

LAND FOR SALE

# MILTON FUTURE EMPLOYMENT LAND

5580 TREMAINE ROAD, MILTON, ON L9E 0L6



5580 Tremaine Road

**JACOB VANDERBREGGEN**  
Commercial Sales Representative  
+1(905)876.5656

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## VIDEO

### PROPERTY DESCRIPTION

An approximately 2.0-acre parcel located within Milton's designated Future Strategic Employment Area, sharing the same planning framework as the surrounding Tremaine/Britannia employment lands and benefiting from proximity to the CN Milton Logistics Hub.

The property is currently zoned agricultural but identified under Regional policy for future employment uses. The lands are part of an active landowners group, with secondary plan approval for the broader employment area anticipated in 2028.

The parcel offers potential for employment development, land banking, or strategic assemblage, providing investor exposure to a major employment node without the carrying requirements of a larger landholding.

Located in a supply-constrained employment land market, where logistics and industrial demand continues to exceed available serviced land.

### PROPERTY HIGHLIGHTS

- ±2.0-acre parcel within designated Future Strategic Employment Area
- Directly adjacent to the CN Milton Logistics Hub, a major catalyst for employment land demand
- Within the Regional employment planning area
- Part of the intermodal and supporting business park development
- Exposure to logistics, warehousing, and industrial demand driven by CN intermodal activity
- Suitable for land banking, future development, or strategic hold

### OFFERING SUMMARY

Sale Price:	\$3,299,900
Lot Size:	1.99 Acres

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905.257.3633  
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## LOCATION OVERVIEW

The property is located on Tremaine Road in the Town of Milton, within the Region of Halton, and immediately adjacent to lands impacted by the CN Milton Logistics Hub.

The CN facility is a federally approved, \$250 million intermodal project that will anchor a new truck-rail logistics hub and supporting employment lands in this corridor. Surrounding lands are planned to accommodate industrial, logistics, warehousing, and employment-support uses, forming a large-scale employment district along Tremaine Road.

Regional planning policy identifies this area as part of a broader Future Strategic Employment Area, intended to support long-term job growth and logistics-related development tied to the intermodal hub.

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Jacob@royallepage.ca

Direct: +1(905)876.5656

## PROFESSIONAL BACKGROUND

Jacob Vanderbreggen specializes exclusively in land transactions providing tailored solutions for investors and landowners throughout Ontario. With a reputation for trust, transparency, and proven results, his expertise in negotiating land transactions through complex market conditions and complicated deal structures has made him the #1 Agent Nationally for Royal LePage Commercial in 2018, 2020, and 2022. Consistently ranking in the Top 1% Nationwide, he is a proud member of the Chairman's Club and a dedicated Advisor to his clients since 2006.

Royal LePage® Real Estate Services Ltd.  
400- 231 Oak Park Blvd  
Oakville, ON L6H7S8  
905.257.3633

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