



MILTON

BUSINESS PARK



BUILDING INFORMATION

SUITE SIZE

106,846

AVAILABILITY

January 1, 2026

TYPE

Industrial

LIGHTING

LED Lighting Throughout

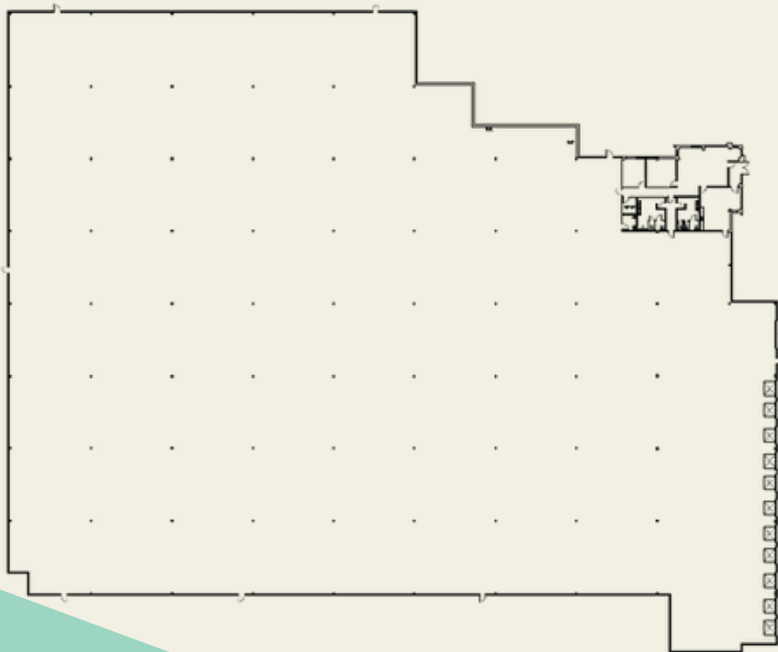
SUITE NOTES

- 2% Office Space
- Typical Column Grid
36'4 ft x 40'7 ft
- Two Bays of Natural Lighting
within the Warehouse
- Front-Load Facility
- Dedicated Warehouse Entrance
- Building Highway Signage Available

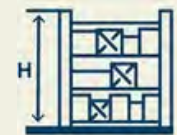
LOCATION PLAN



LAYOUT PLAN



CLEAR HEIGHT



32'

DRIVE-IN DOOR(S)



1

DOCK LEVEL DOOR(S)



11

TRANSIT INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario

DRIVE TIMES TO KEY LOCATIONS

Milton GO Station: 10-12 minutes.

DRIVE TIMES TO MAJOR HIGHWAYS

Highway 401: 5-7 minutes.

Highway 407 (ETR): 10-12 minutes.

Highway 403: 20-25 minutes.

QEW (Queen Elizabeth Way): 25-30 minutes.



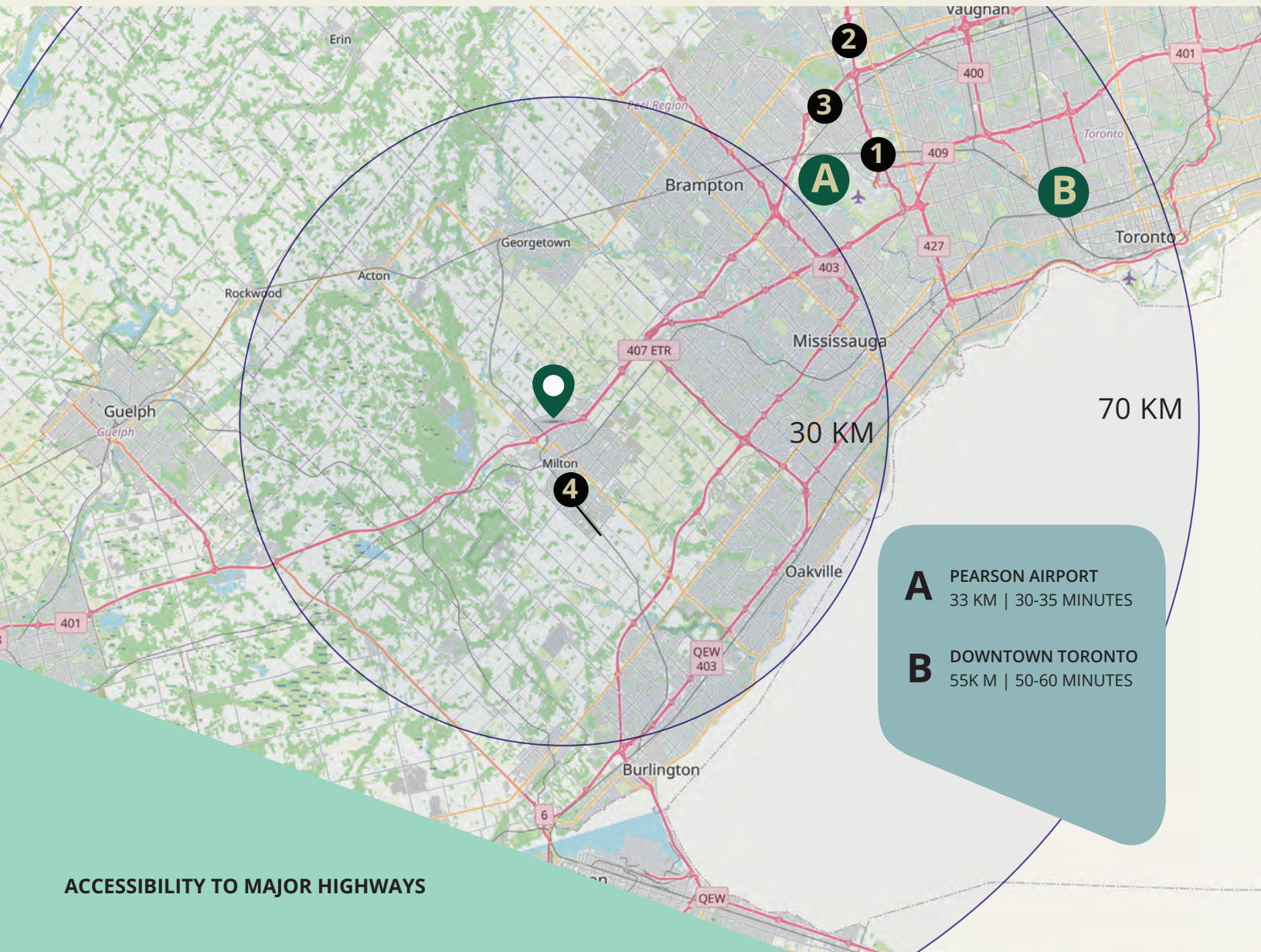
DRIVE TIMES INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



DRIVE TIMES TO THE TERMINALS

- 1** CN INTERMODAL TERMINAL (MALPORT)
Drive Time: 25-35 minutes.
- 2** CPKC RAILWAY: VAUGHAN INTERMODAL TERMINAL
Drive Time: 34-45 minutes.
- 3** CN RAIL BRAMPTON YARD
Drive Time: 25-30 minutes.
- 4** MILTON LOGISTICS HUB (future)
Drive Time: 10-17 minutes.



DEMOGRAPHICS INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



POST-SECONDARY DEGREE HOLDERS



64%

with a post-secondary Education

WORKFORCE PARTICIPATION



75.8%

LABOUR FORCE PARTICIPATION

POPULATION



145,000

MEDIAN HOUSEHOLD INCOME



\$126,000

AMENITIES INFORMATION

8350 Lawson Road Unit 1
Milton, Ontario



- Holiday Inn Express & Suites Milton by IHG
- Best Western Milton
- Home2 Suites by Hilton

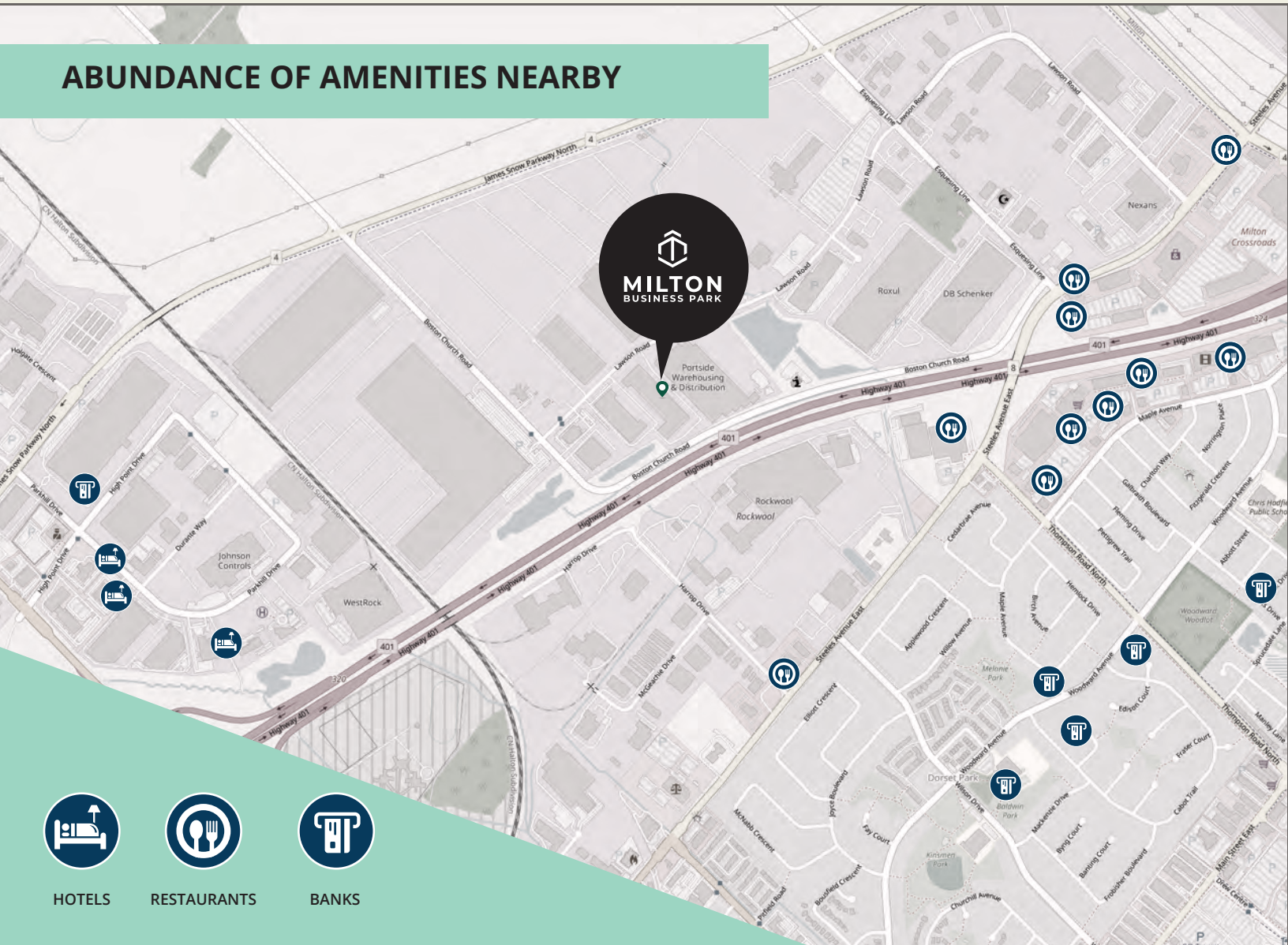


- Tim Hortons
- Turtle Jack's
- Popeyes Louisiana
- Oh Bombay
- Swiss Chalet
- Sunset Grill
- Lone Star Texas Grill



- CIBC Bank
- RBC Royal Bank
- Scotiabank
- BMO Bank
- TD Canada Trust

ABUNDANCE OF AMENITIES NEARBY



HOTELS



RESTAURANTS



BANKS

About Us

Incorporated in 1993, GWL Realty Advisors Inc., Brokerage is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals - and to develop and manage spaces that engage, excite and inspire.

Our Services

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: **Great-West Life Real Estate Fund** and **London Life Real Estate Fund**.

GWL Realty Advisors Inc., Brokerage Portfolio Highlights:

42.5M
sq. ft.

\$18B
Assets under
management

\$1B
Projects under
development

710
Real estate transactions
completed since 1996

110
development
projects completed
since 1996

7
consecutive GRESB
Green Star rankings



86%
of GTA industrial portfolio by floor
area certified BOMA BEST or LEED
(5th consecutive 5-star ranking)



Get more information

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