

\$18.25/Sq. Ft. Asking Rate

CORPORATE HEAD OFFICE / PRESTIGE SHOWROOM FACILITY

**11319 DERRY ROAD, MILTON, ON**

Derry Road Logistics Campus Building 3

152,828 Sq. Ft. • Q4 2024 Fixturing

**CBRE**

**BROCCOLINI**

**IG** MACKENZIE REAL  
PROPERTY FUND

*Welcome to prestigious 11319 Derry Road, Milton  
- A revolutionary class of industrial incorporating  
a rare corporate head office/showroom  
opportunity providing ample space to  
prioritize employee health & wellness.*

With 10% dedicated office space, this 152,828 square foot LEED certified facility serves as an ideal setting for corporate head office and showrooms operations. This feature offers a tremendous opportunity for companies looking for an enhanced modern design with prestigious frontage and a high-end aesthetic.



# HEALTH & WELLNESS FOCUSED INDUSTRIAL

*11319 Derry Road offers forward-thinking enterprises the capacity to achieve corporate ESG and employee health goals, fostering a work environment that enhances both productivity and lifestyle.*

- **EMPLOYEE SATISFACTION**
- **ENERGIZED WORKDAYS**
- **REDUCED SICK DAYS & ABSENTEEISM**
- **PRIORITIZED HEALTH & WELLNESS**





# ESG PLANNING FOR THE FUTURE

## Environmental

Climate Strategies  
Water/Energy Efficiency



## Social

Health + Safety/Equal Opportunities



## Governance

Business Ethics/Board Diversity



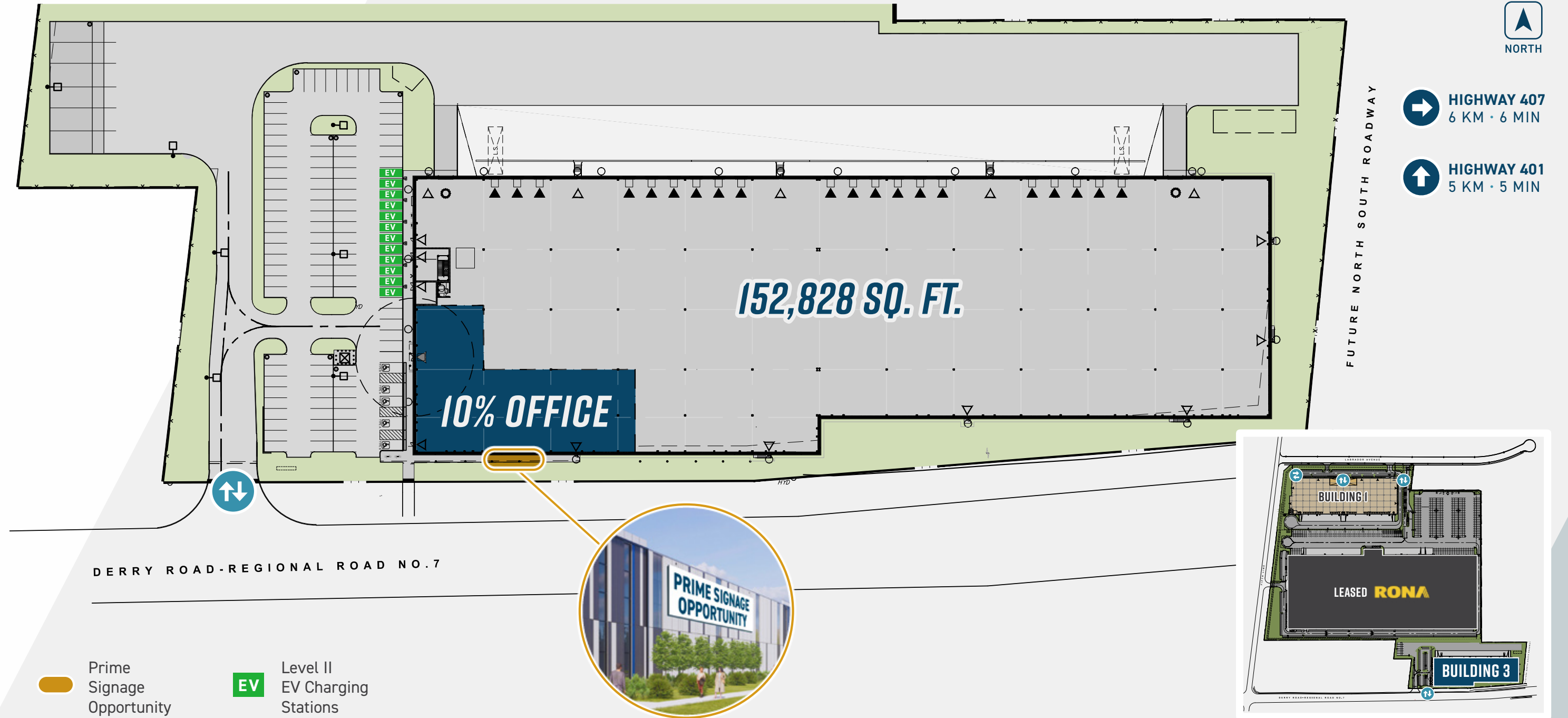
Organizations are increasingly applying importance on these non-financial factors as part of their corporate mandates and standard practices.



**TARGETING LEED CERTIFICATION UPON COMPLETION**

# FIRST-CLASS SPECIFICATIONS

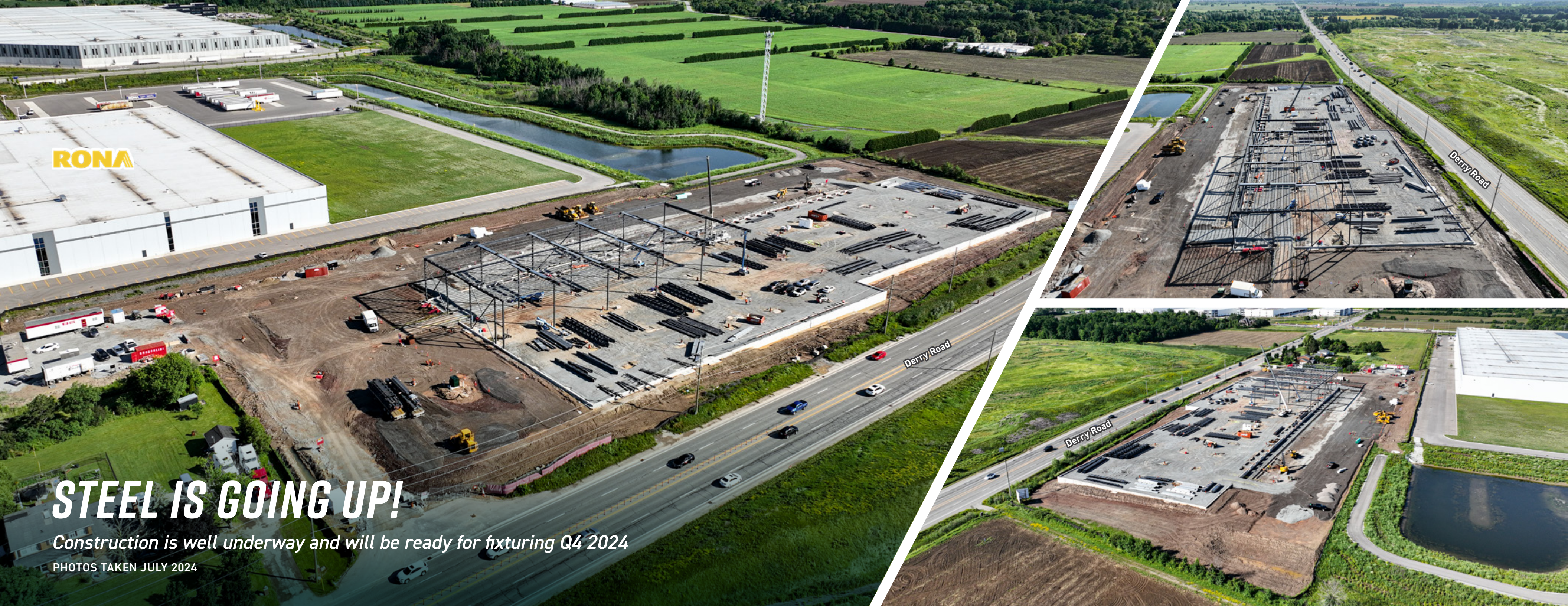
<b>BUILDING SIZE</b>	152,828 Sq. Ft.
<b>OFFICE</b>	10%
<b>ASKING RATE</b>	\$18.25 per Sq. Ft. Net
<b>T.M.I. (EST.2024)</b>	\$3.62 per Sq. Ft.
<b>CLEAR HEIGHT</b>	36'
<b>SHIPPING</b>	20 Truck-level Doors 2 Drive-in Doors
<b>BAY SIZE</b>	Typical: 56' W x 50' D Staging: 58'
<b>PARKING</b>	113 Car Parking Stalls, 6 Trailer Parking Stalls 12 Level II EV Charging Stations
<b>SUSTAINABILITY</b>	LEED Certified
<b>FIXTURING</b>	Q4 2024



# ***MODERN DESIGN WITH PRESTIGIOUS FRONTAGE***

Conveniently located in the hub of Milton's newest corporate node, Derry Green Business Park, 11319 Derry Road offers direct exposure onto Derry Road and access to three major highway interchanges within just 5 kilometers providing immediate access to Highway 401 and 407. This strategic location provides tenants with logistics efficiency, excellent labour demographics and quick access to various markets across the GTA.





**RONA**

# STEEL IS GOING UP!

*Construction is well underway and will be ready for fixturing Q4 2024*

PHOTOS TAKEN JULY 2024

Derry Road

Derry Road

Derry Road



## MILTON, THE MOST PREFERRED AREA IN THE GTA WEST

Milton delivers infrastructure and business services; transportation and logistics corridors. It supported 2.6 million square feet in expansion of and new Industrial, Commercial and Institutional (ICI) development in 2020.

Milton has become the fastest growing and most preferred area in the GTA West and has been a key area of focus due to strong leasing momentum, user demand, and lower development charges versus competitive areas.

The Milton market is driven by the substantial investment made by institutional Owners and Developers which have transformed the area into the dominant distribution and logistics market in the GTA. Various new uses have been following the trail of modern construction and residential growth and the demand for various types of product with various utility continues to be robust.

The Milton sub-market is recognized for being placed directly on the country's most significant transportation and logistics corridor, Highway 401. Highway 401 is the driver of Milton, and the lifeline

of the distribution of goods from Milton to every major market in Canada and the USA. Milton has direct access to Highway 401, the existing CP Intermodal, and the planned CN Milton Logistics Hub, making Milton a compelling location for heavy freight, container, and logistics users. Milton is home to many major economic sectors including some of the largest international retailers, consumer products companies, and major manufacturers. The area benefits from its proximity to The Toronto Pearson and Hamilton Airports, two US border crossings, and the ability to service over 7,000,000 people within a 1-hour drive-time.

Milton is only 1 hour from the Canada-U.S. border, 30 minutes from Waterloo, 30 minutes from Toronto Pearson International Airport, and 40 minutes from Toronto's downtown core.



# A PLACE OF POSSIBILITIES

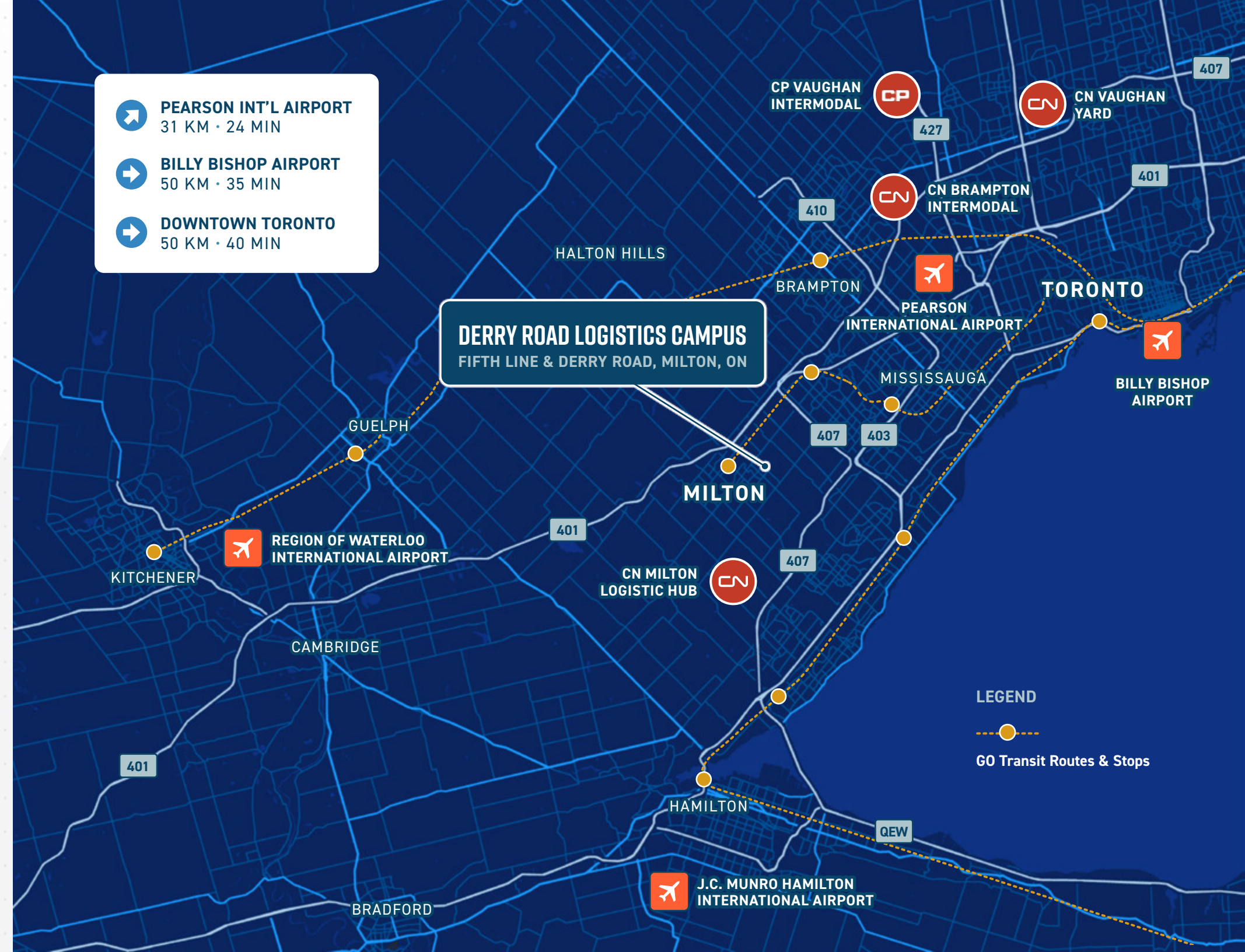
Strategic location provides users with access to Highway 401, 407, rail as well as public transit (bus and Go-Train) for labour accessibility. Many planned infrastructure improvements will further enhance the area.

## UNDER 30 MINUTES FROM SITE

Highway 401	5 km • 5 minutes
Highway 407	6 km • 6 minutes
Highway 403	14 km • 10 minutes
Milton CN Logistics Hub	11 km • 12 minutes
CN Brampton Yard	30 km • 20 minutes
Toronto Pearson International Airport	31 km • 24 minutes

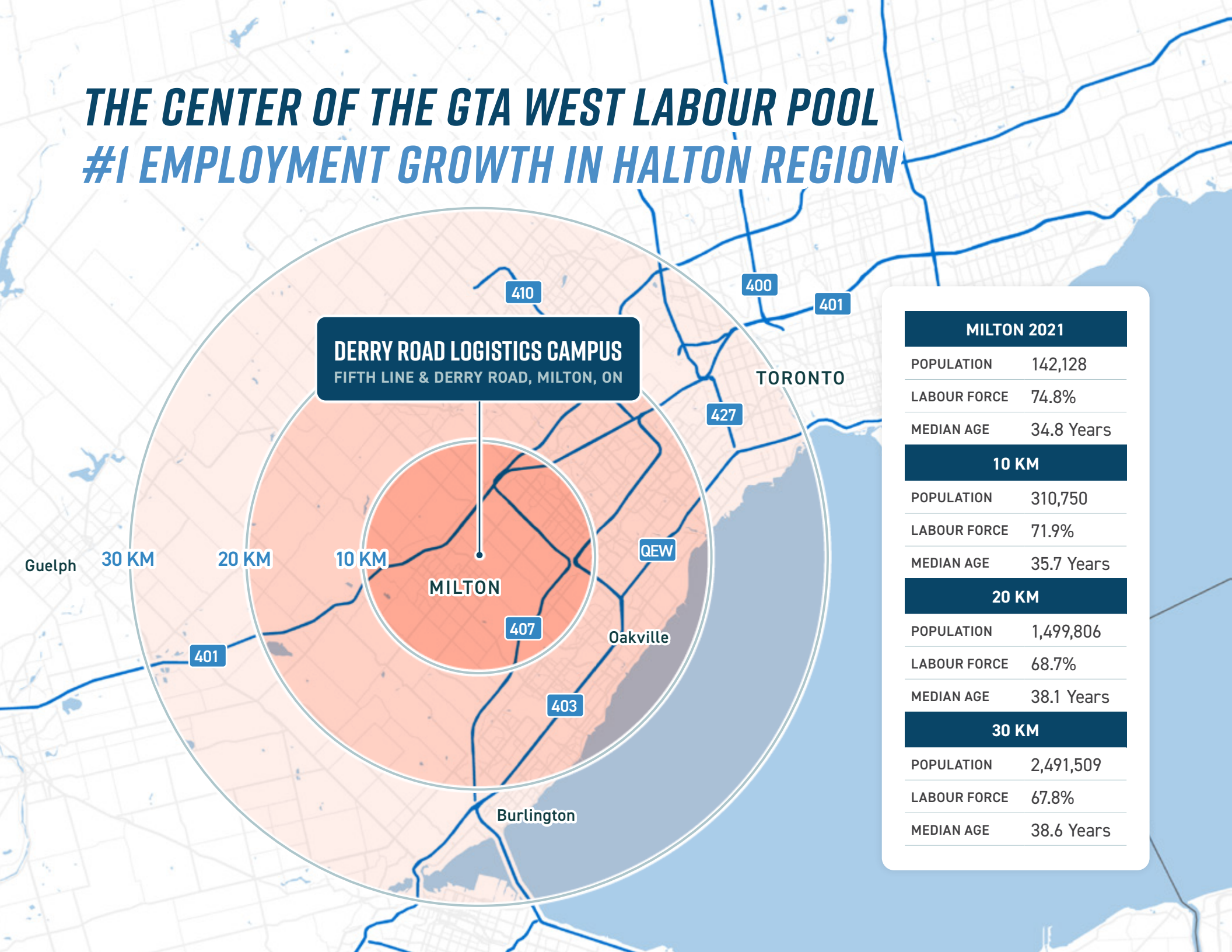
## MAJOR CITIES & AIRPORTS FROM SITE

Downtown Toronto	50 km • 40 minutes
Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Hamilton International Airport	54 km • 44 minutes
Waterloo	67 km • 45 minutes
Waterloo International Airport	57 km • 46 minutes



# THE CENTER OF THE GTA WEST LABOUR POOL

## #1 EMPLOYMENT GROWTH IN HALTON REGION



**DERRY ROAD LOGISTICS CAMPUS**  
FIFTH LINE & DERRY ROAD, MILTON, ON

MILTON 2021	
POPULATION	142,128
LABOUR FORCE	74.8%
MEDIAN AGE	34.8 Years
10 KM	
POPULATION	310,750
LABOUR FORCE	71.9%
MEDIAN AGE	35.7 Years
20 KM	
POPULATION	1,499,806
LABOUR FORCE	68.7%
MEDIAN AGE	38.1 Years
30 KM	
POPULATION	2,491,509
LABOUR FORCE	67.8%
MEDIAN AGE	38.6 Years



**53%**

OF THE GTHA  
TOTAL LABOUR FORCE



**34.8**

MEDIAN YEARS OF AGE  
*Youngest in Ontario*



**36%**

LABOUR FORCE  
INDUSTRIAL SECTOR JOBS



**73%**

POST-SECONDARY EDUCATION  
*5th most educated workforce in Ontario*



**56.6%**

GROWTH RATE



**7M**

PEOPLE WITHIN  
1 HOUR DRIVE TIME

### NOTABLE MILTON STATS

- One of the top 10 fastest growing communities in Ontario.
- Milton sits at the center of the GTA West labour pool (Peel and Halton Region), totaling over 1.1 million workers.
- Average household income: \$126,186.
- Current population of 142,128 is projected to grow to 240,000 by 2031.
- 62% of Milton's labour force works in knowledge-based jobs, compared to only 55% of Ontario's labour force.
- Milton's knowledge-based job growth has consistently exceeded the provincial average since 2011.

# MILTON INFRASTRUCTURE IMPROVEMENTS

## MAJOR ROAD IMPROVEMENTS

The Town of Milton is investing over \$29.6 million in roads and bridges in 2021, building a complete community. This investment in the community helps Milton put the right infrastructure in place to meet community needs and make Milton a Place of Possibility.

- + Steeles Avenue Road Widening
- + Highway 401 Six (6) Lane Expansion
- + Main Street Future Road Widening/Extension
- + Fifth Line Future Road Widening
- + Derry Road Future Road Widening

Milton is at a key point in its evolution. With significant planned growth in the past decade, the municipality must deliver and maintain more infrastructure and hard services to the community. Town-led construction is essential municipal work to ensure Milton's infrastructure remains safe, in state of good repair and able to meet the community's needs now and in the future.

## CN MILTON LOGISTICS HUB PROJECT

On January 21, 2021, the Minister of Environment and Climate Change, Jonathan Wilkinson established the legally binding conditions that approved CN's Milton Logistics Hub. The Federal approval on the \$250 million intermodal project subjects the proposed facility to 325 conditions designed to govern air quality, ground water and wildlife. Among many other stipulations, CN will need to limit the number of trucks entering the site to 800 per day.

This facility is a much-needed addition to the Canadian supply chain that will help meet the growing demand for goods in the Greater Toronto and Hamilton area. The new intermodal facility will be built on company-owned land at Tremaine and Britannia Road and be used mainly to transfer shipping containers between trucks and trains. Several pieces of support infrastructure are also included, such as a truck entrance and queueing area; a realignment and extension of the railway's mainline; and a stormwater management system.



- 1 Steeles Avenue road widening
- 2 Highway 401 six (6) lane expansion
- 3 Main Street future road widening and extension
- 4 Fifth Line future road widening
- 5 Derry Road future Road widening

# SURROUNDED BY MAJOR CORPORATE NEIGHBOURS, PROXIMITY TO AMENITIES

- Interchange  
4 Min to Highway 401
- Tenants
- Amenities



**CN**  
CN MILTON LOGISTICS HUB  
11KM • 12 MIN





## ABOUT PROJECT TEAM



### DEVELOPER

The IG Mackenzie Real Property Fund is an open-ended mutual fund established by IG Wealth Management (formerly Investors Group) in 1983 that invests in a diversified portfolio of real property commercial real estate with net assets under management of \$4.07 billion as of May 31, 2023. IG Wealth Management offers an exclusive family of mutual funds and is a national leader in delivering personalized financial solutions to Canadians through a network of Advisors located across Canada. IG Wealth Management is a member of the IGM Financial Inc. (TSX: IGM) group of companies. IGM Financial is one of Canada's leading diversified wealth and asset management companies with approximately \$256.6 billion in total assets under management and advisement as of May 31, 2023.

### BROCCOLINI

### DEVELOPMENT MANAGER

Broccolini is a leading single source provider of construction, development and real estate services, catering to the industrial, commercial, institutional and residential markets in Quebec and Ontario.

We offer a one-stop approach to the planning, development and construction of remarkable buildings. We currently have completed several distribution centers in Milton and Halton Hills, housing numerous prominent tenants. We also have employment land holdings throughout the GTA West corridor that would suit plenty of design-build opportunities for warehousing and distribution centers.

### CBRE

### LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100. Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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