



Colliers

For Sale

Rare Industrial Site Located Near CN Rail

5484 Tremaine Road, Milton, ON

*Lot lines are approximate

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Accelerating success.

Property Profile

5484 Tremaine Road, Milton

Lot Area 12.448 Acres

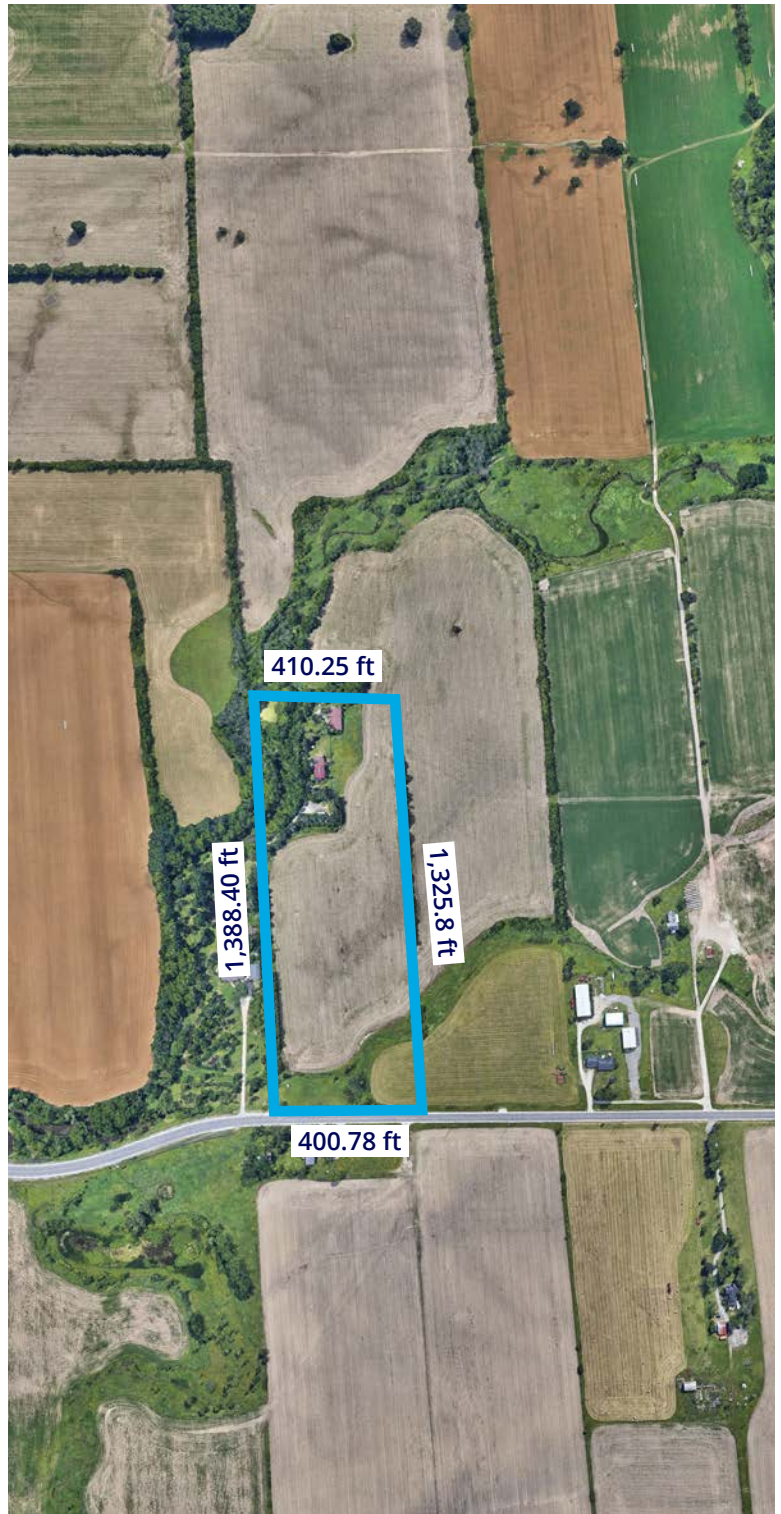
Major Intersection Britannia Rd & Tremaine Rd

Zoning FD / NHS

Asking Price Speak to Listing Agents

Taxes \$3,086.86 (2025)

- Comments**
- Across the street from the future CN Intermodal
 - 10 Minutes to Highway 407
 - Part of Milton's Future Strategic Employment Area
 - Part of Trafalgar Secondary Plan Community Structure Plan
 - Near term development potential



*Lot lines are approximate



Be a part of a growing industrial area of Milton



Located between Highway 407 and Highway 401



Surrounded by excellent corporate neighbours



Opportunity for transportation and warehouse users

Property Photos



Zoning

Permitted uses

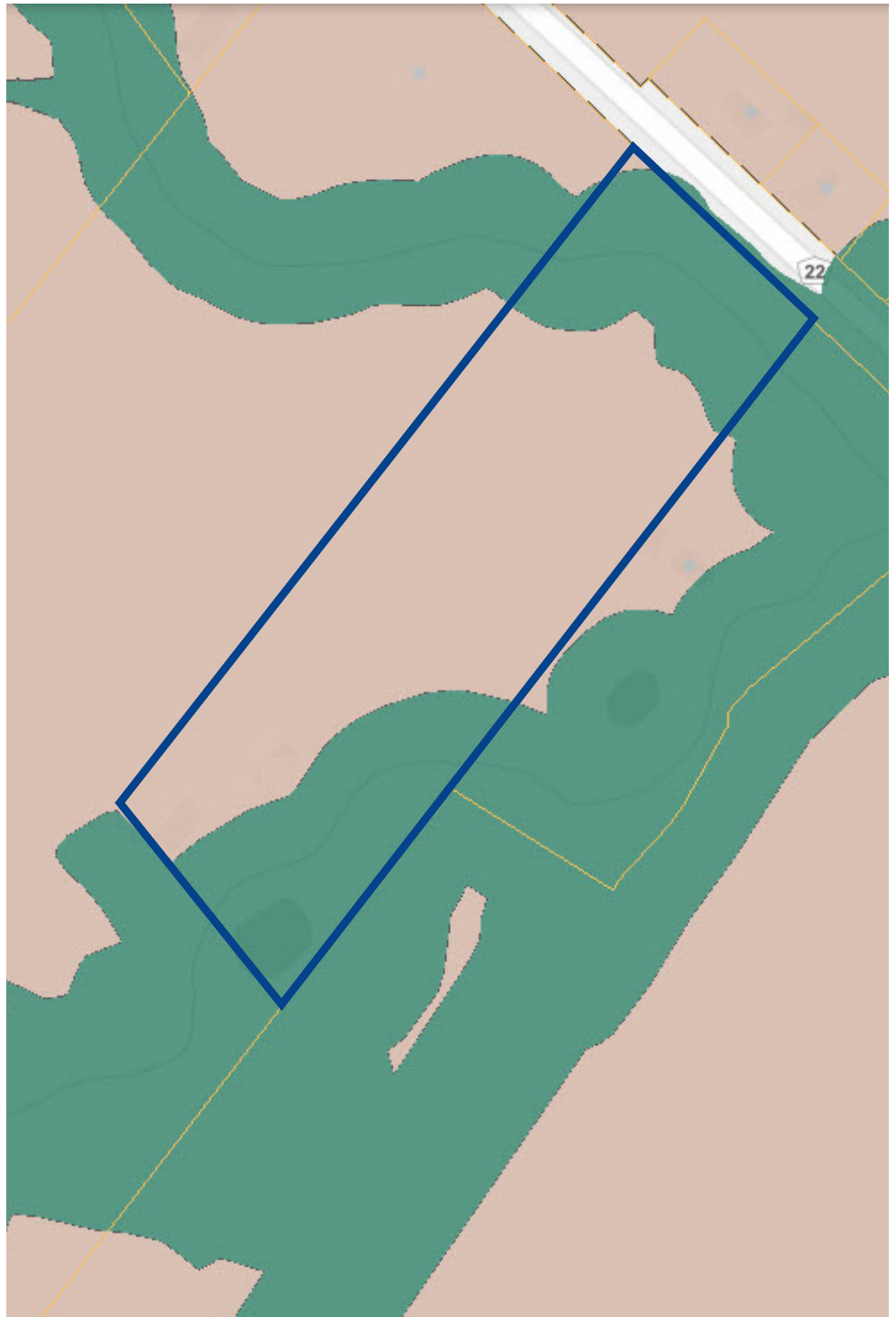
FD – Future Development

- Only uses that legally existed on the date the By-Law came into effect are permitted

NHS – Natural Heritage

- Conservation Use
- Home Occupation

For more information on the zoning of this property refer to:



Legend



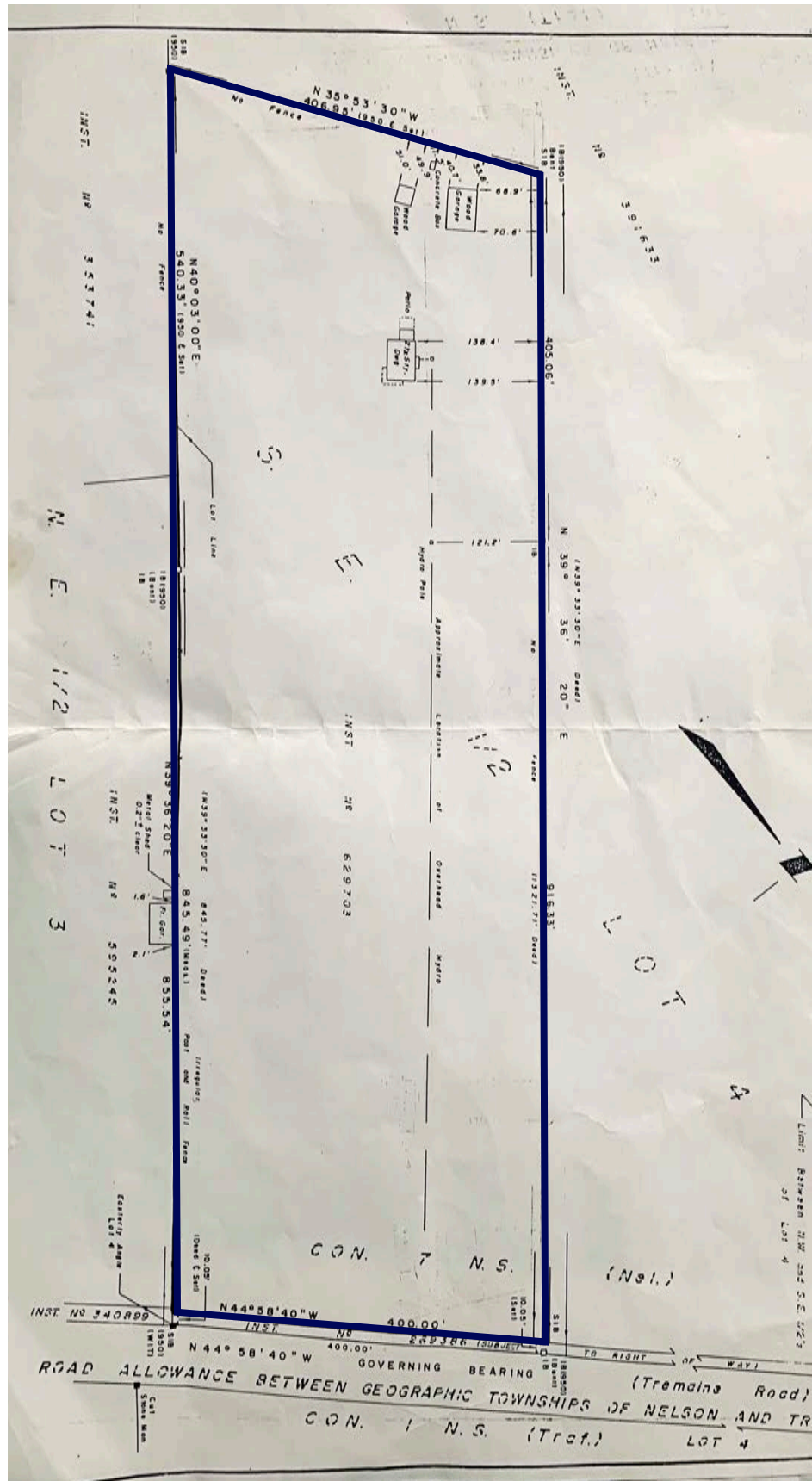
FD (Future Development)



NHS (Natural Heritage)

Site Information

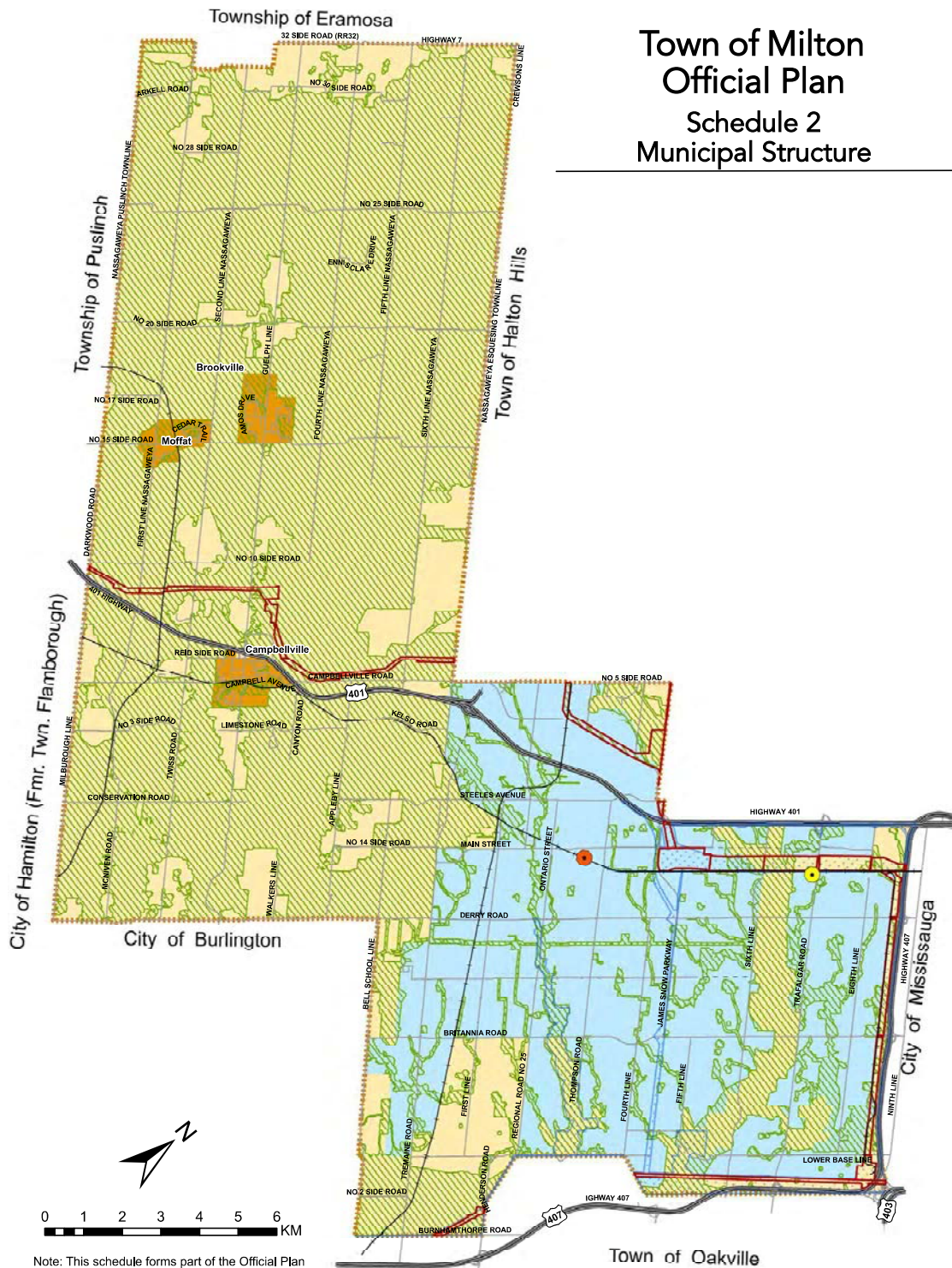
Survey



Site Information

Municipal Structure

Town of Milton Official Plan Schedule 2 Municipal Structure



Note: This schedule forms part of the Official Plan and must be read in conjunction with the text.

November 2024

- Urban Area
- Rural Area
- Hamlet
- Natural Heritage System

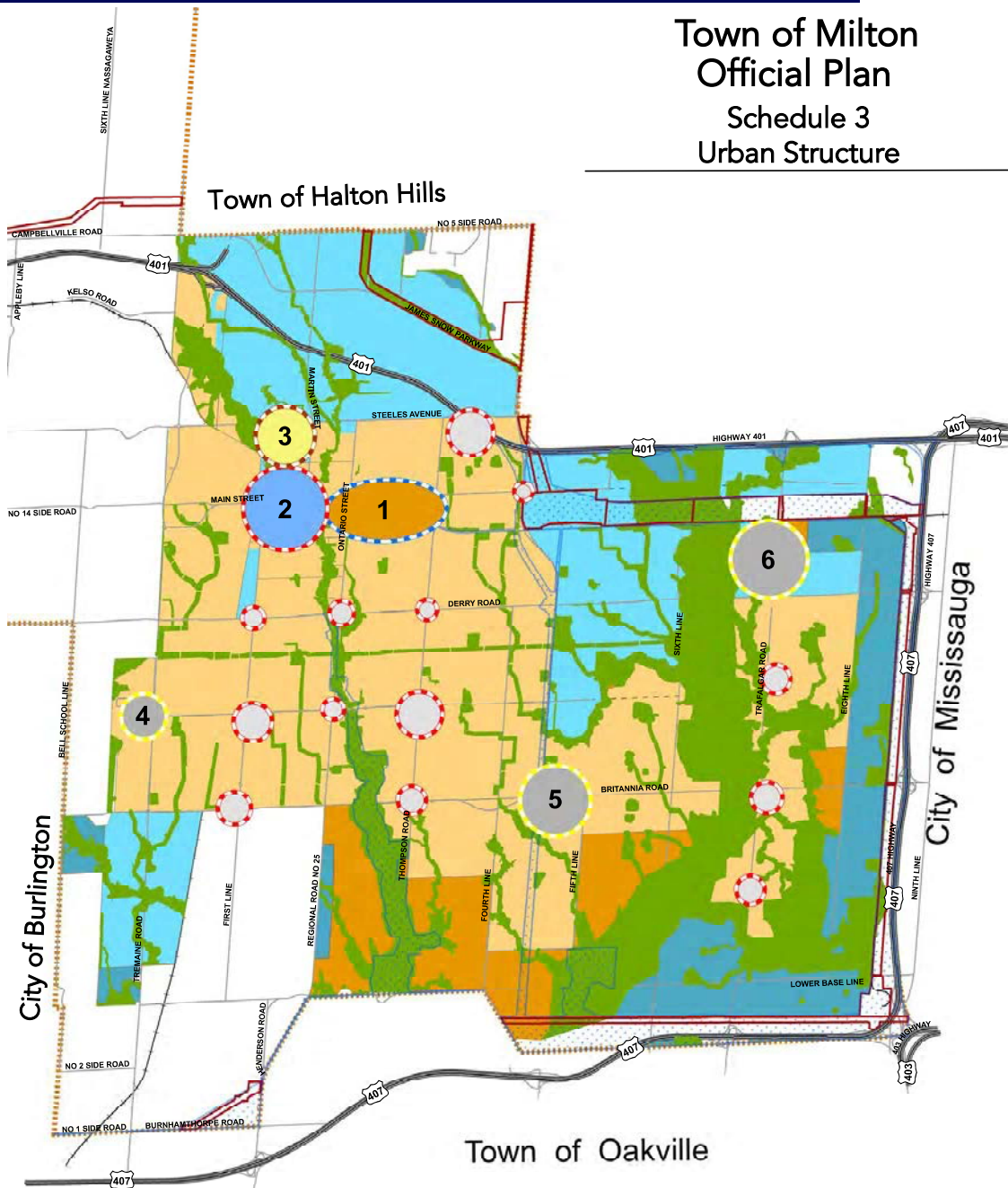
- Major Transit Station
- Future Major Transit Station
- Hydro Corridors
- Municipal Boundary

- Parkway Belt West Boundary
- Provincial Freeway
- Major Roads
- Proposed Major Roads
- Rail Line

Site Information

Urban Structure

Town of Milton Official Plan Schedule 3 Urban Structure

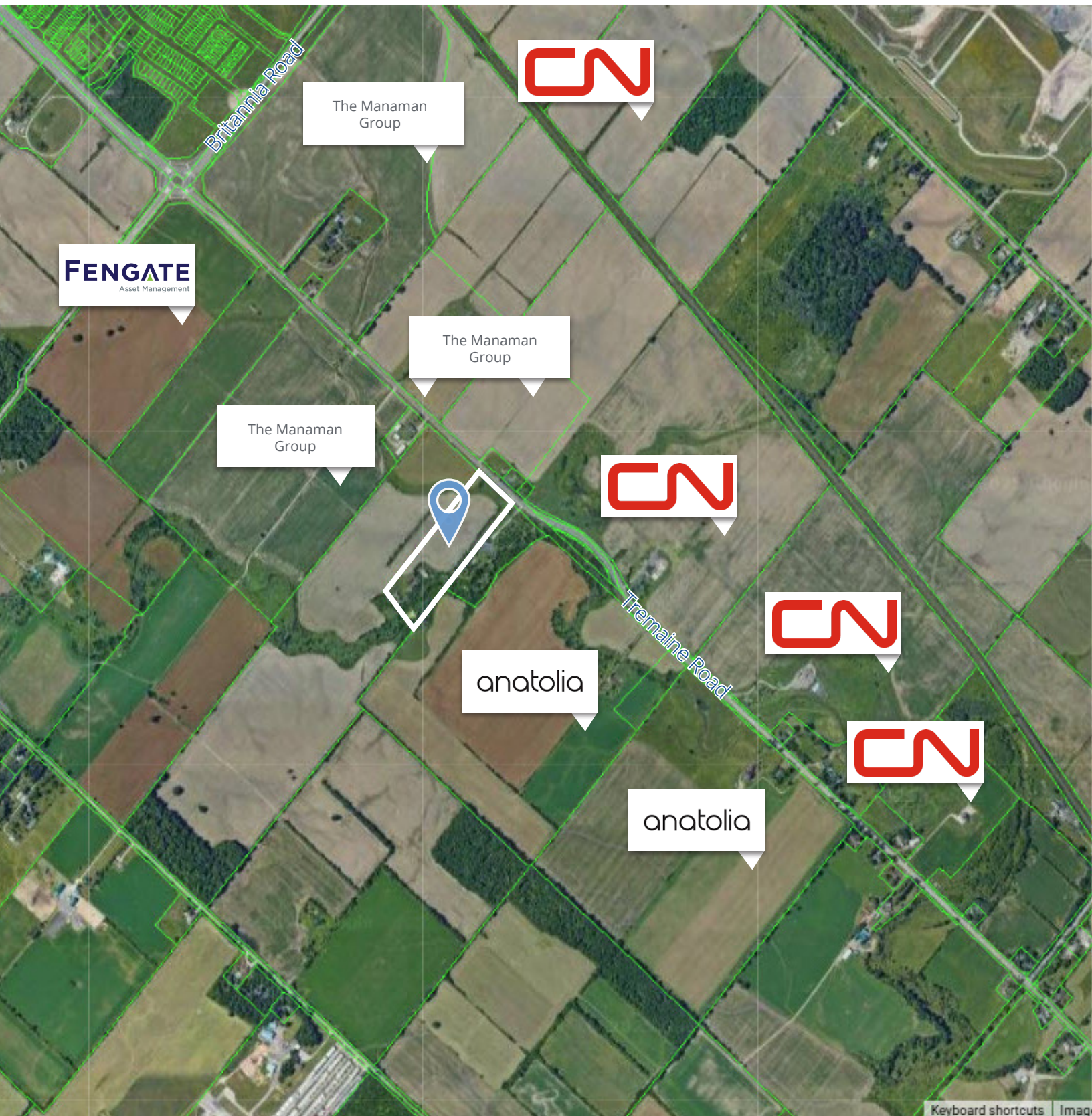


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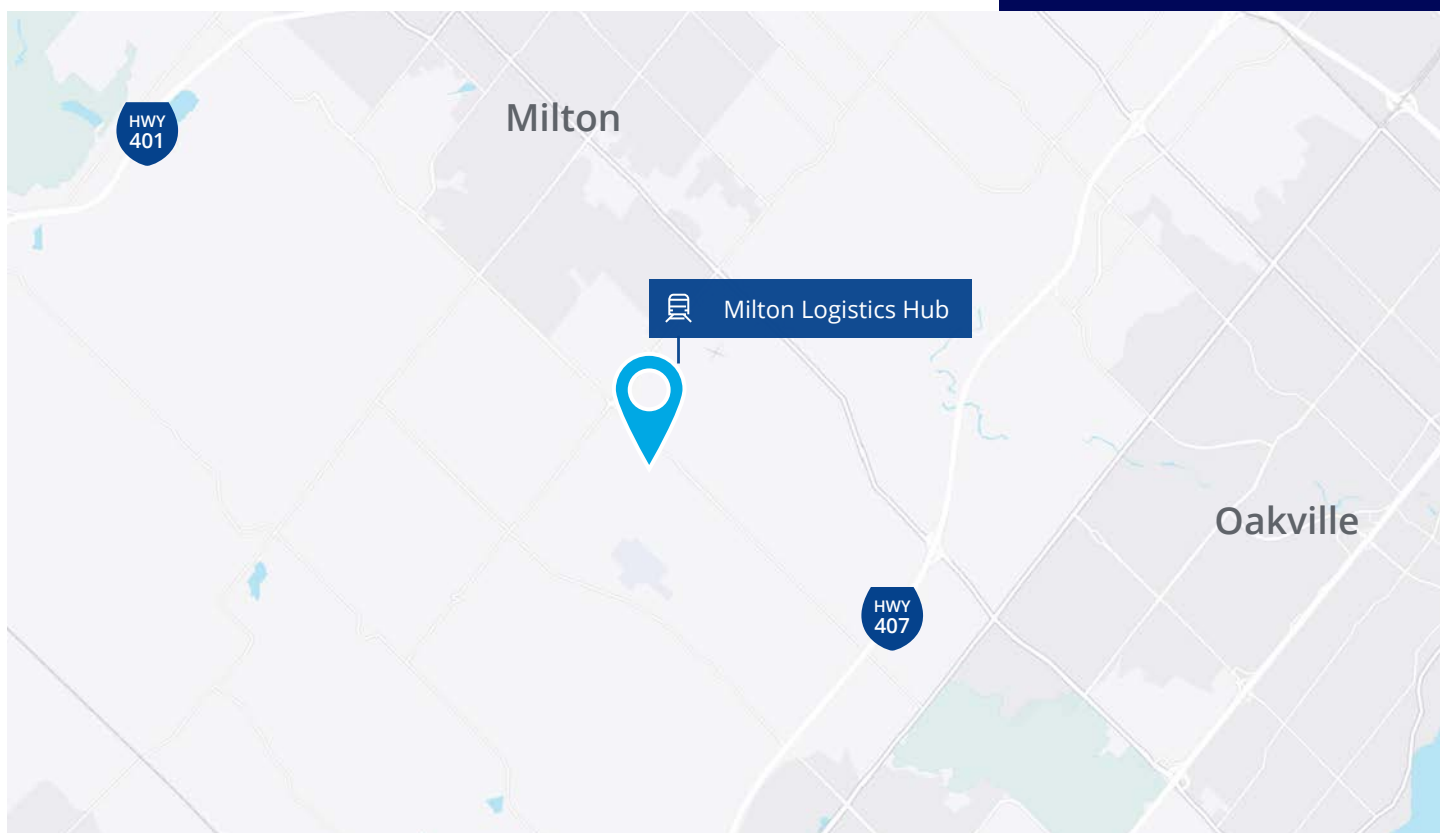
November 2024

<p>Major Urban Centre</p> <ul style="list-style-type: none"> 1 Uptown 2 Downtown 3 Bronte - Steeles <p>Urban Village Centres</p> <ul style="list-style-type: none"> 4 Education Village Centre 5 South Milton Village Centre 6 Milton Trafalgar GO Village 	<p>Community Hubs</p> <ul style="list-style-type: none"> Community Node <p>Land Use Zones</p> <ul style="list-style-type: none"> Employment Area Future Employment Area Complete Neighbourhoods Future Complete Neighbourhoods Natural Heritage System 	<p>Infrastructure</p> <ul style="list-style-type: none"> Provincial Freeway Major Roads Proposed Major Roads Rail Line Major Transit Station Future Major Transit Station Parkway Belt West Boundary Hydro Corridors Municipal Boundary
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Site Neighbours



Easy access to local amenities



Drive Times

Highway 407	7 minutes
Highway 401	13 minutes
Highway 403	15 minutes
Burlington Skyway	17 minutes
Hamilton International Airport	31 minutes

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