

140

MARKET
DRIVE,
MILTON

Unique Freestanding Building

46,242 SF Total Area

5.34 Acres Total Lot Area

FOR LEASE
& FOR SALE





EXECUTIVE SUMMARY

This freestanding building in Milton offers excellent functionality, located near the Highway 401 interchange and the future Milton intermodal. The property includes 2.5 acres of excess land, zoned (M2) for a range of uses such as outdoor storage, vehicle/equipment repair, and transportation services. The site features a secured, fenced yard with exterior lighting. The building is equipped with heavy power, four crane bays, and nine 5-ton overhead cranes, with five offering a 20' clearance under the hook. A well-maintained two-storey office area and ample employee parking complete the offering. A rare opportunity in a prime location.

BUILDING SPECIFICATIONS

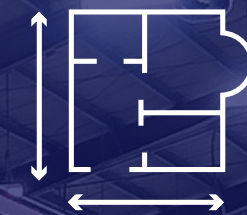
ADDRESS	140 Market Drive, Milton, ON	
BUILDING AREA	46,242 SF	
TOTAL LOT SIZE	5.34 Acres	
EXCESS LAND	Approx. 2.50 Acres	
OFFICE AREA	10,419 SF	
ZONING	M2 Industrial	
YEAR BUILT	1979	
CLEAR HEIGHT	17'8" - 32'	
DOORS	11 Drive-In Doors	
POWER	1,200 amps	
POSSESSION DATE	Immediate	
CRANES	Nine 5-ton overhead cranes	
ASKING RATE	\$79,500 Net per Month	Speak to Listing Agents for Sale Price
TMI	\$3.50 PSF (2025)	\$141,133.30 Annual (2025)

***All specifications to be confirmed by Tenant/Buyer.*

FEATURES



AMPLE
EMPLOYEE
PARKING



LOT SITE COVERAGE
(+/- 2.50 ACRES OF
EXCESS LAND)



SECURED
YARD



CLOSE PROXIMITY TO
401 INTERCHANGE
AND AMENITIES



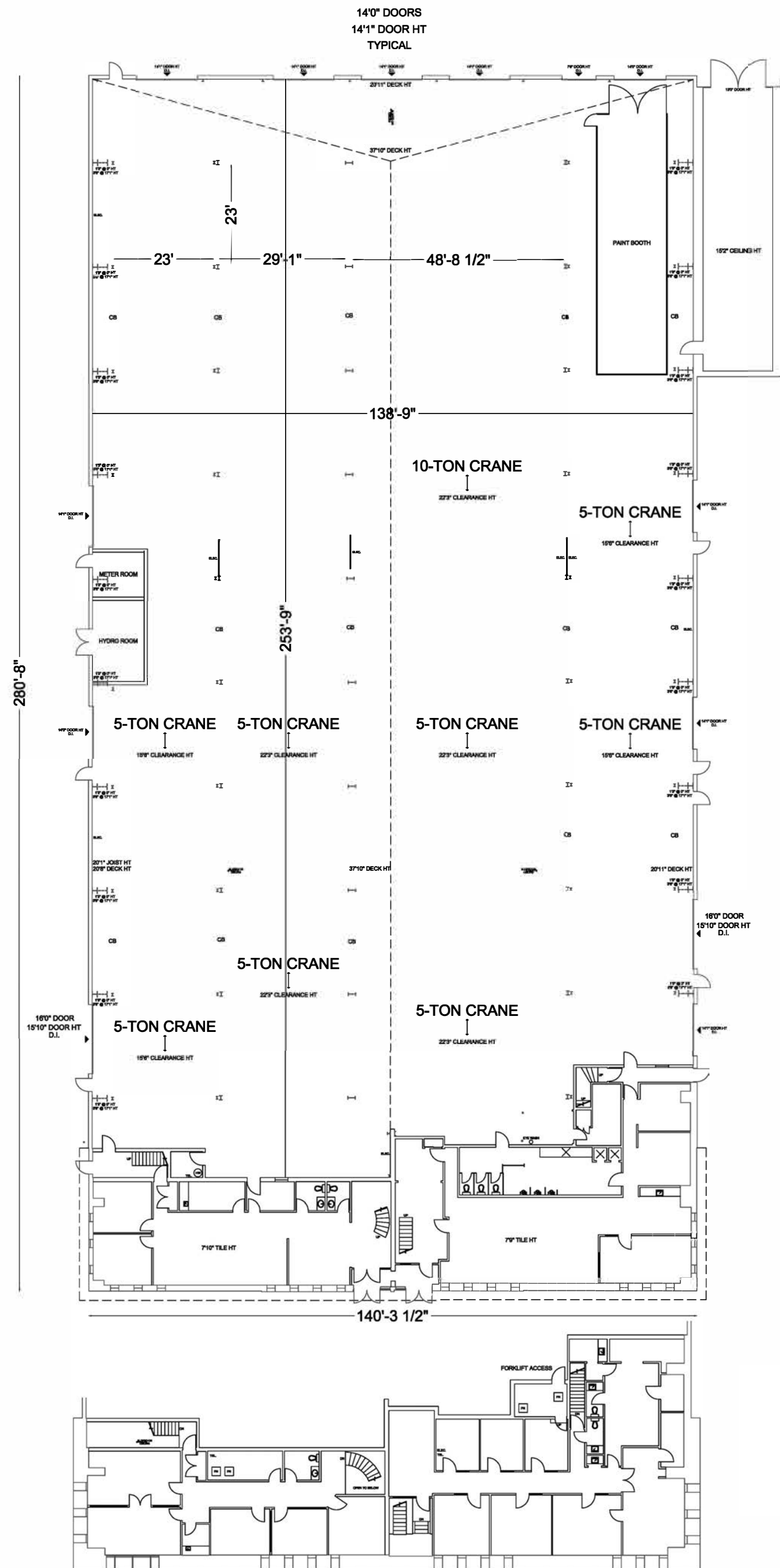
M2 ZONING PERMITTING
OUTDOOR STORAGE,
VEHICLE/EQUIPMENT
REPAIR, DEALERSHIP, AND
TRANSPORTATION USES
AMONG OTHERS



EXTERIOR
LIGHTING IN YARD



NINE (9) 5-TON OVERHEAD
CRANES READY FOR USE



FLOOR PLAN

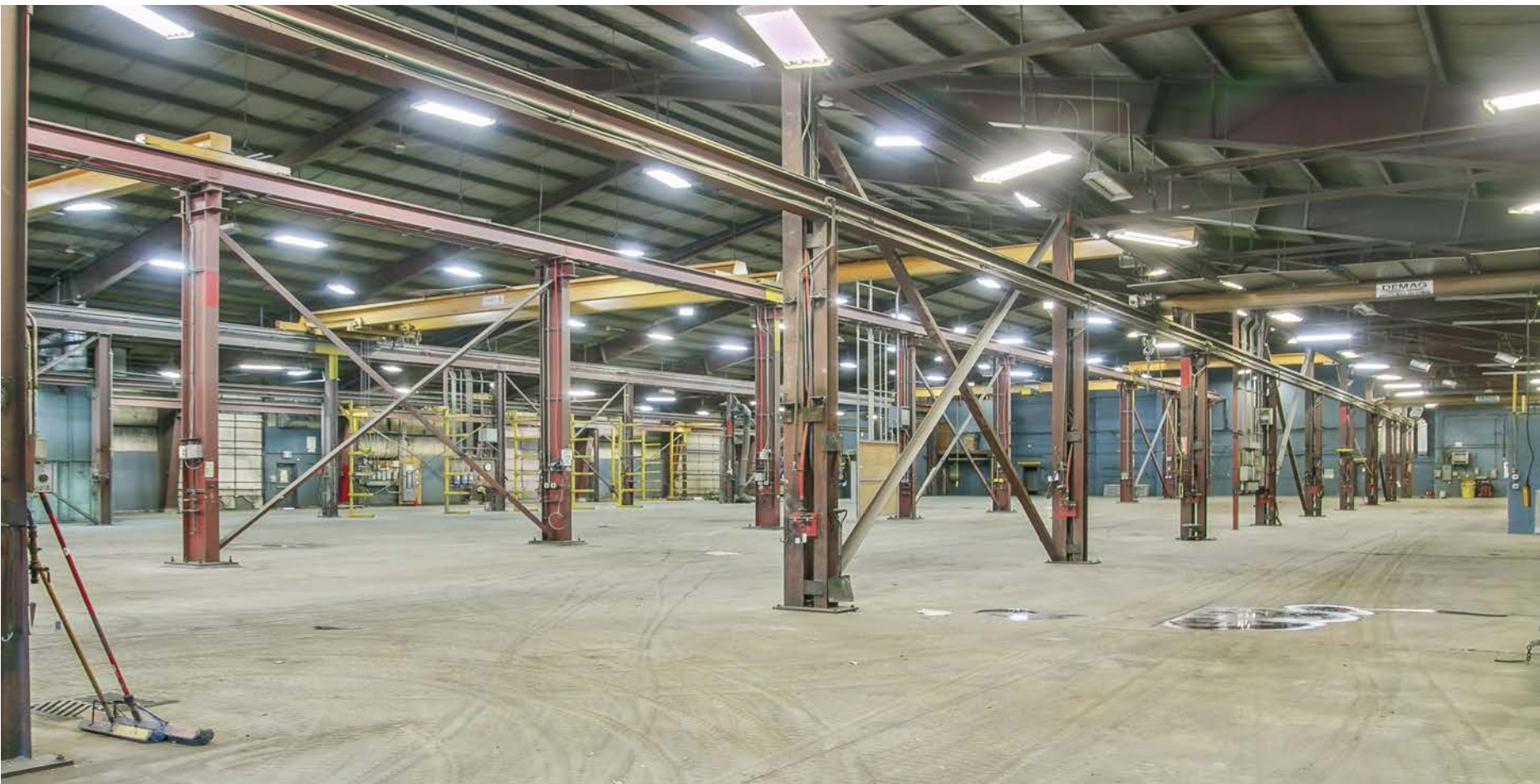
140 Market Drive, Milton

MAIN FLOOR OFFICE	4,929 SF
SECOND FLOOR OFFICE	5,490 SF
WAREHOUSE	35,823 SF
RENTABLE AREA	46,242 SF



140 Market Drive, Milton

GALLERY



140 Market Drive, Milton





LOCATION OVERVIEW

Milton, Ontario, offers a strategic location near Highway 401, providing excellent access for logistics and transportation, which is essential for industrial businesses. The area is well-suited for industries such as manufacturing, agriculture, and distribution, offering proximity to key transportation routes for efficient movement of goods.

Additionally, Milton's location within southwestern Ontario provides access to a skilled workforce, a supportive business environment, and potential for growth in sectors like automotive manufacturing and logistics. The region's infrastructure and connectivity make it an attractive option for industrial businesses seeking efficiency and expansion opportunities.

- + Located between the Port of Toronto and Port of Hamilton, offering direct access to major Lake Ontario ports
- + Home to major distribution centers, facilitating efficient freight movement across Canada and the U.S.
- + Within a 1-day drive of 158 million U.S. consumers

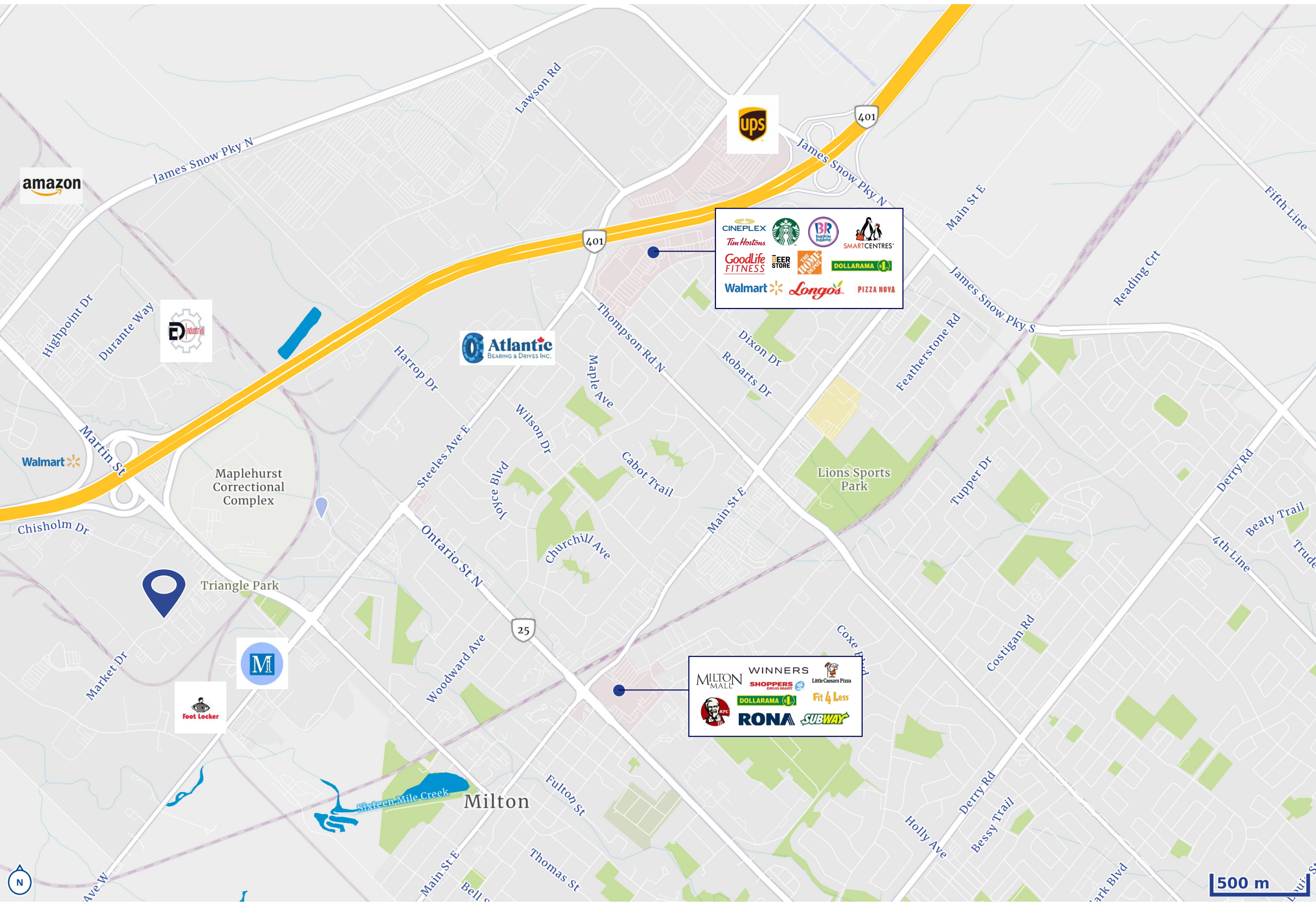
ZONING (M2)

PERMITTED USES:

- Adult Entertainment Parlour
- Adult Specialty Store
- Adult Video Store
- Body Rub Parlour
- Aggregate recycling facility
- Building supply outlet
- Bulk fuel depot
- Bulk propane storage depot
- Commercial School-- Skill
- Commercial School-- Trade / Profession
- Commercial storage facility
- Concrete Batching Plant
- Contractor's Yard
- Dry cleaning establishment
- Equipment sales and rental
- Industrial use
- Monument Sales Shop
- Motor vehicle body shop
- Motor Vehicle Dealership
- Motor vehicle rental agency
- Motor vehicle repair garage
- Motor vehicle washing establishment
- Office Use
- Outdoor storage use
- Private Transit Depot
- Recycling facility
- Research & Technology Use
- Service and repair shop
- Towing Yard
- Transportation Terminal
- U-Brew Establishment
- Veterinary Clinic- Small Animal
- Veterinary Clinic - Large Animal
- Veterinary Hospital - Small Animal
- Warehouse/distribution centre



[Click here](#) to find more details about City of Milton Zoning Bylaws



LEADING INDUSTRIAL OCCUPIERS

140 Market Drive is strategically located for optimal transportation, offering multiple access points via Market Drive, Steeles Ave and nearby arterial roads. Its close proximity to major 400-series highways and key transportation hubs ensures seamless connectivity to the Greater Toronto Area (GTA) and beyond, facilitating efficient movement of goods and services.

 140 MARKET DRIVE, MILTON

140

MARKET DRIVE,
MILTON

CONTACT:

Sam Sgambelluri*

Senior Vice President

+1 647 822 4343

sam.sgambelluri@colliers.com

Alex Cord*

Vice President

+1 416 620 6165

alex.cord@colliers.com

Colliers 401 The West Mall, Suite 800, Toronto ON M9C 5J5 | Main: +1 416 777 2200

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