



KOLT

MILTON GATES

BUSINESS PARK

Industrial | Commercial | Office
SALES PACKAGE



11801 DERRY ROAD, MILTON ON

Premium Small Bay Commercial and Industrial Condominiums

☎ (416) 860-3660 ✉ info@kolt.ca 🌐 miltongates.com

KOLT Realty Inc., Brokerage

2300 Yonge Street, Suite 3030

Box 2310 | Toronto, Ontario

M4P 1E4



SITE OVERVIEW



Milton Gates Business Park is a modern, new build industrial and commercial condominium unit development located at Derry Road and Sixth Line, Milton. This development benefits from a signalized intersection and offers 61 units across 4 buildings. Units start at 1,010 SF and can be combined to accommodate larger users. There is no better time for ownership in a growing urban centre located along the most intensely used transportation corridor in the country.

Opportunity awaits for your business at Milton Gates. Own real estate that you will be proud to showcase to your clients and employees, a property that truly represents your business' quality brand.

	BUILDING A Ground Level 26,060 SF	BUILDING A Upper Level 28,660 SF	BUILDING B 44,515 SF	BUILDING C 114,310 SF	BUILDING D 215,920 SF
# OF UNITS	8	15	12	9	17
UNIT SIZE	2,610 – 26,060 SF	1,010 – 28,660 SF	3,405 – 44,515 SF	12,420 – 114,310 SF	12,470 – 215,920 SF
CLEAR HEIGHT	12 ft	10 ft	24 ft	28 ft	32 ft
LOADING/UNIT	1 Designated Shipping Area	1 Designated Shipping Area	1-2 Drive-in	1 Drive-in 2 Truck Loading	1 Drive-in 2 Truck Loading
MEZZANINE/UNIT	N/A	N/A	500 - 810 SF	1,030 SF	1,030 SF
OCCUPANCY	2026	2026	2026	2026	2028
FRONTAGE	Derry Road	Derry Road	Derry Road	Sixth Line	West
ZONING	M1 Zoning	M1 Zoning	M1 Zoning	M2 Zoning	M2 Zoning
CONSTRUCTION PHASE	Phase 1	Phase 1	Phase 1	Phase 1	Phase 2



Parking
495 Spaces



Skylights
1 per Unit
Bldg B,C,D



Power
100 - 250 A



Lighting
High efficient
LED lights



Structure
A - 300 PSF
B,C,D - 500 PSF



Signage
Derry Road
and Sixth Line



Sprinkler
ESFR Sprinkler
System



HVAC
High Efficiency
Rated



Turnkey Office
Build-out Options
Upper Floor Building A

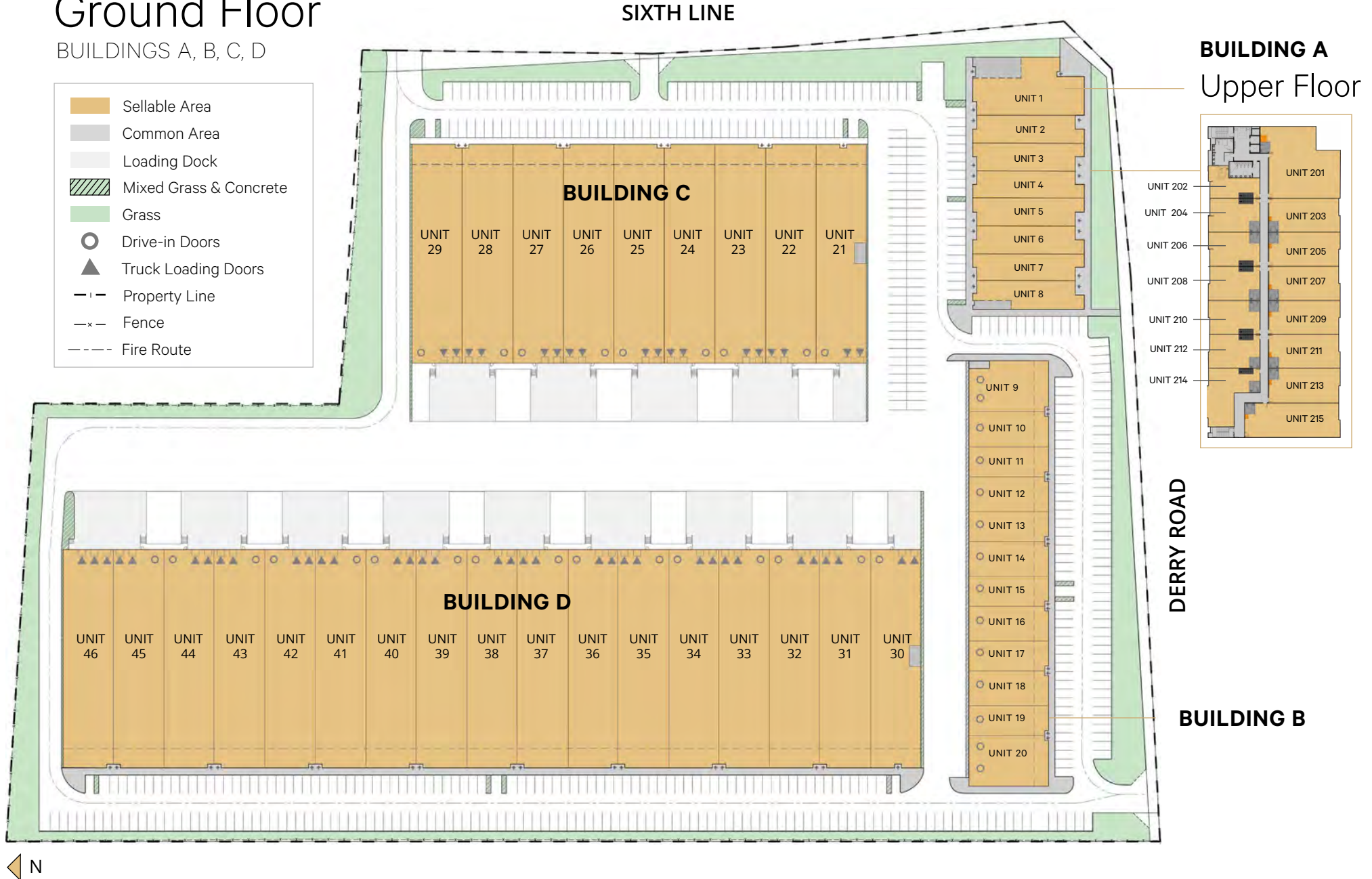




Ground Floor

BUILDINGS A, B, C, D

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





BUILDINGS A & B | COMMERCIAL UNITS



Building A is a 2-storey, 23-unit premium build industrial condominium complex ideal for flex use, office, services and light industrial businesses. Units can be combined both vertically and horizontally to suit your business needs. With prime frontage along the heavily trafficked Derry Road, your customers and clientele will find you with convenience and ease.

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

Vertical and horizontal layouts available. Speak to your Agent for more details!



Rendering of Dental Office Buildout Lower Floor



Upper Floor - Administration

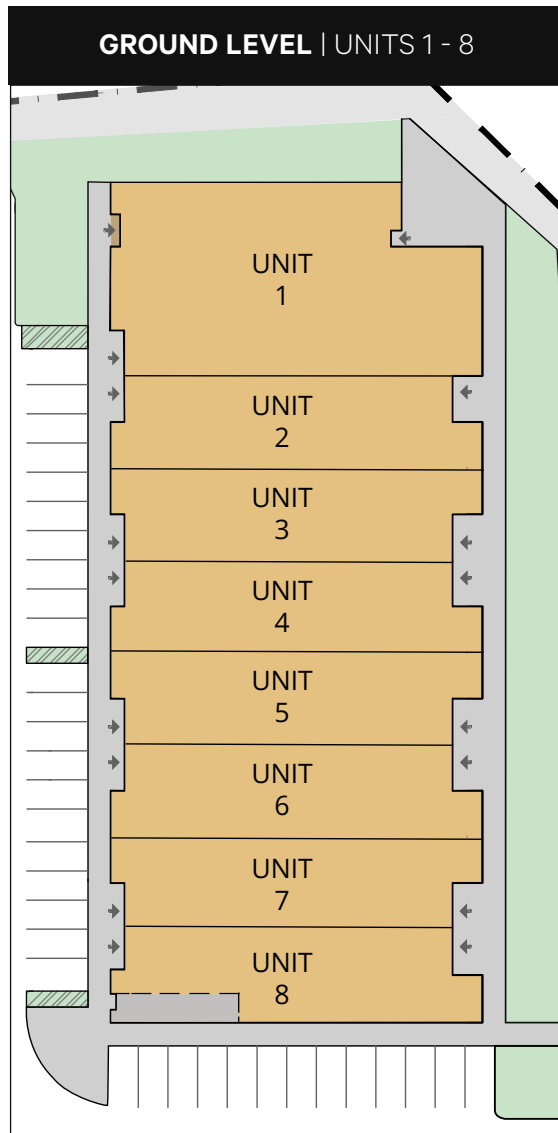


Building A - Unit 1
Proposed End-Cap Restaurant Sideview Rendering

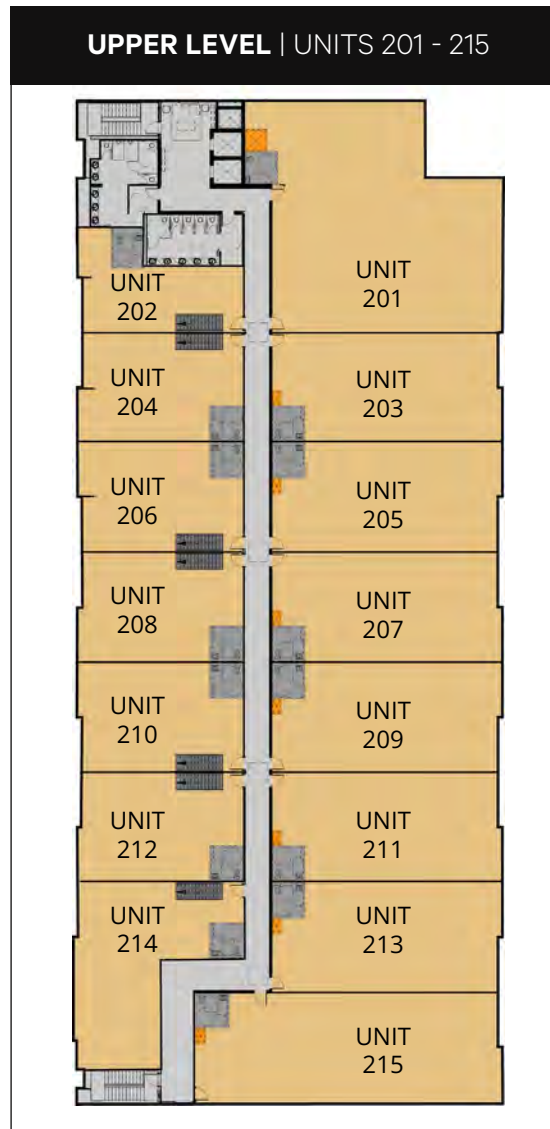




BUILDING A - COMMERCIAL CONDO UNITS



DERRY ROAD



DERRY ROAD

GROUND LEVEL	
Unit	SF
1	5,192
2	3,043
3	3,043
4	3,043
5	3,043
6	3,043
7	3,043
8	2,610

UPPER LEVEL	
Unit	SF
201	3,839
202	1,012
203	2,020
204	1,447
205	2,019
206	1,447
207	2,019
208	1,447
209	2,019
210	1,447
211	2,019
212	1,447
213	2,019
214	1,730
215	2,734

N Sellable Area Optional Washroom Optional Staircase MECH Shaft Common Area

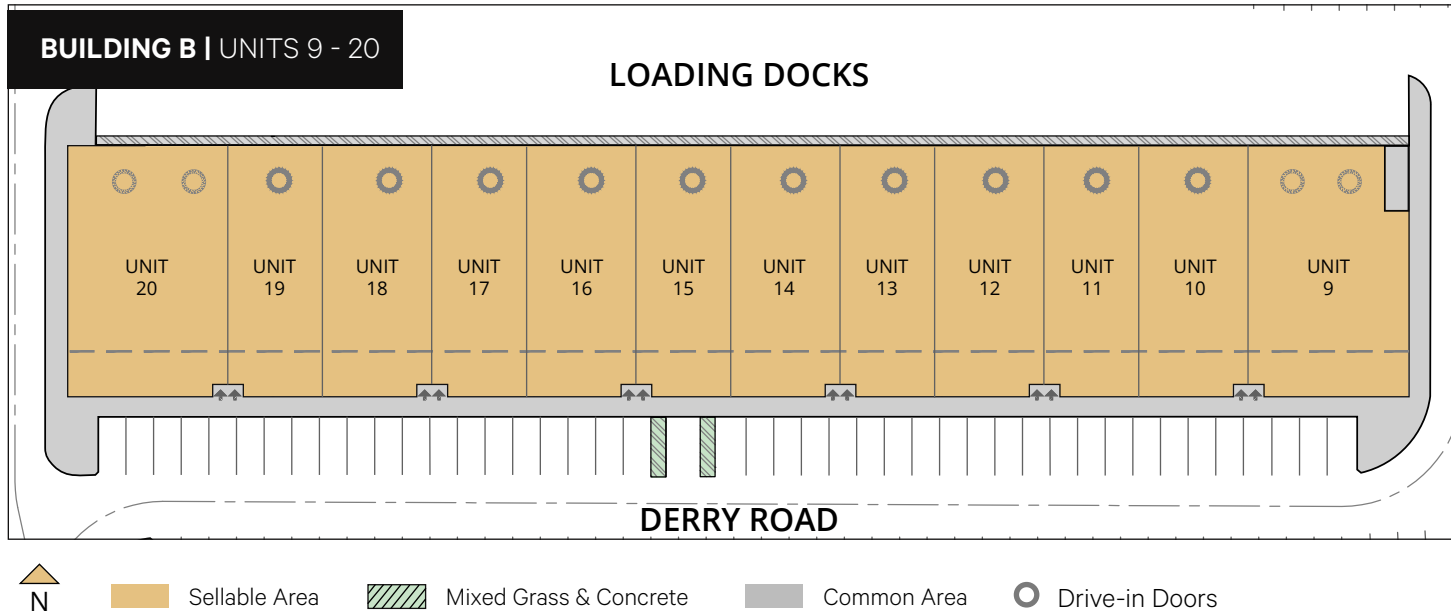
BUILDING A | 04

(416) 860-3660
info@kolt.ca
miltongates.com

KOLT Realty Inc., Brokerage
2300 Yonge Street, Suite 3030
Box 2310 | Toronto, Ontario
M4P 1E4



BUILDING B - COMMERCIAL UNITS WITH LOADING OPTIONS



BUILDING B				
Unit	SF	Mez	Total SF	Loading
9	4,284	807	5,090	2D
10	2,898	508	3,405	1D
11	2,898	508	3,405	1D
12	2,898	508	3,405	1D
13	2,898	508	3,405	1D
14	2,898	508	3,405	1D
15	2,898	508	3,405	1D
16	2,898	508	3,405	1D
17	2,898	508	3,405	1D
18	2,898	508	3,405	1D
19	2,898	508	3,405	1D
20	4,562	809	5,371	2D

Q&A: What you need to know!

When is the estimated Groundbreaking?

Q4 2024

Can I get exclusivity for my use?

Speak to Listing Agents for more details.

Combining Units?

Units can be combined in order to suit your needs, horizontally and vertically.

KOLT

BUILDING B | 05

Keval Sedani*

C: (647) 338-1957

E: ksedani@kolt.ca

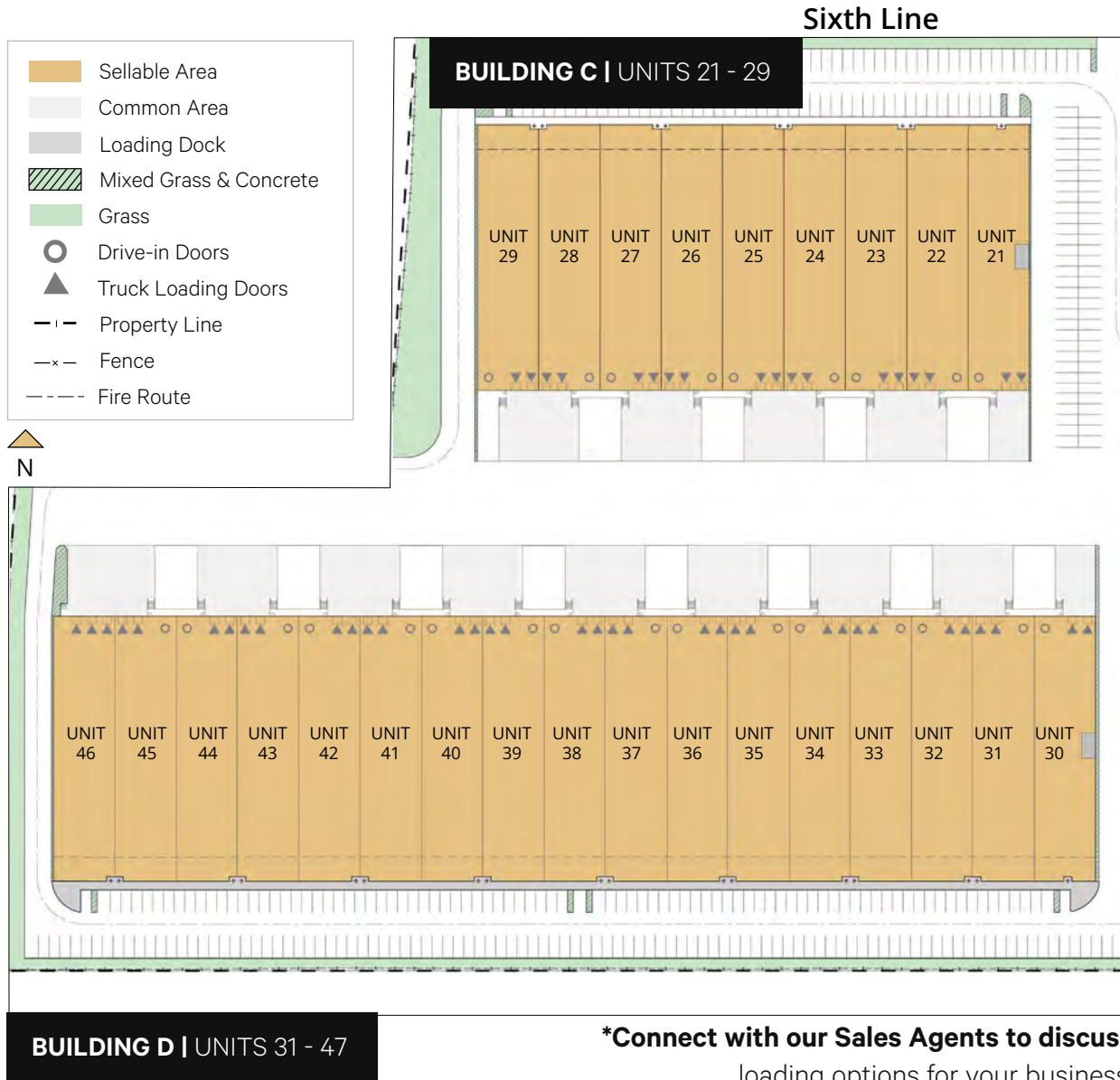
Shada Figliomeni**

C: (416) 417-2698

E: sfigliomeni@kolt.ca



BUILDINGS C & D



BUILDING C				
Unit	SF	Mezzanine	Total	Loading
21	11,392	1,032	12,424	1D + 2T
22	11,704	1,032	12,736	1D + 2T
23	11,704	1,032	12,736	1D + 2T
24	11,704	1,032	12,736	1D + 2T
25	11,704	1,032	12,736	1D + 2T
26	11,704	1,032	12,736	1D + 2T
27	11,704	1,032	12,736	1D + 2T
28	11,704	1,032	12,736	1D + 2T
29	11,704	1,032	12,736	1D + 2T

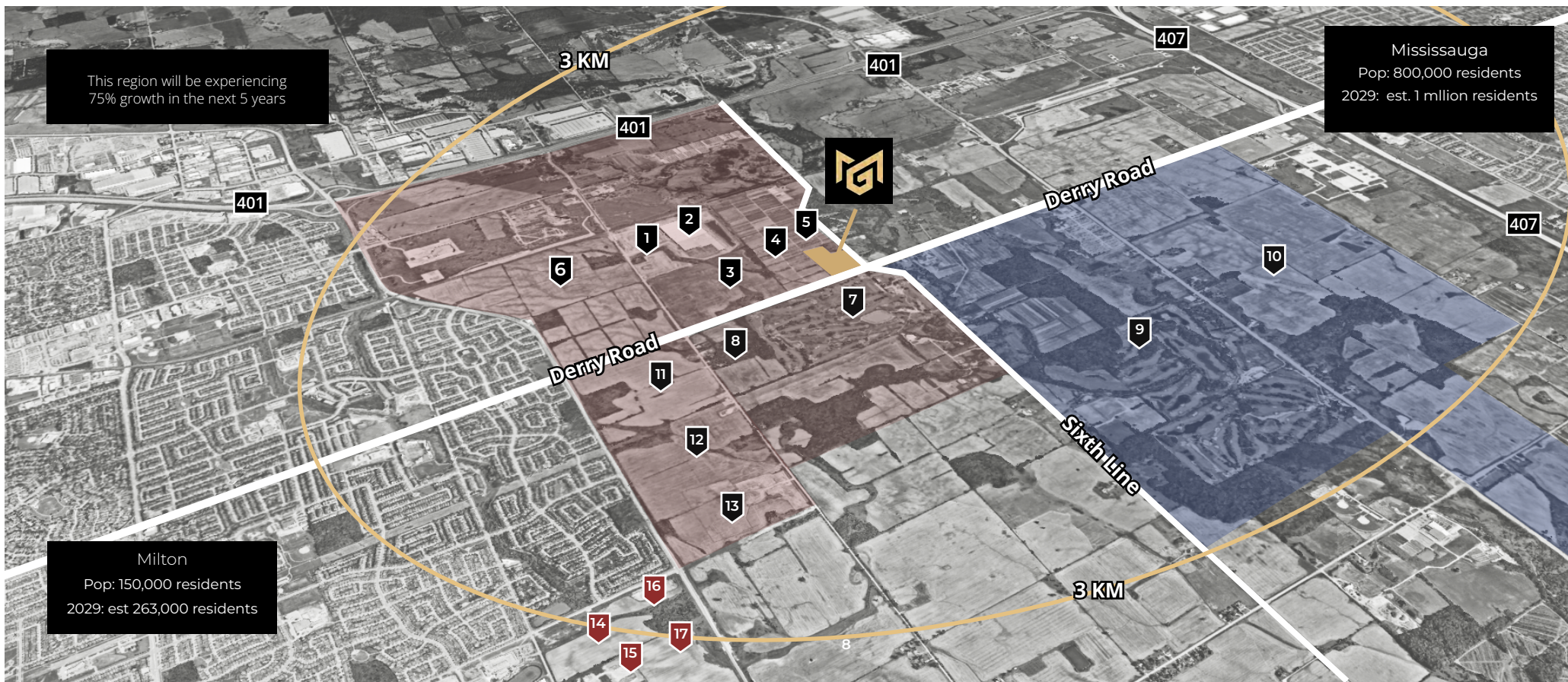
BUILDING D				
Unit	SF	Mezzanine	Total SF	Loading
30	11,441	1,030	12,471	1D + 2T
31	11,686	1,030	12,716	1D + 2T
32	11,686	1,030	12,716	1D + 2T
33	11,686	1,030	12,716	1D + 2T
34	11,686	1,030	12,716	1D + 2T
35	11,686	1,030	12,716	1D + 2T
36	11,686	1,030	12,716	1D + 2T
37	11,686	1,030	12,716	1D + 2T
38	11,686	1,030	12,716	1D + 2T
39	11,686	1,030	12,716	1D + 2T
40	11,686	1,030	12,716	1D + 2T
41	11,686	1,030	12,716	1D + 2T*
42	11,686	1,030	12,716	1D + 2T*
43	11,686	1,030	12,716	1D + 2T*
44	11,686	1,030	12,716	1D + 2T*
45	11,686	1,030	12,716	1D + 2T*
46	11,686	1,030	12,716	3T*

Derry Road





LOCAL DEVELOPMENT MAP



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 Broccolinini
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



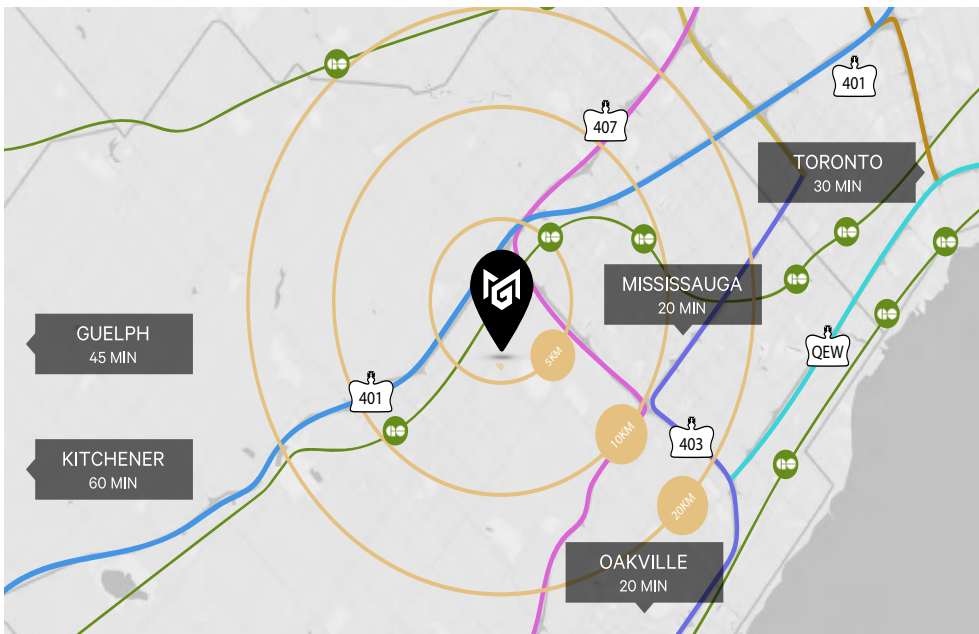


JOIN A DIVERSE & THRIVING BUSINESS COMMUNITY

The Town of Milton has devoted significant effort to fostering industrial and workforce growth in the region by investing in key developments. Derry Green Business Park is a planned employment area with over 8.9 Million Sq. Ft. of industrial space being built.

Approximately 2,000 acres in size and with easy access to the larger GTA, Derry Green Corporate Business Park is the perfect location for employers looking to utilize industrial space. This park is located within a 5-10 km radius from three separate highway interchanges and is proximate to one of Canada's most intricate transportation corridors.

This is an excellent opportunity for businesses to seize ownership, especially those looking to expand or relocate their premises to a growing urban centre located along the most intensely used transportation corridor in the country.



MILTON STATS

This region will be experiencing
75% growth in the next 5 years

20%
Population Growth
in Milton

40-44
Median Age

\$150K+
Average Household
Income

50K+
Labour Force

Canada Statistics 2024

GTA	Distance	Time
Mississauga	24 KM	19 min
Oakville	24 KM	18 min
Brampton	31 KM	22 min
York	50 KM	50 min
Caledon	52 KM	39 min
Vaughan	52 KM	35 min
Toronto	52 KM	53 min

Regions	Distance	Time
Hamilton	24 KM	19 min
Guelph	24 KM	18 min
Bolton	31 KM	22 min
Kitchener/Waterloo	50 KM	50 min

KOLT

MILTON OVERVIEW | 08

Neel Venugopal**

C: (647) 459-5648

E: nvenugopal@kolt.ca

Shada Figliomeni**

C: (416) 417-2698

E: sfigliomeni@kolt.ca

Amol Dhillon*

C: (416) 270-7575

E: adhillon@kolt.ca

Harbhajan S. Dhillon*

C: (416) 558-4487

E: hdhillon@kolt.ca

Keval Sedani*

C: (647) 338-1957

E: ksedani@kolt.ca



TRUSTED PARTNERS



CMCC Capital Funds, as a trusted partner in the Milton Gates development, plays a pivotal role as KOLT's equity partner. In recent years, CMCC has partnered with developers such as KOLT in over 57 projects, with 25 million square feet of total space, and \$15 billion in current market value.

cmccapitalfunds.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 and development projects.

waremalcomb.com



In business for 10 years, KOLT Investments stands as a trusted partner in the development sector, excelling in commercial real estate with a \$600 million portfolio that highlights KOLT's consistent growth and value creation. With a strategy centered around maximizing asset performance, KOLT's approach involves leveraging deep market expertise to secure both on and off-market opportunities in the GTA, with over a dozen successful industrial condominium projects undertaken to date.

kolt.ca





DRIVING SUCCESS THROUGH A WEALTH OF KNOWLEDGE & OUR DIVERSE TEAM'S COLLABORATION.

KOLT's extensive network of seasoned professionals, backed by years of experience, brings a wealth of knowledge spanning property and asset management, commercial development, and transactions. With a collaborative culture that embraces diverse perspectives, we foster confident and agile decision-making, delivering outstanding results with precision.

At KOLT, our unwavering commitment as both trusted advisors and active investors drives us to navigate complex landscapes and unlock the full potential of real estate opportunities, ensuring lasting success for our valued partners.



OVER 1.6M SF
of condo units sold or
being marketed in the
GTA.



600 MILLION
worth of industrial
condo units sold or
being marketed.



100+ YEARS
of combined experience
in all things real estate.





M I L T O N G A T E S

B U S I N E S S P A R K

Contact Information

Neel Venugopal**

C: (647) 459-5648

E: nvenugopal@kolt.ca

Shada Figliomeni**

C: (416) 417-2698

E: sfigliomeni@kolt.ca

Amol Dhillon*

C: (416) 270-7575

E: adhillion@kolt.ca

Harbhajan S. Dhillon*

C: (416) 558-4487

E: hdhillon@kolt.ca

Keval Sedani*

C: (647) 338-1957

E: ksedani@kolt.ca



KOLT Realty Inc., Brokerage

2300 Yonge Street, Suite 3030

Box 2310 | Toronto, Ontario

M4P 1E4



(416) 860-3660



info@kolt.ca



miltongates.com

2024 Terms and Conditions This being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational, and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this CIM, is proved at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only and without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

*Sales Representative ** Brokers