



FIFTH LINE BUSINESS PARK

AT DERRY GREEN, MILTON

Entire Park 60% Leased!

Construction Complete!

50,222 - 230,000 SQ. FT.
READY FOR TENANT FIXTURING



B R O C C O L I N I

CBRE

KYLE HANNA*

CBRE

Vice Chairman

EVAN S. WHITE*

CBRE

Vice Chairman

TRACY MACDONALD*

BGO

Managing Director,
National Leasing

MARK RZADKI**

BGO

Principal, Leasing
Broker of Record



Sustainably Inspired & Connected

Welcome to Milton's first sustainability focused development.

Fifth Line Business Park at Derry Green, Milton is a master planned first class business park, expertly designed to offer four state-of-the-art industrial buildings of various flexible sizes ranging from 50,222 – 230,000 square feet. Each with pioneering environmentally focused specifications that will provide tenants with superior energy efficiencies, providing "Zero Carbon Ready" Design for 6670 Fifth Line and All-Electric Net Zero Carbon Design for 6750 Fifth Line.

EXPERTLY DESIGNED

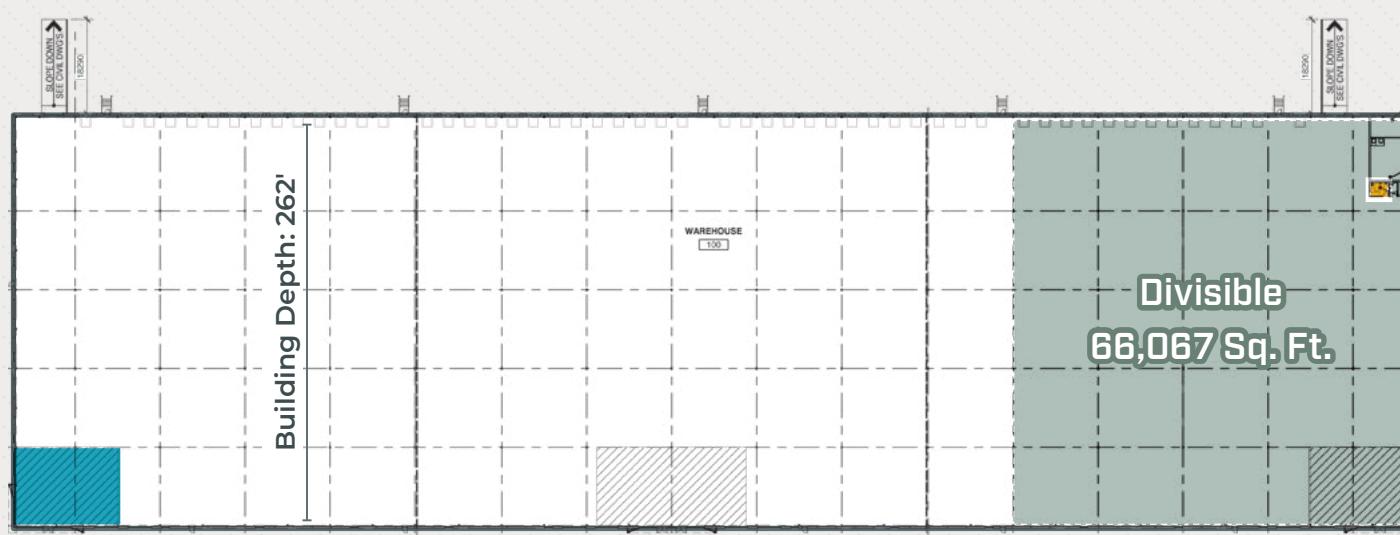
Master planned First Class Business Park, offers a combination of small, mid and large bay units.

6750 FIFTH LINE | AVAILABLE | NET ZERO CARBON BUILDING

2,165 Sq. Ft. Model Office Ready for March 2025

SIZE	233,453 Sq. Ft. Divisible to 66,067 Sq. Ft.
ASKING RATE	Full Building: \$17.95 Per Sq. Ft. Net Demised options: Speak to Listing Agents
T.M.I. [2024]	\$3.63 Per Sq. Ft.
SHIPPING	53 Truck Level Doors, 2 Drive-in Doors
CLEAR HEIGHT	36'
BAY SIZE	54' (w) x 50' (d), 60' Staging Bay
POWER	2,500 Amps

FLOOR PLAN

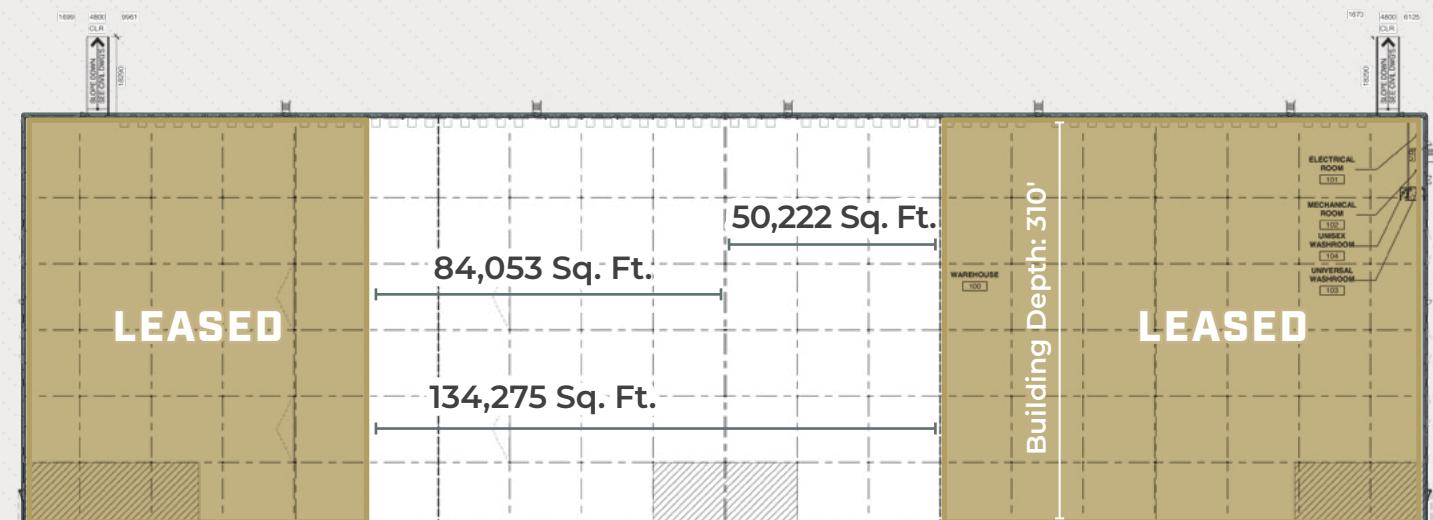


6670 FIFTH LINE | 60% LEASED

Divisible to 50,222 & 84,053 Sq. Ft. Units

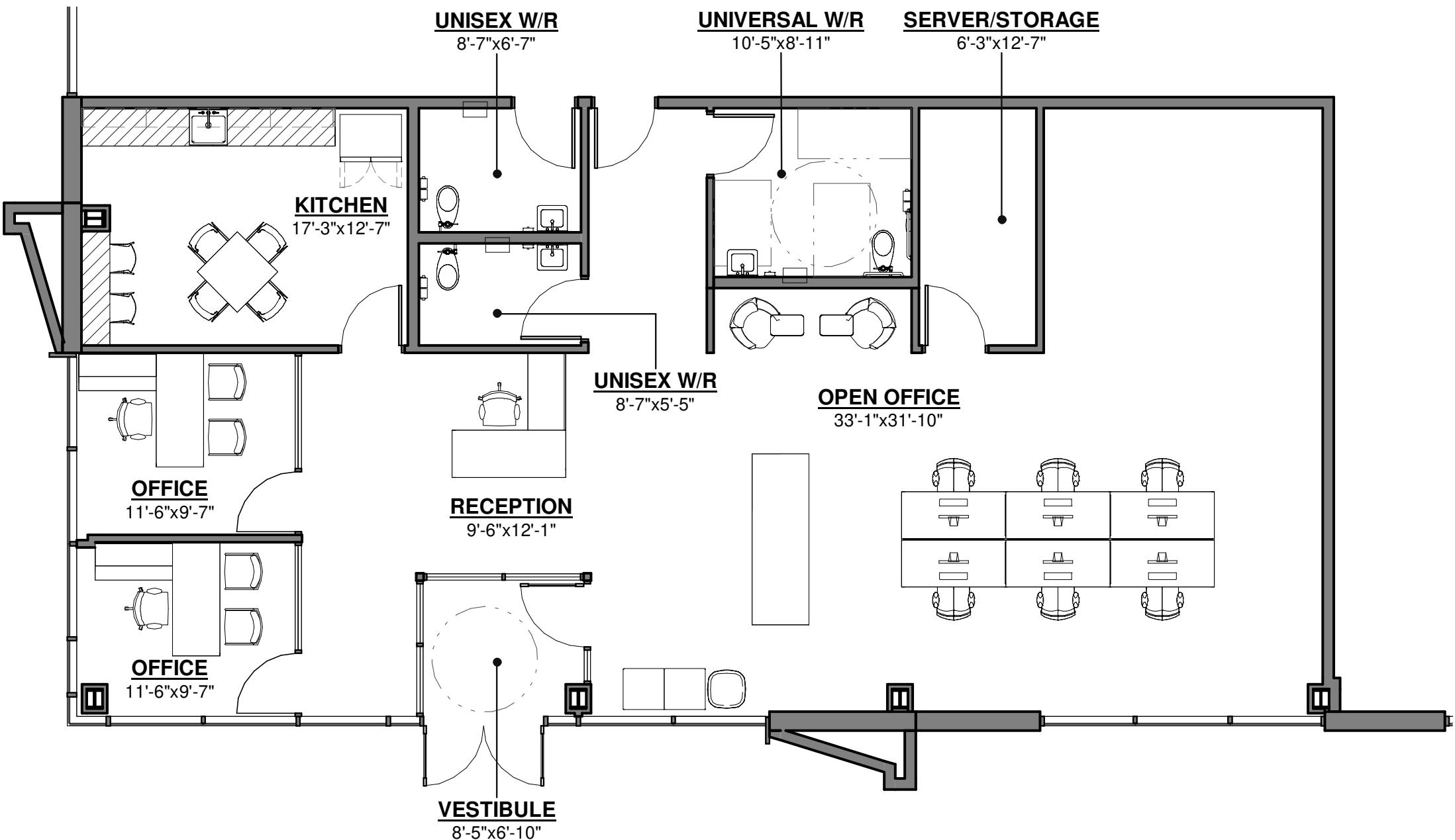
LEASE OPTIONS	50,222 Sq. Ft.	84,053 Sq. Ft.	134,275 Sq. Ft.
ASKING RATE	Speak to Listing Agents	Speak to Listing Agents	\$17.75 Per Sq. Ft. Net
T.M.I. [2024]	\$3.51 Per Sq. Ft.		
SHIPPING	11 Truck Level Doors	19 Truck Level Doors	30 Truck Level Doors
CLEAR HEIGHT	36'		
BAY SIZE	54' (w) x 50' (d), 60' Staging Bay		
POWER	1,000 Amps		

FLOOR PLAN



6750 FIFTH LINE

2,165 SQ. FT. MODEL OFFICE READY FOR MARCH 2025



BUILDING SPECIFICATIONS

ZERO CARBON

6670 Fifth Line: designed to be Zero Carbon Ready, as defined by Ecovert.
6750 Fifth Line: designed to be Zero Carbon Package One, as defined by Ecovert, however the intent is to design Building 2 to be fully electric without the use of any natural gas mechanical units.

CONCRETE APRON AND DOLLY PADS

60'-0" Deep Concrete Apron at the loading dock area is included. The pad is to be 200mm thick, 32 MPa C-2 concrete on 200mm of compacted Granular A.
Ramps up to the drive-in doors to be Heavy Duty Asphalt.

FLOOR SLAB

Slab-on-Grade to be 8" thick, 25 MPa concrete, reinforced with 25kg/m³ of steel fibers, on 200mm of compacted Granular A.
Slab to be finished to meet FF50 and FL40.
Slab to be treated with 1 coat of high performance penetrating sealer (Ashford Formula, Diamond Hard or equal) and 60lbs/100sf of floor hardener (Traprock, Diamond-Plate or equal).
A 10mm Vapour Barrier is included throughout.

PRECAST

Exterior precast panels to be form finish exterior and steel trowel finish interior, insulated to R24.

ROOFING

The roof system is to be a 60mil TPO mechanically fastened system with fully welded seams, complete with vapour barrier and polyisocyanurate insulation, for a total system R-value of 40. Canopies are to be 60mil TPO as well.
Loose Laid 60mil TPO slip sheet included under solar panels at Building 2 only.

OVERHEAD DOORS

Dock level doors to be 9'-0" wide x 10'-0" high, manually operated, complete with one vision panel.
Drive-in doors to be 12'-0" wide x 14'-0" high, electrically operated (2 per building) complete with one vision panel.
All overhead doors to be pre-painted metal, insulated to R20, maximum lift complete with heavy-duty hardware (3" rails) track guards.

LOADING DOCK EQUIPMENT

7' x 8' hydraulic dock levelers with a 40,000lbs capacity are included.
All dock levelers to be complete with molded rubber bumpers and standard 40oz. vinyl door seals.
Provisions for truck restraints are not included.

HEATING, VENTILATION, AIR CONDITIONING

HVAC is designed to meet OBC and ASHRAE 90.1 standards. Heating load design based on the following criteria:

Outside Ambient -20°C DB OBC January 1% Design
Inside Temperature 15°C DB
Wind Speed 24km/h

Heating for Building 4 is provided by gas fired, rooftop-mounted, Cambridge Make-Up Air Units, complete with 7-day programmable thermostats.

Heating for Building 2 is provided by electric, rooftop-mounted, Energy Recover Ventilators and VRV Condensing Units, complete with 7-day programmable thermostats.

Warehouse exhaust system to be roof mounted passive pressure relief louvers.

Cooling is not included, except for the units installed in Building 2 have the option to allow for cooling.

Infrared heaters at loading docks for supplemental heat is included in building 4 only.

Motorized exhaust fan included at the sprinkler pump room.

FIRE PROTECTION

Automatic wet type sprinkler system to be ESFR in compliance with OBC and NFPA 13 (2013), and NFPA20 (2010).

Sprinkler system allows for storage up to 33'-0" of Class I-IV Commodities, Group A Plastics, Cartoned / Uncartoned, unexpanded in bulk storage, single, double, or multiple row racking.

TOTAL BUILDING POWER

Four (4) 100mm diameter PVC conduits are included from the property line to the electrical room for current and future phone, fibre optic, and data services.

347/600V Main Switchboards for each building are as follows:

6750 Fifth Line: 2,500Amp
6670 Fifth Line: 3,000Amp

SOLAR SYSTEM

Building 2 includes a 500kW rooftop solar array system. String inverters to be mounted within 1 metre of array.

LIGHTING

Supply and install High-Bay LED fixtures in the warehouse, complete with a 10' whip. Initial lighting of 30 FC at 30" above the finished floor will be provided, based on an open concept layout. Motion sensors are included. Lighting control is from the breakers.

Exterior lighting to be provided by LED wall packs and controlled by photo cell. Pole lighting is not included.

CAR PARKING

Building 4: 206 Stalls for entire building (0.63/1,000 Sq. Ft.)
Building 2: 187 Stalls for entire building (0.80/1,000 Sq. Ft.)

ZONING

M1*306 - Business Park Zone Special

ZERO CARBON FOR THE FUTURE



Fifth Line Business Park welcomes you to the future with its Zero Carbon designs – the first of its kind in the town of Milton.

By challenging traditional construction and operational practices, Fifth Line Business Park offers a Net Zero Carbon Design (all-electric HVAC, 500kW rooftop solar) in 6750 Fifth Line, and 6670 Fifth Line have future ability to convert to Net Zero.

THE FIFTH LINE BUSINESS PARK DIFFERENCE

ZERO-CARBON SPECIFICATIONS

6670 FIFTH LINE “ZERO CARBON READY” DESIGN

Transition Plan + Annual ZC Performance Certification

- More airtight building leading to less air leakage.
- Includes increased roof and precast panel insulation.
- Increased structural reinforcement in the roof to accommodate future rooftop solar panels.
- Increased electrical capacity to support future transition to all-electric HVAC.

6750 FIFTH LINE ALL-ELECTRIC NET ZERO CARBON DESIGN

Base Build Zero Carbon Design Certification + Annual ZC Performance Certification, No Transition Plan Required

- More airtight building leading to less air leakage.
- Includes increased roof and precast panel insulation.
- 500kW rooftop solar array to offset 100% annual GHG emissions.
- All-electric HVAC including air-source heat pumps and electric unit heaters.

NET ZERO PERFORMANCE DESIGN = BENEFITS FOR TENANTS

UP TO \$0.19 PER SQ. FT. ENERGY SAVINGS

Net savings per square foot to be passed on to the tenant

	Traditional (Cambridge Units)	Net Zero (Fully Electric)	Net Difference
Anticipated Power Requirements (kWh/yr)	500,000	\$860,000	360,000
Anticipated Cost/kWh (@\$0.15 psf/annum) (A)	\$75,000	\$129,000	\$54,000
Estimated PV generated power (kWh/yr)	(NA)	650,000	650,000
Total estimated savings/annum (@\$0.15/kWh) (B)	-	\$97,500	\$97,500
Total estimated annual Hydro Cost (A-B)	\$75,000	\$31,500	\$43,500
Net Savings PSF (@ 233,453 sf)	--	\$0.19	--

Immediate Cost Savings

Energy and carbon savings in combination with the rooftop solar array will result in immediately lower annual operating costs.

59% Year 1 Energy Savings¹

Compared to traditional new construction building (NECB 2017).

Zero GHG Emissions

Building contributes minimally to Scope 1 & 2 GHG emissions, helping tenants meet their corporate Net Zero targets.

200-300% Improved Efficiency

All-electric HVAC system is 200-300% more efficient which reduces overall energy consumption.

OPERATING COSTS OVER TIME¹



NET ZERO CARBON DESIGN ENERGY SAVINGS

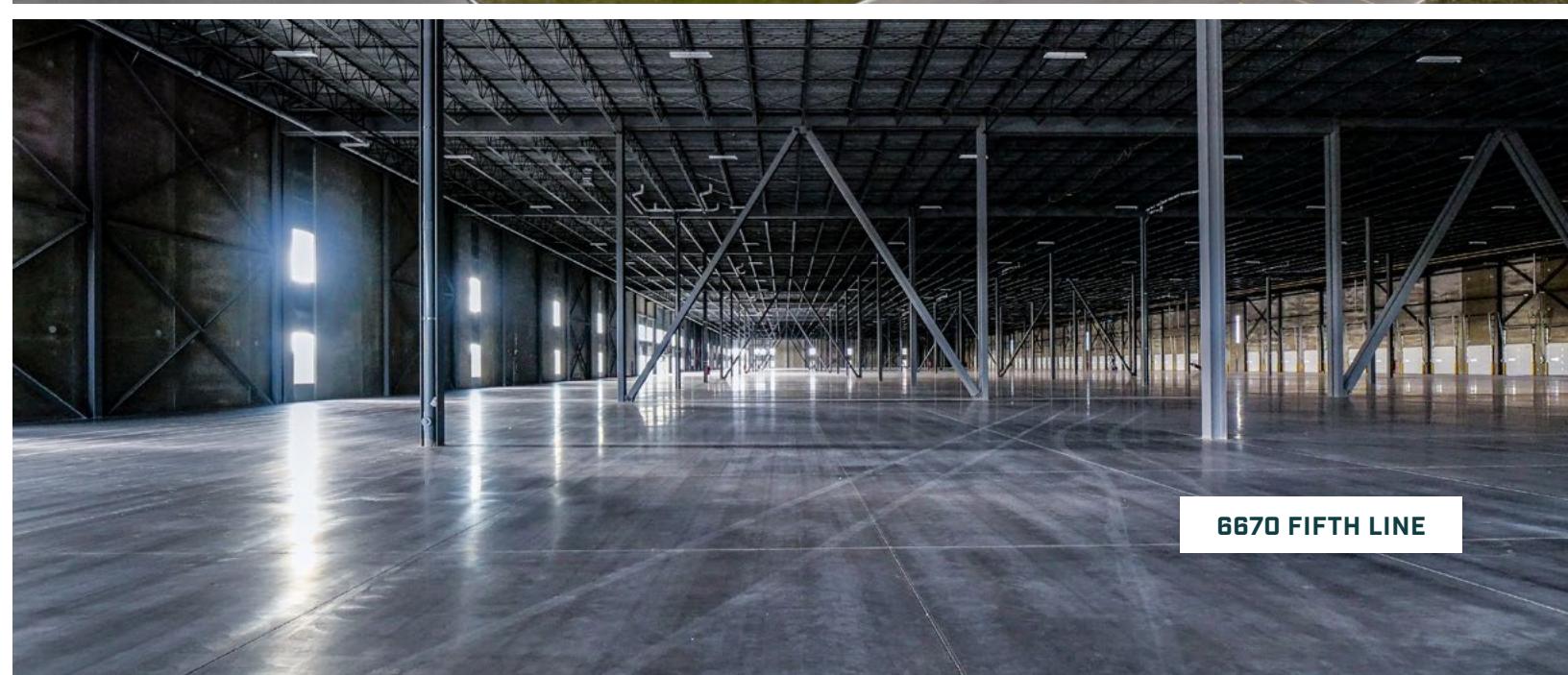
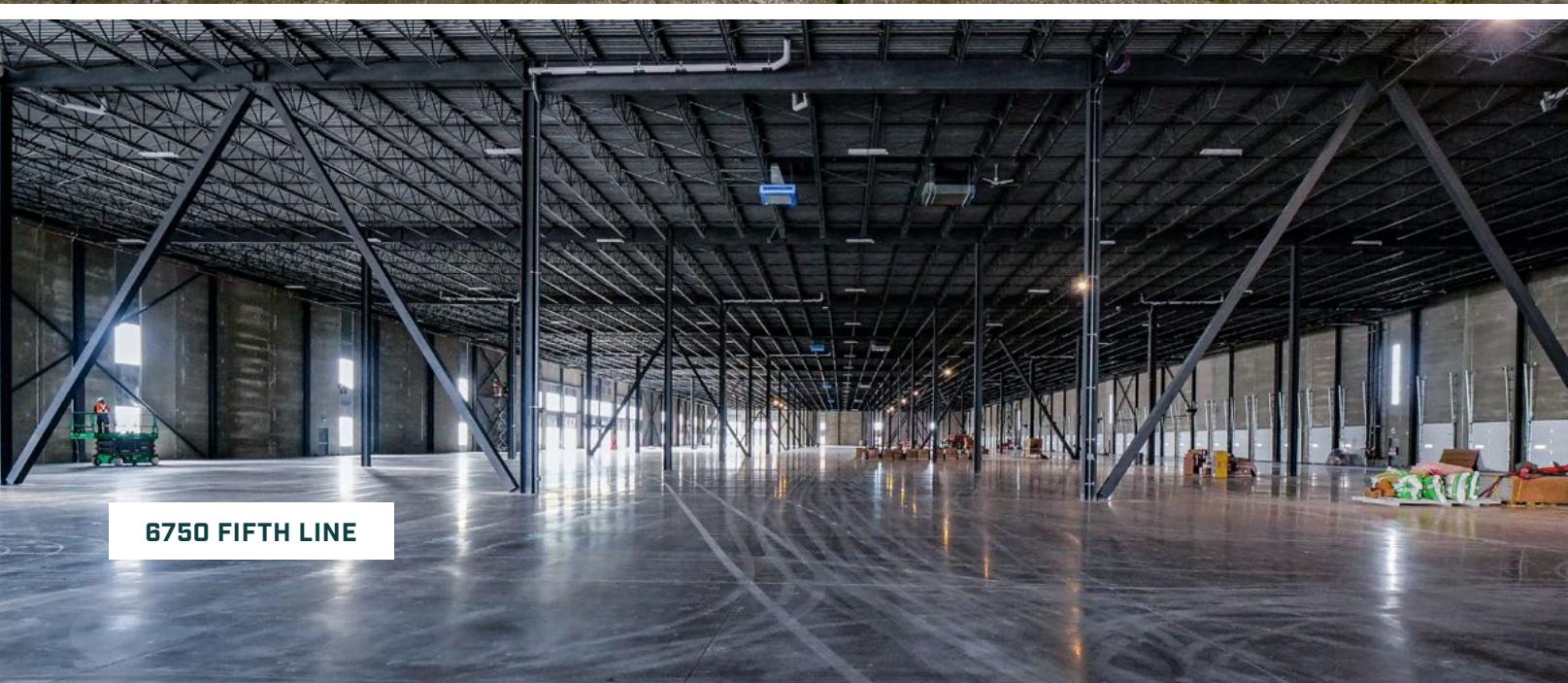
Green buildings are more efficient to operate, which saves money in the long-term.

1. Projects based on Energy Modeling prepared by Ecoverit. Further details available upon request



6750 FIFTH LINE

6670 FIFTH LINE



MILTON, THE FASTEST GROWING AND 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.

ABOUT MILTON

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 submarket 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.

CONNECTIVITY FROM SITE

Downtown Toronto	50 km • 40 minutes
Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Waterloo	67 km • 45 minutes
Toronto Pearson International Airport	31 km • 24 minutes
Waterloo International Airport	57 km • 40 minutes
Highway 401	5 km • 4 minutes
Highway 407	8 km • 7 minutes
Highway 403	14 km • 10 minutes
Queen Elizabeth Way	30 km • 22 minutes
Milton CN Logistics Hub	11 km • 12 minutes
CN Brampton Yard	30 km • 20 minutes

THE CENTER OF THE GTA WEST LABOUR POOL #1 EMPLOYMENT GROWTH IN HALTON REGION

 **53%**
OF THE GTHA TOTAL
LABOUR FORCE

 **36%**
LABOUR FORCE
INDUSTRIAL SECTOR JOBS

 **56.6%**
GROWTH
RATE

 **35**
MEDIAN YEARS
OF AGE
Youngest in Ontario

 **73%**
POST-SECONDARY EDUCATION
*5th most educated workforce
in Ontario*

 **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.
- ◆ Current population of 152,183 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.
- ◆ Average household income: \$143,511.



DEMOGRAPHICS BY RADIUS

	MILTON 2022	10 KM	20 KM	30 KM
POPULATION	152,183	323,509	1,528,344	2,536,852
LABOUR FORCE	74.2%	72%	69.1%	69.3%
MEDIAN AGE	35 Years	36 Years	38 Years	39 Years



- 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



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.

MILTON TRANSIT CONNECTED TO THE GTA

Fifth Line Business Park is a short **10-minute walk** from the Derry Green Service Area.

Milton's 3 Trudeau bus route is a short **7-minute walk** from Fifth Line Business Park

Milton's 21 Steeles bus route is a **4-minute drive** from Fifth Line Business Park

MILTON TRANSIT ONDEMAND

Milton Transit OnDemand is a flexible, shared-ride service that provides transit without following a fixed route or schedule, booked via a mobile app. OnDemand transit connects passengers to/from available fixed route service at key transfer locations. Smaller-sized, fully accessible Milton Transit buses are used to deliver OnDemand services.

Transfer points: Milton Go Station

- Connects with all Milton Transit routes 2, 3, 4, 5, 6, 7, 8, 9, 21 as well as GO Transit
- Passengers may book trips on-demand, same-day, or up to three days in advance
- Hours of operation:
Weekdays from 5:15 a.m. – 10:11 p.m.
Saturdays from 7:10 a.m. – 7:40 p.m.

ROUTE 3 TRudeau

Milton Transit operates weekdays from 5:15 a.m. to 10:13 p.m. and on Saturdays from 7:10 a.m. to 7:40 p.m. All routes start and end at the Milton GO Station.

ROUTE 21 STEELES

Milton's 21 Steeles bus route runs between Milton GO Station and Lisgar GO Station, with stops at the Toronto Premium Outlets in Halton Hills, as well as the Amazon Fulfillment Centre YYZ3 on Winston Churchill Boulevard.

MILTON TRANSIT ONDEMAND
DERRY GREEN ZONE

ROUTE 21 STEELES

ROUTE 3 TRudeau

BRAMPTON

MISSISSAUGA

407

TORONTO
PREMIUM OUTLETS

401

MILTON TRANSIT
ON DEMAND
DERRY GREEN ZONE



MILTON GO

FIFTH LINE
BUSINESS PARK
AT DERRY GREEN, MILTON

AT DERRY GREEN, MILTON • PG. 25



ABOUT THE PROJECT TEAM

DEVELOPED AND MANAGED BY A TEAM OF INDUSTRY EXPERTS



ADVISOR

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with approximately \$83 billion USD of assets under management (as of June 30, 2023) and expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the alternatives asset management business of Sun Life.

The assets under management shown above includes real estate equity and mortgage investments managed by the BGO group of companies and their affiliates, and as of 1Q21, includes certain uncalled capital commitments for discretionary capital until they are legally expired and excludes certain uncalled capital commitments where the investor has complete discretion over investment.

For more information, please visit www.bgo.com



OWNER

Sun Life is a leading financial services company that helps our Clients achieve lifetime financial security and live healthier lives. We have been honoring our commitments since 1865, and our future continues to look brighter every day. Sun Life serves millions in Canada, the U.S., Asia, the U.K. and other parts of the world through a diverse range of protection and wealth products and services. Sun Life Assurance Company of Canada consistently receives outstanding financial strength ratings from the global rating agencies, such as A.M. Best Company, Standard & Poor's, and Moody's.



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 centres 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 centres.

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.

