



CONDO UNITS FOR SALE

KOLT

MILTON GATES

BUSINESS PARK

Industrial | Commercial | Office



11801 DERRY ROAD | MILTON, ON

Premium Small Bay Commercial and Industrial Condominium Units

☎ (416) 860-3660 x 2

✉ info@kolt.ca

🌐 miltongates.com

KOLT Realty Inc., Brokerage

2300 Yonge Street, Suite 3030

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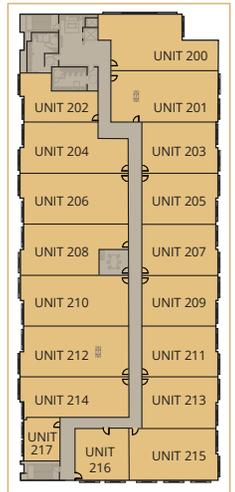
Ground Floor

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

- Sellable Area
- Common Area
- Loading Dock
- Mixed Grass & Concrete
- Grass
- Drive-in Doors
- Truck-level Doors
- Property Line
- Fence
- Fire Route



BUILDING A
UPPER FLOOR



BUILDING B





BUILDINGS A & B | COMMERCIAL UNITS



Building A is a 2-storey, 26-unit premium build industrial condominium complex deal for flex use, office, services, and light industrial businesses. Units can be combined horizontally to suit your business needs.

Building B expands the capacity for commercial and industrial uses with larger unit sizes and drive-in loading options.

Speak to your agent for more details!



Rendering of Dental Office Buildout Lower Floor



Upper Floor - Administration

Milton Gates boasts over **1,600 linear feet** of prime frontage, including Buildings A & B, facing **Derry Road**.

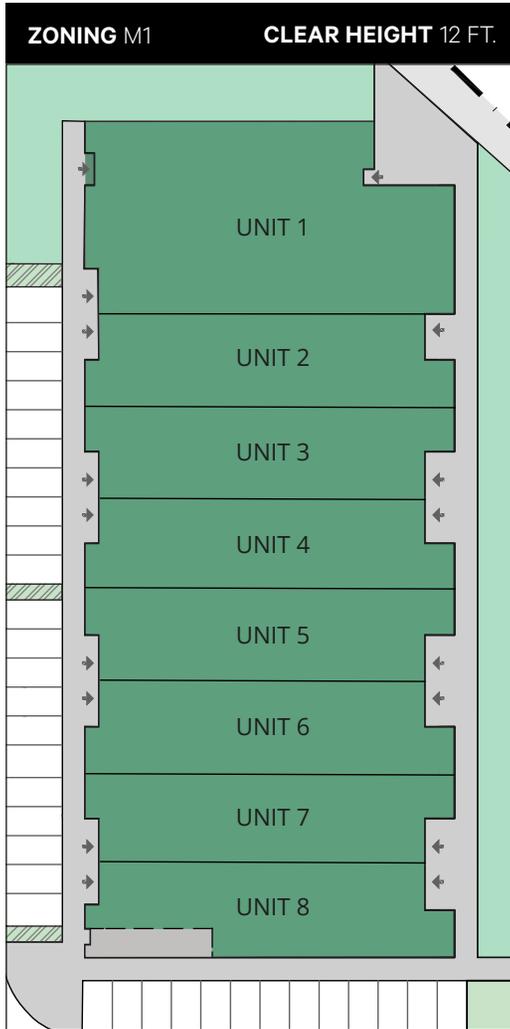
We make it **simple** and **convenient** for your customers and suppliers to reach you.



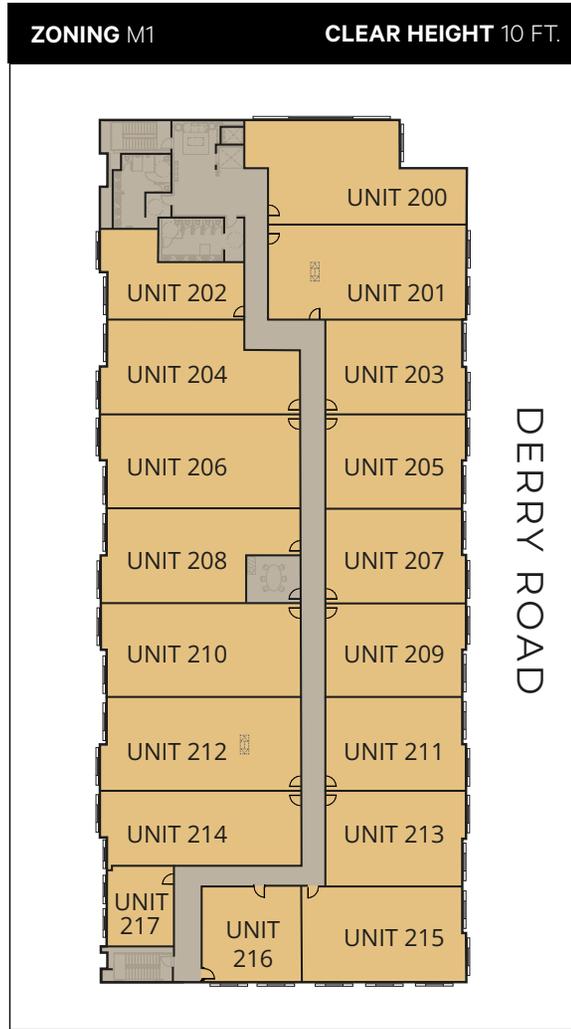


BUILDING A

GROUND LEVEL | 26,060 SF



UPPER LEVEL | 28,663 SF



N
 Sellable Area
 Common Area
 SOLD

GROUND LEVEL

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

UPPER LEVEL

Unit	Area (SF)	Price (\$)
200	1,842	530 PSF
201	2,062	-
202	1,029	-
203	1,483	485 PSF
204	1,869	-
205	1,483	-
206	2,062	470 PSF
207	1,483	-
208	1,770	-
209	1,483	-
210	2,062	-
211	1,483	-
212	2,062	-
213	1,483	-
214	1,572	-
215	1,756	-
216	1,063	-
217	611	530 PSF



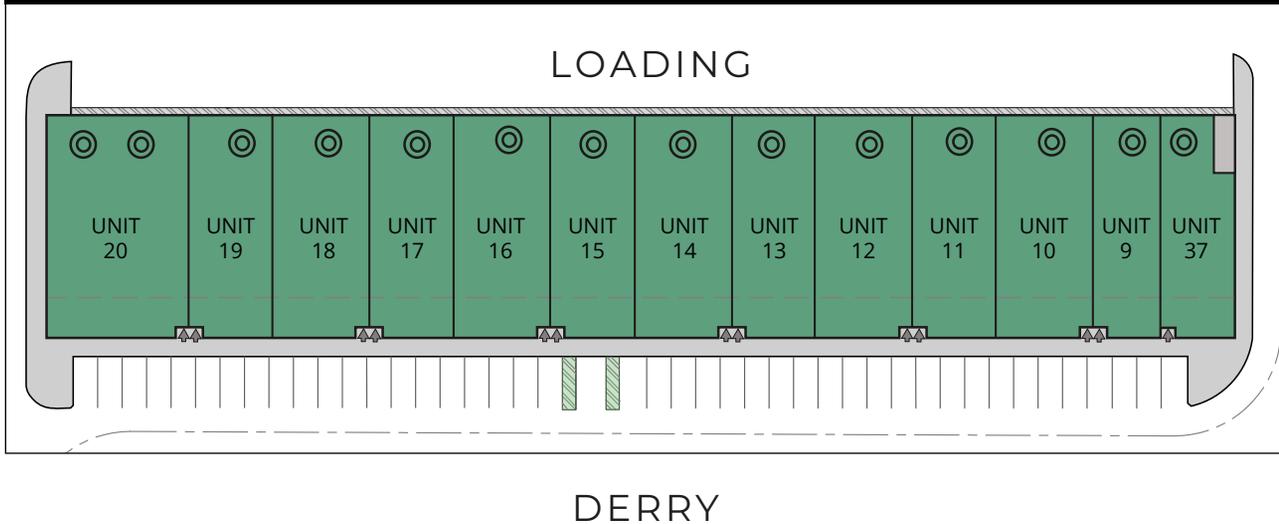
BUILDING B

BUILDING B | 44,685 SF

ZONING M1

CLEAR HEIGHT 24 FT.

LOADING DRIVE-IN DOOR



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

Q&A: Key Information

When is the estimated groundbreaking?

H1 2026

Can I get exclusivity for my use?

Speak to Listing Agents for more details

Combining units?

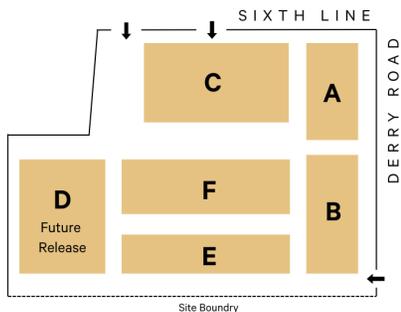
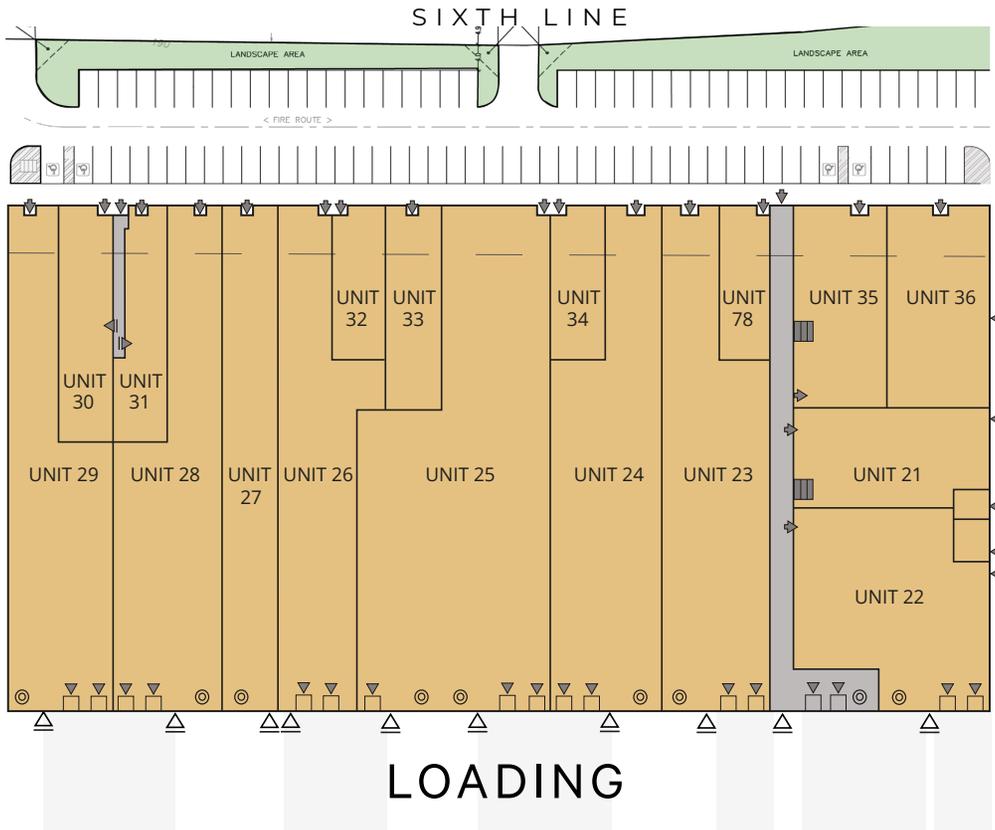
Units can be combined horizontally to suit your needs



BUILDING C

BUILDING C | 114,544 SF

ZONING M2 | CLEAR HEIGHT 28 FT. | LOADING TRUCK-LEVEL AND DRIVE-IN OPTIONS



- Sellable Area
- Common Area
- 53' Trailer Access
- Overhead Door
- Mixed Grass & Concrete
- N
- Truck-level Doors
- Drive-in Doors
- Mezzanine
- Primary Entrance Door
- Secondary Exit Door

Unit	Area (SF)	Mez Area (SF)	Total Area (SF)	Loading	Price (\$)
21	5,027	N/A	5,027	*	-
22	8,325	N/A	8,325	1 DI + 2 TL	525 PSF
23	10,005	550	10,555	1 DI + 2 TL	520 PSF
24	10,005	550	10,555	1 DI + 2 TL	-
25	17,047	1,077	18,124	2 DI + 3 TL	-
26	7,972	526	8,497	2 TL	-
27	5,862	537	6,399	1 DI + 1 TL	-
28	9,047	549	9,596	1 DI + 2 TL	-
29	9,041	548	9,590	1 DI + 2 TL	-
30	2,825	550	3,375	N/A	-
31	2,422	545	2,967	N/A	-
32	1,717	522	2,240	N/A	-
33	2,624	540	3,164	N/A	-
34	1,718	522	2,240	N/A	-
35	4,678	1,094	5,772	*	520 PSF
36	4,949	1,156	6,105	N/A	-
78	1,718	522	2,240	N/A	550 PSF

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



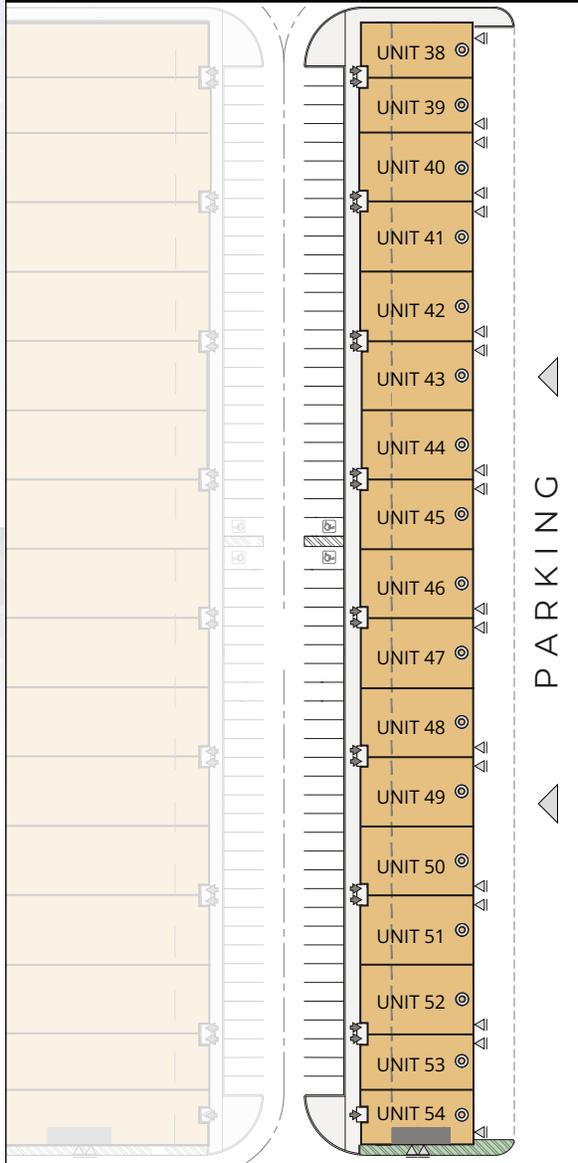


BUILDING E

BUILDING E | 38,270 SF

ZONING M2

CLEAR HEIGHT 24 FT.



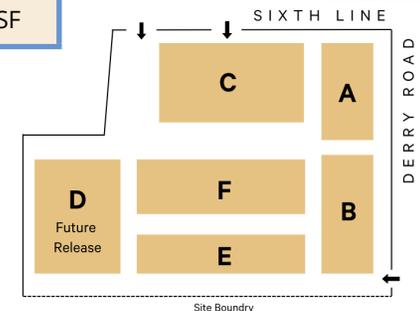
LOADING DRIVE-IN

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	-
40	1,790	512	2,302	1 DI	-
41	1,854	530	2,384	1 DI	595 PSF
42	1,854	530	2,384	1 DI	-
43	1,854	530	2,384	1 DI	-
44	1,854	530	2,384	1 DI	-
45	1,854	530	2,384	1 DI	-
46	1,854	530	2,384	1 DI	-
47	1,854	530	2,384	1 DI	-
48	1,854	530	2,384	1 DI	-
49	1,854	530	2,384	1 DI	-
50	1,854	530	2,384	1 DI	-
51	1,854	530	2,384	1 DI	-
52	1,854	530	2,384	1 DI	-
53	1,470	422	1,892	1 DI	599 PSF
54	1,268	420	1,688	1 DI	575 PSF



- Sellable Area
- Common Area
- Loading Area
- Mixed Grass & Concrete

- Overhead Door
- Truck-level Doors
- Drive-in Doors
- Mezzanine



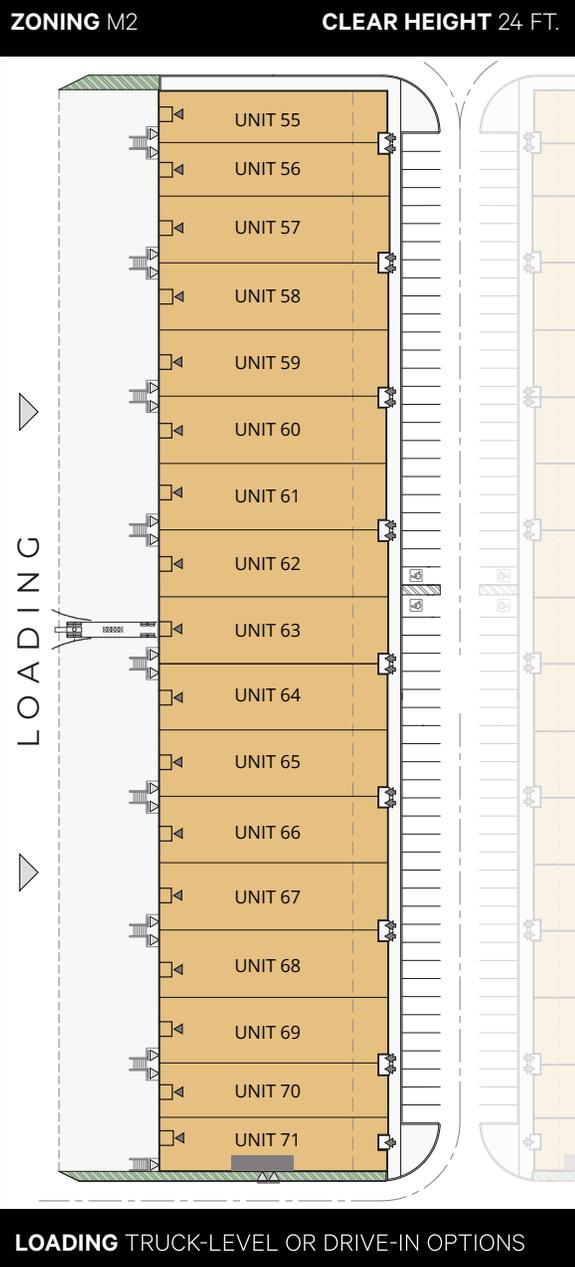
Site Boundary





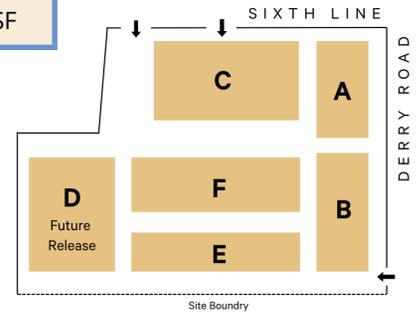
BUILDING F

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	-
57	3,812	528	4,340	1 TL	-
58	3,812	528	4,340	1 TL	570 PSF
59	3,812	528	4,340	1 TL	-
60	3,812	528	4,340	1 TL	-
61	3,812	528	4,340	1 TL	-
62	3,812	528	4,340	1 TL	-
63	3,812	528	4,340	1 TL	-
64	3,812	528	4,340	1 TL	-
65	3,812	528	4,340	1 TL	-
66	3,812	528	4,340	1 TL	-
67	3,812	528	4,340	1 TL	-
68	3,812	528	4,340	1 TL	-
69	3,812	528	4,340	1 TL	-
70	3,023	420	3,443	1 TL	585 PSF
71	2,785	420	3,205	1 TL	555 PSF

- Sellable Area
- Common Area
- 53' Trailer Loading Area
- Mixed Grass & Concrete
- N
- Overhead Door
- Truck-level Doors
- Drive-in Doors
- Mezzanine





LOCAL DEVELOPMENT MAP

This region will experience 75% growth in the next 5 years.

Mississauga
Pop.: 800,000 residents
2029: est. 1 million residents

Milton
Pop.: 150,000 residents
2029: est. 263,000 residents



- 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
Dog Daycare	✓	✓
Fitness Centre	✓	✓
Industrial Use	✓	✓
Medical Clinic*	✓	✓
Office Use	✓	✓
Place of Entertainment	✓	
Recreation and Athletic Facility	✓	✓
Research and Technology Use	✓	✓
Tradesperson's Shop	✓	✓
U-Brew Establishment**	✓	✓
Veterinary Clinic-Large Animal	✓	✓
Veterinary Clinic-Small Animal	✓	✓
Veterinary Hospital-Small Animal	✓	✓
Warehouse/Distribution Centre	✓	✓
Wholesale Operations	✓	✓
Bank	✓	✓
Commercial School-Skill	✓	✓
Commercial School-Trade/Profession	✓	✓
Dry Cleaning Depot	✓	✓
Dry Cleaning Establishment	✓	✓
Food Bank	✓	✓
Motor Vehicle Dealership	✓	✓
Motor Vehicle Rental Agency	✓	✓
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		✓

Permitted Uses	Building C	Building D	Building E	Building F
Banquet Facility	✓			
Building Supply Outlet	✓		✓	✓
Commercial School-Skill/Trades	✓		✓	✓
Dog Daycare	✓		✓	✓
Dry Cleaning Establishment	✓		✓	✓
Equipment Sales and Rental	✓		✓	✓
Food Bank	✓		✓	✓
Industrial Use	✓		✓	✓
Motor Vehicle Body Shop	✓		✓	✓
Motor Vehicle Repair Garage	✓		✓	✓
Office Use	✓		✓	✓
Recreation and Athletic Facility	✓		✓	✓
Recycling Facility	✓		✓	✓
Research and Technology Use*	✓		✓	✓
School, Adult Education	✓		✓	✓
Service and Repair Shop	✓		✓	✓
Tradesperson's Shop	✓		✓	✓
U-Brew Establishment	✓		✓	✓
Veterinary Clinic-Small Animal	✓		✓	✓
Veterinary Clinic-Large Animal	✓		✓	✓
Veterinary Hospital-Small Animal	✓		✓	✓
Warehouse/Distribution Centre	✓		✓	✓
Wholesale Operation	✓		✓	✓

*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.

cmcapitalfunds.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



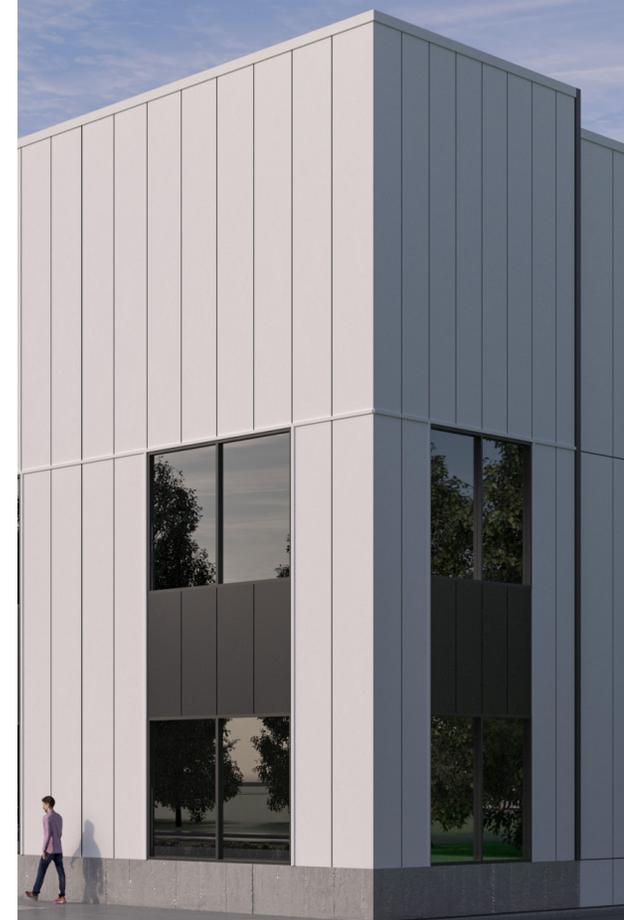
Cecchini Group Inc. has over 75 years of successful construction experience. Today, three generations of Cecchini's run the company, building 85+ industrial projects and 60+ commercial projects. The Cecchini Group are recipients of industry awards for quality and innovation. In recent years, the Cecchini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

cecchinigroup.ca



KOLT Investments transforms commercial assets into exceptional returns through a focus on value and velocity. With 50 years of collective experience, the team has led a 1.1 million sq. ft. industrial portfolio, including 700,000 sq. ft. of conversions and a 20-acre greenfield development. This value-add strategy has delivered remarkable returns in IRR to date on an equity-weighted average. KOLT is a proven leader in the GTA, dedicated to achieving consistent, high-yield results for its stakeholders.

kolt.ca





MILTON GATES BUSINESS PARK

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