



## M I L T O N   G A T E S B U S I N E S S   P A R K

Industrial | Commercial | Office  
CONDO UNITS FOR SALE



**Q2 2025**

### **11801 DERRY ROAD | MILTON, ON**

Premium Small Bay Commercial and Industrial Condominium Units

☎ (416) 860-3660 x2

✉ info@kolt.ca



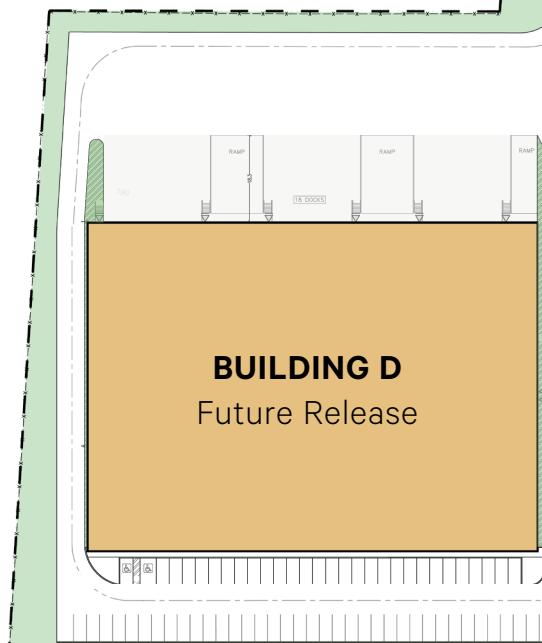
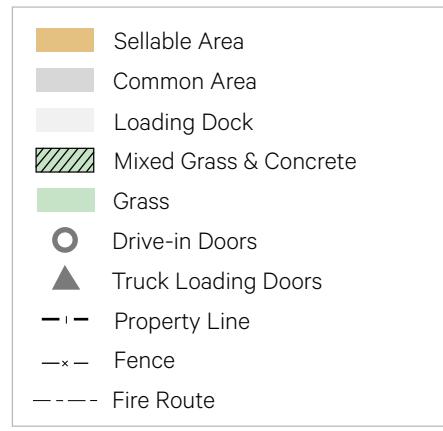
[miltongates.com](http://miltongates.com)

**KOLT Realty Inc., Brokerage**

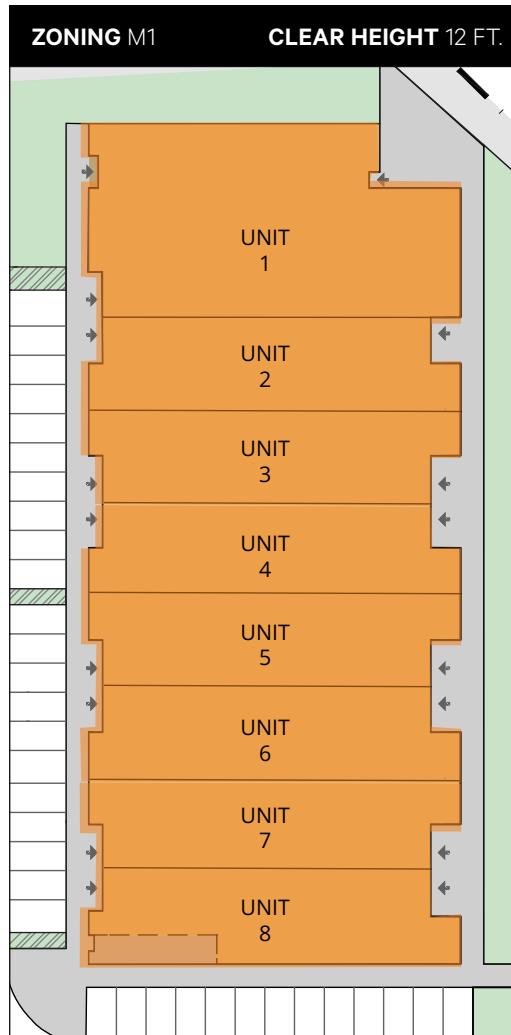
2300 Yonge Street, Suite 3030  
Box 2310 | Toronto, Ontario  
M4P 1E4

## Ground Floor

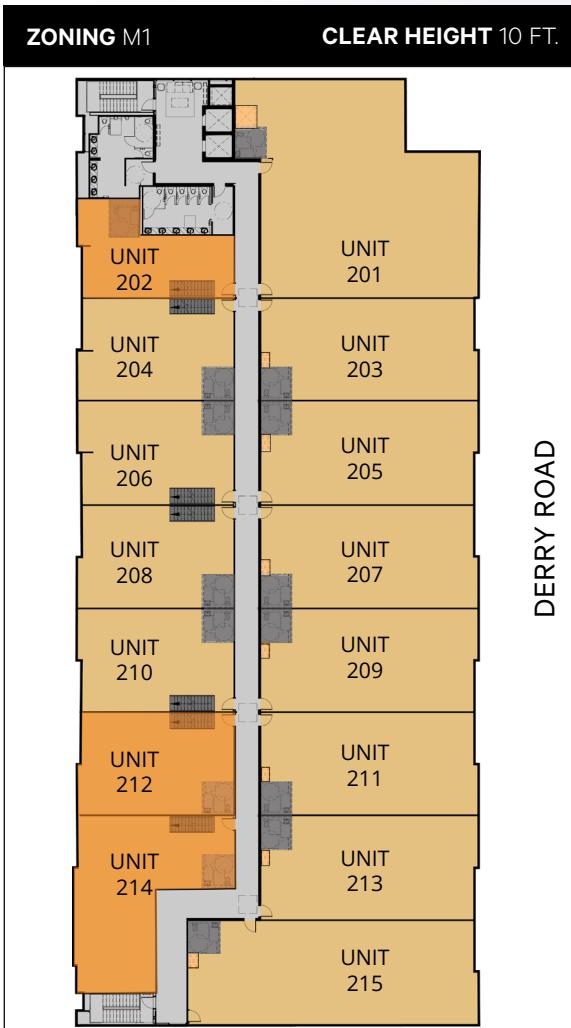
BUILDINGS A, B, C, D, E &amp; F



## GROUND LEVEL | 26,060 SF



## UPPER LEVEL | 28,663 SF



DERRY ROAD

## GROUND LEVEL

Unit	Area (SF)	Price (\$)
1		
2		
3		
4		
5		
6		
7		
8		

SOLD

## UPPER LEVEL

Unit	Area (SF)	Price (\$)
201	3,839	499 PSF
202		SOLD
203	2,020	495 PSF
204	1,447	495 PSF
205	2,019	495 PSF
206	1,447	495 PSF
207	2,019	495 PSF
208	1,447	495 PSF
209	2,019	495 PSF
210	1,447	495 PSF
211	2,019	495 PSF
212		SOLD
213	2,019	495 PSF
214		SOLD
215	2,734	495 PSF



Sellable Area

Optional Washroom

Optional Staircase

Mechanical Shaft

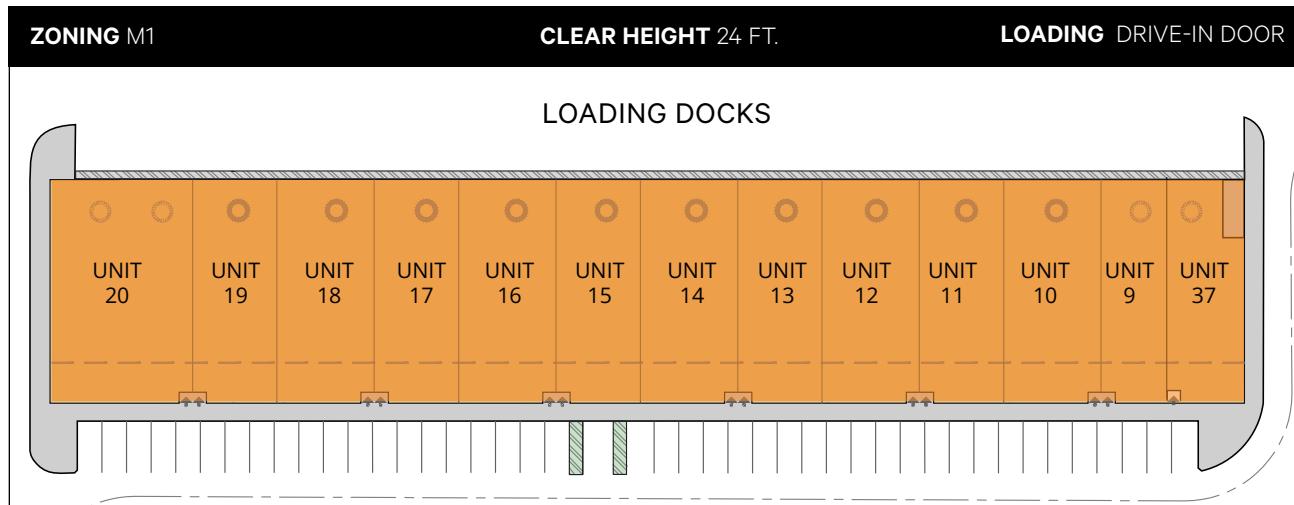
Common Area

SOLD



# BUILDING B

BUILDING B | 44,685 SF



Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
37					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

SOLD

## Q&A: Key Information

When is the estimated groundbreaking?

Q3 2025

Can I get exclusivity for my use?

Speak to Listing Agents for more details

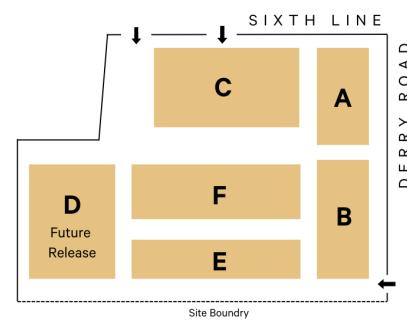
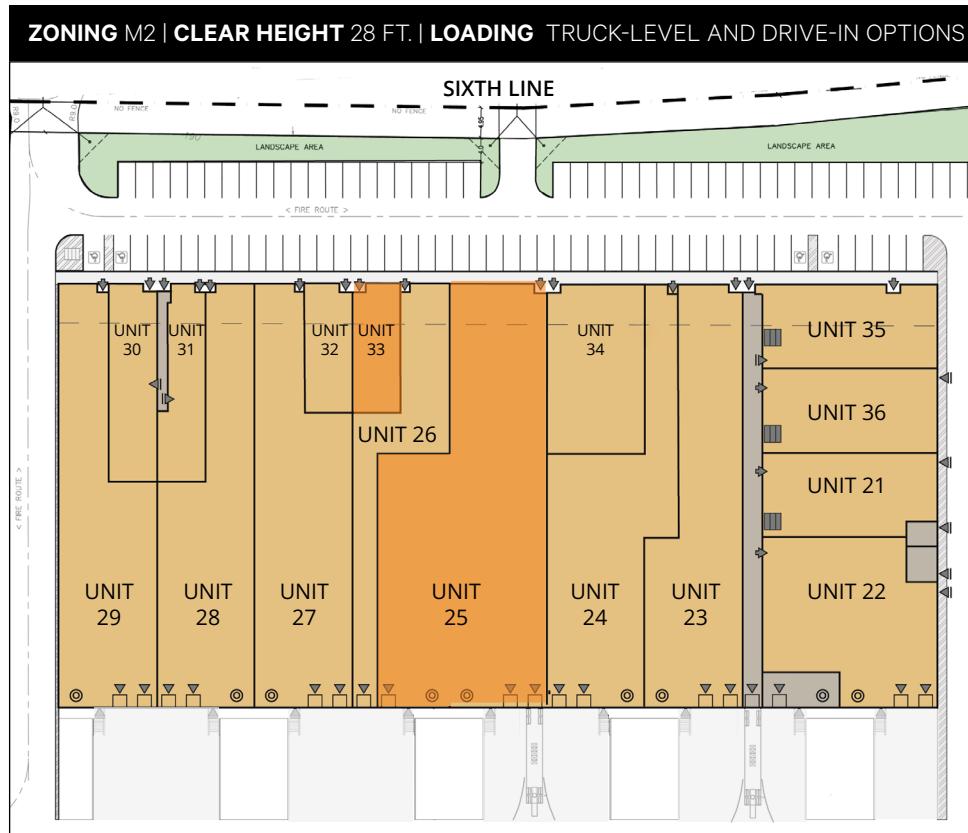
Combining units?

Units can be combined horizontally or vertically to suit your needs



# BUILDING C

BUILDING C | 114,544 SF



■	Sellable Area
■	Common Area
■	53' Trailer Access
■	Overhead Door
■	Mixed Grass & Concrete

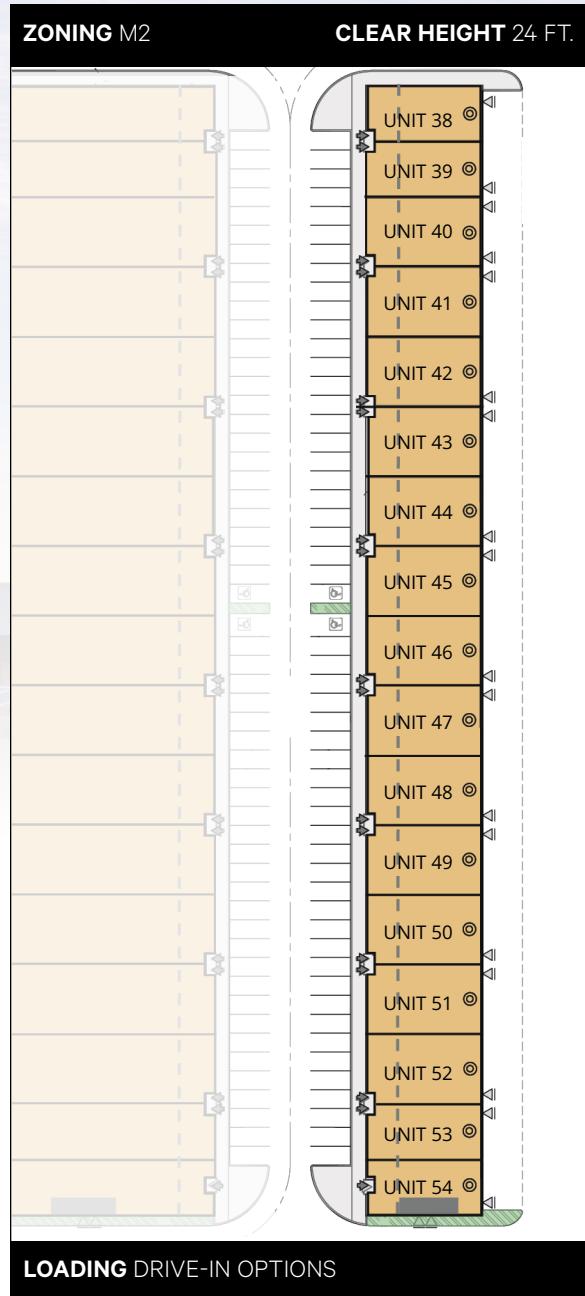
▼	Truck-level Doors
○	Drive-in Doors
—	Mezzanine
■	SOLD

Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
21	4,759	-	4,759	*	540 PSF
22	8,069	-	8,069	1 DI + 2 TL	550 PSF
23	9,383	705	10,088	1 DI + 2 TL	525 PSF
24	9,452	367	9,819	1 DI + 2 TL	520 PSF
25				SOLD	
26	4,670	1,077	5,220	1 TL	520 PSF
27	9,991	549	10,540	1 DI + 2 TL	520 PSF
28	9,047	549	9,596	1 DI + 2 TL	520 PSF
29	9,041	548	9,590	1 DI + 2 TL	520 PSF
30	2,825	550	3,375	N/A	550 PSF
31	2,422	545	2,967	N/A	550 PSF
32	1,717	522	2,240	N/A	565 PSF
33				SOLD	
34	4,673	1077	5,750	N/A	535 PSF
35	4,811	2447	7,258	*	545 PSF
36	4,910	-	4,910	*	540 PSF

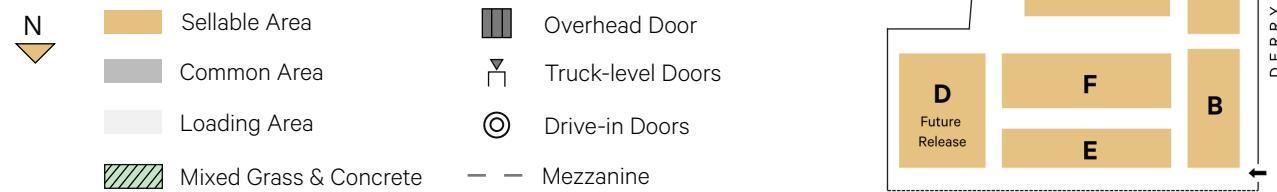
\*Exclusive Common Element Loading 1 Drive-in and 2 Truck Loading



BUILDING E | 38,270 SF



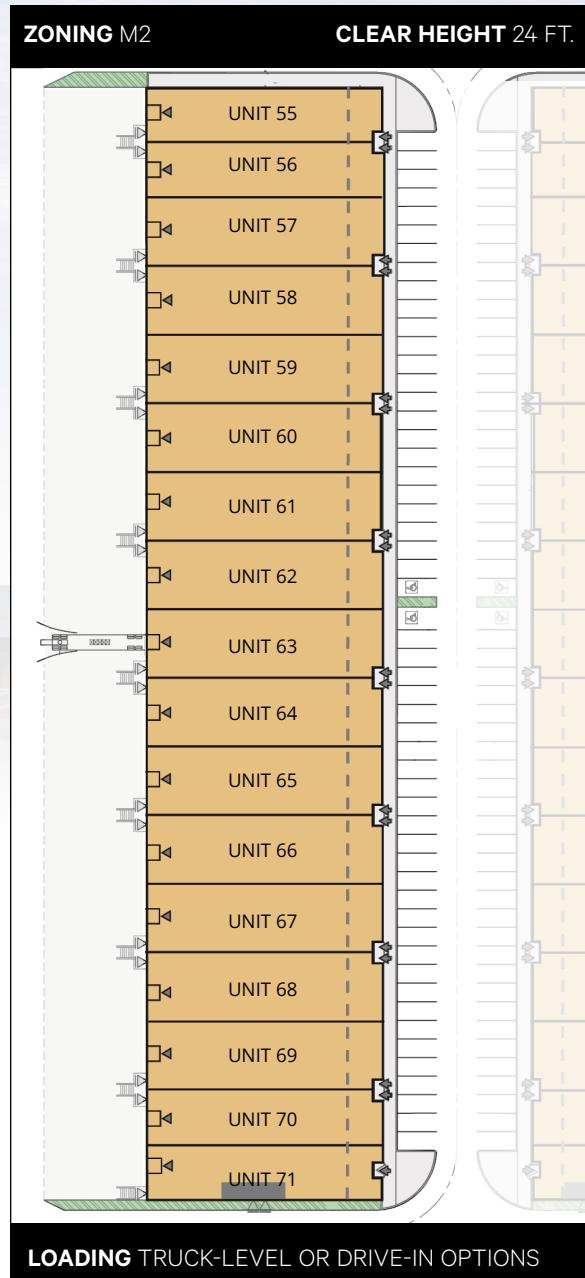
Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
38	1,468	421	1,889	1 DI	599 PSF
39	1,468	421	1,889	1 DI	599 PSF
40	1,790	512	2,302	1 DI	595 PSF
41	1,854	530	2,384	1 DI	595 PSF
42	1,854	530	2,384	1 DI	595 PSF
43	1,854	530	2,384	1 DI	595 PSF
44	1,854	530	2,384	1 DI	595 PSF
45	1,854	530	2,384	1 DI	595 PSF
46	1,854	530	2,384	1 DI	595 PSF
47	1,854	530	2,384	1 DI	595 PSF
48	1,854	530	2,384	1 DI	595 PSF
49	1,854	530	2,384	1 DI	595 PSF
50	1,854	530	2,384	1 DI	595 PSF
51	1,854	530	2,384	1 DI	595 PSF
52	1,854	530	2,384	1 DI	595 PSF
53	1,470	422	1,892	1 DI	599 PSF
54	1,268	420	1,688	1 DI	575 PSF



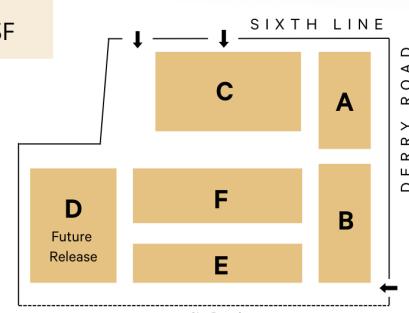
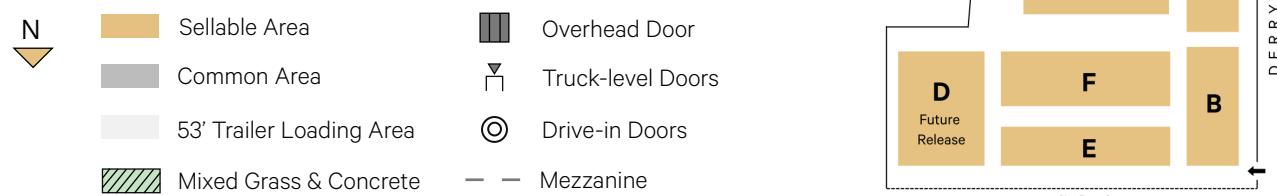


# BUILDING F

BUILDING F | 69,957 SF



Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
55	3,023	420	3,443	1 TL	585 PSF
56	3,023	420	3,443	1 TL	585 PSF
57	3,812	528	4,340	1 TL	570 PSF
58	3,812	528	4,340	1 TL	570 PSF
59	3,812	528	4,340	1 TL	570 PSF
60	3,812	528	4,340	1 TL	570 PSF
61	3,812	528	4,340	1 TL	570 PSF
62	3,812	528	4,340	1 TL	570 PSF
63	3,812	528	4,340	1 TL	570 PSF
64	3,812	528	4,340	1 TL	570 PSF
65	3,812	528	4,340	1 TL	570 PSF
66	3,812	528	4,340	1 TL	570 PSF
67	3,812	528	4,340	1 TL	570 PSF
68	3,812	528	4,340	1 TL	570 PSF
69	3,812	528	4,340	1 TL	570 PSF
70	3,023	420	3,443	1 TL	585 PSF
71	2,785	420	3,205	1 TL	555 PSF





# LOCAL DEVELOPMENT MAP



- 1. Menkes
- 2. GWL
- 3. Broccolini
- 4. Putzer
- 5. Future Development - Private
- 6. Orlando Corporation
- 7. Anatolia
- 8. Wyldewood Golf
- 9. Residential
- 10. Trafager Development Plan 2
- 11. Sun Life Broccolini
- 12. Oxford Properties
- 13. MHBC Planning
- 14. Sunset Land Development
- 15. Mattamy-Bayview Lexis Phase 1
- 16. Mattamy-Bayview Lexis Phase 2
- 17. Sundial Homes
- 18. Hawthorne - Mattamy Homes
- 19. Anis Mia Housing

- 20. Soleil Condos
- 21. Whitlock Housing

Large Bay Development

Future Residential and Mixed Use Development

Residential Developments

Commercial Developments



# PERMITTED USES

Permitted Uses	Building A	Building B	Permitted Uses	Building C	Building D	Building E	Building F
Dog Daycare	✓	✓	Banquet Facility	✓			
Fitness Centre	✓	✓	Building Supply Outlet	✓		✓	✓
Industrial Use	✓	✓	Commercial School-Skill/Trades	✓		✓	✓
Medical Clinic*	✓	✓	Dog Daycare	✓		✓	✓
Office Use	✓	✓	Dry Cleaning Establishment	✓		✓	✓
Place of Entertainment	✓		Equipment Sales and Rental	✓		✓	✓
Recreation and Athletic Facility	✓	✓	Food Bank	✓		✓	✓
Research and Technology Use	✓	✓	Industrial Use	✓		✓	✓
Tradeperson's Shop	✓	✓	Motor Vehicle Body Shop	✓		✓	✓
U-Brew Establishment**	✓	✓	Motor Vehicle Repair Garage	✓		✓	✓
Veterinary Clinic-Large Animal	✓	✓	Office Use	✓		✓	✓
Veterinary Clinic-Small Animal	✓	✓	Recreation and Athletic Facility	✓		✓	✓
Veterinary Hospital-Small Animal	✓	✓	Recycling Facility	✓		✓	✓
Warehouse/Distribution Centre	✓	✓	Research and Technology Use*	✓		✓	✓
Wholesale Operations	✓	✓	School, Adult Education	✓		✓	✓
Bank	✓	✓	Service and Repair Shop	✓		✓	✓
Commercial School-Skill	✓	✓	Tradeperson's Shop	✓		✓	✓
Commercial School-Trade/Profession	✓	✓	U-Brew Establishment	✓		✓	✓
Dry Cleaning Depot	✓	✓	Veterinary Clinic-Small Animal	✓		✓	✓
Dry Cleaning Establishment	✓	✓	Veterinary Clinic-Large Animal	✓		✓	✓
Food Bank	✓	✓	Veterinary Hospital-Small Animal	✓		✓	✓
Motor Vehicle Dealership	✓	✓	Warehouse/Distribution Centre	✓		✓	✓
Motor Vehicle Rental Agency	✓	✓	Wholesale Operation	✓		✓	✓
Personal Service Shop	✓	✓					
Restaurant	✓	✓					
Restaurant Take-Out	✓	✓					
Specialty Food Store***	✓	✓					
School, Adult Education	✓	✓					
Animal Training Facility		✓					
Building Supply Outlet		✓					
Social Services Establishment		✓					
Convenience Store		✓					
Service and Repair Shop		✓					

\*Excluding uses which produce biomedical waste.

\*\*Business or facility where customers can brew their own beer, wine, or other alcoholic beverages.

\*\*\*Means a premises specializing in the sale of specific type or class of foods, such as a bakeshop, delicatessen, coffee shop, ice cream parlour, gourmet, or similar foods and does not include a fast food retail outlet, restaurant or on-site food preparation that involves frying, and may include a seating area comprising no more than 25% of the total gross floor area.



# TRUSTED PARTNERS



CMCC Capital Funds is a trusted partner in Milton Gates with a track record of over 53 projects, \$11 billion gross development value, including 1.2 million sq. ft. industrial space. Since 2018, CMCC Capital Funds has successfully partnered with KOLT Realty on delivering multiple commercial and industrial condominiums throughout the GTA.

[cmcccapitalfunds.com](http://cmcccapitalfunds.com)

## WARE MALCOMB

Ware Malcomb, as a trusted partner in the development, has established itself as a global leader in architecture, planning, and design across various industries. Ware Malcomb has completed many projects in the industrial, office, and commercial real estate sectors, contributing to the development of many millions of square feet of space, delivering innovative and sustainable solutions for commercial real estate projects.

[waremalcomb.com](http://waremalcomb.com)



Cecchini Group Inc. has over 75 years of successful construction experience. Today, three generations of Cecchini's run the company, building 85+ industrial projects and 60+ commercial projects. The Cecchini Group are recipients of industry awards for quality and innovation. In recent years, the Cecchini Group has built in excess of 2.4 million sq. ft. of industrial and commercial condominiums.

[cecchinigroup.ca](http://cecchinigroup.ca)



R E A L T Y

KOLT Realty Inc., Brokerage, delivers quality experience for its clients, guiding them through the complex world of commercial real estate while addressing their business needs. KOLT Realty has successfully transacted over \$600 million in volume sales totaling over 1.6 million<sup>+</sup> sq. ft. Having successfully undertaken over 12 industrial condominium conversion projects with its affiliated development team KOLT Investments, Inc., KOLT Realty is a proven team centered in providing service with integrity and dedicated drive.

[kolt.ca](http://kolt.ca)





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**KOLT's extensive network of seasoned professionals, backed by years of experience,** brings a wealth of knowledge spanning property and asset management, commercial development, and transactions. With a collaborative culture that embraces diverse perspectives, we foster confident and agile decision-making, delivering outstanding results with precision.

At KOLT, our unwavering commitment as both trusted advisors and active investors drives us to navigate complex landscapes and unlock the full potential of real estate opportunities, ensuring lasting success for our valued partners.



**OVER 1.6M SF**  
of condo units sold or  
being marketed in the  
GTA.



**\$600 MILLION**  
worth of industrial  
condo units sold or  
being marketed.



**100+ YEARS**  
of combined experience  
in all things real estate.





# MILTON GATES

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