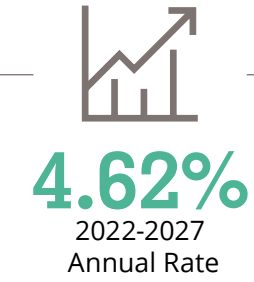
8500 Mount Pleasant Way Milton, Ontario

Corporate neighbours

- 1 Amazon
- 2 Sysco
- 3 3M
- 4 xPO
- 5 GFS
- 6 Kimberly Clark
- 7 Schenker
- 8 Volvo
- 9 Uline
- 10 GoTRG
- 11 Vision Transport
- 12 Lululemon
- 13 Westrock
- 14 Whirlpool
- 15 Lowes
- 16 Portside Warehousing & Distribution
- 17 Reckitt Benckiser



2022 Milton, ON Demographics



Source: Census 2022



Nearby Amenities

8500 Mount Pleasant Way
Milton, Ontario

Amenities within 5km of 8500 Mount Pleasant Way



158
Retail



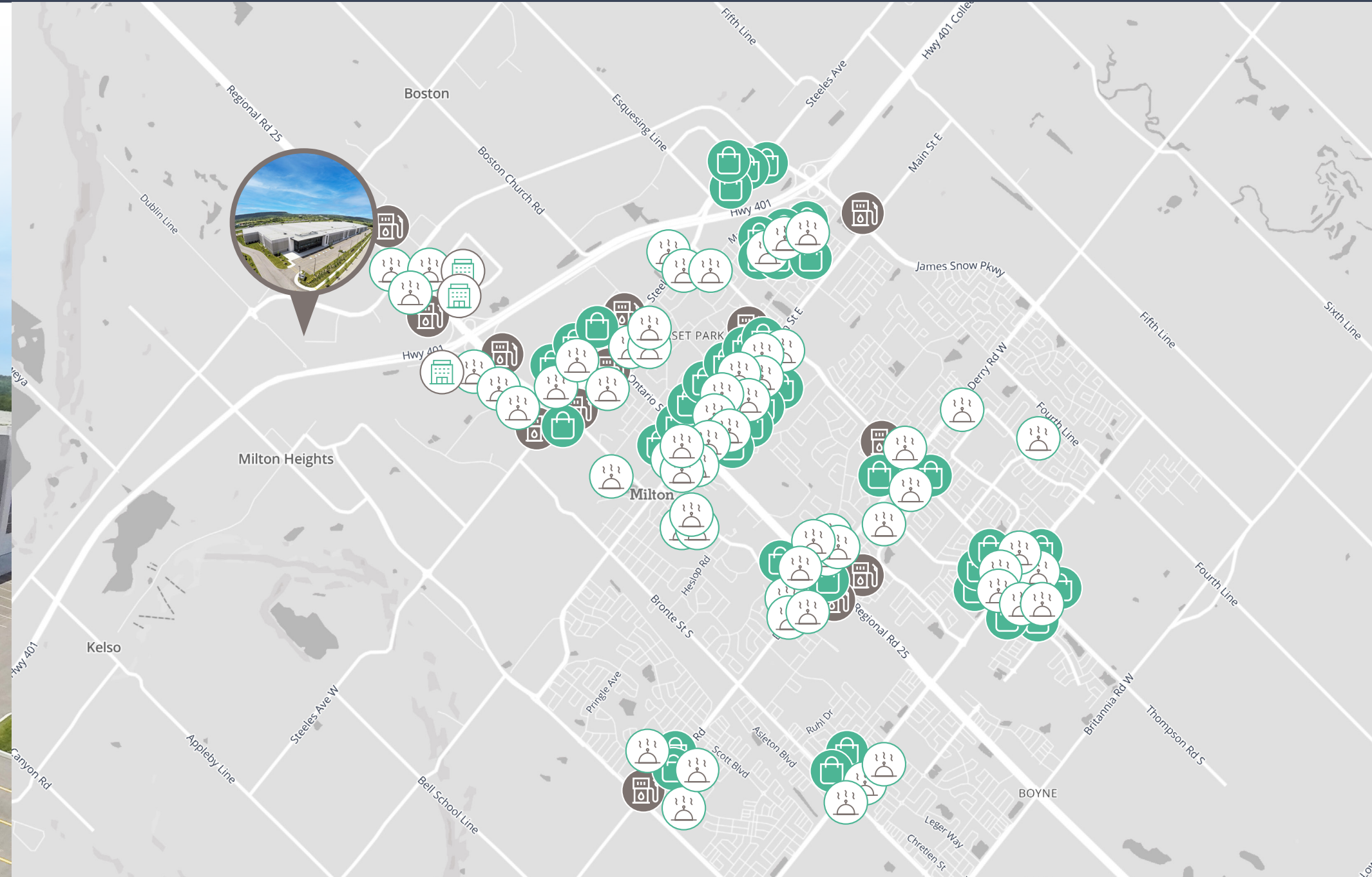
133
Restaurants



10
Gas Stations



5
Hotel / Motel



Zoning Information

8500 Mount Pleasant Way
Milton, Ontario

EMPLOYMENT (M1) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Employment Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES

- Commercial School - Skill
- Commercial School - Trade/ Profession
- Convenience Store
- Convention Centre
- Day Nursery
- Dry Cleaning Depot
- Dry Cleaning Establishment
- Fitness Centre
- Funeral Home
- Hotel
- Industrial Use
- Medical Clinic
- Motor Vehicle Rental Agency
- Office Building
- Office Use
- Place of Assembly
- Place of Entertainment
- Place of Worship
- Recreation and Athletic Facility
- Research and Technology Use
- Restaurant
- U-Brew Establishment
- Veterinary Clinic - Small Animal
- Veterinary Clinic - Large Animal
- Veterinary Hospital - Small Animal
- Warehouse / Distribution Centre
- Wholesale Operation



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MILTON, ONTARIO

State-of-the-Art Distribution Facility For Lease

**For more information,
please contact:**

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