

For Sale: 143 Acres in Milton, Ontario

Industrial Development Land



Derry Road W

Sixth Line

& 7314 Sixth Line
11515 Derry Road

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Lennard:

The Site

7314 Sixth Line & 11515 Derry Road is a large employment land acquisition opportunity in Milton. It is comprised of 2 separate parcels totaling 143.9 acres and is one of the last remaining purchase opportunities of this size in the GTA West. The site is designated for industrial and business park uses, and is located adjacent to large business parks that have been built by Orlando Corporation, Broccolini, SunLife, Oxford Properties and Menkes, which are home to many large corporate tenants with highly recognizable brand names. The area benefits from excellent access to Highway 401, and Highway 407, and is located on the GTA's western edge, which makes it an ideal warehousing and distribution point to one of the largest consumer markets in North America. The location also benefits from proximity to the CPKC rail facility nearby on Trafalgar and the CN Milton Logistics Hub, an new intermodal facility currently under development at Milton's southwest urban boundary. This transportation infrastructure provides exceptional access to markets both locally and across North America and into Mexico. Services are available at the lot line along Derry Road, and the site is ready for making development applications.

	11515 Derry Road, Milton	7314 Sixth Line, Milton
Total Area	56.28 Acres	86.10 Acres
Pin	250750044	250750039
Land Use Designation	Industrial & Business Park Area	Industrial & Business Park Area
Frontage	±1,000' along Derry Road	±2,950' along Sixth Line



Corporate Neighbours

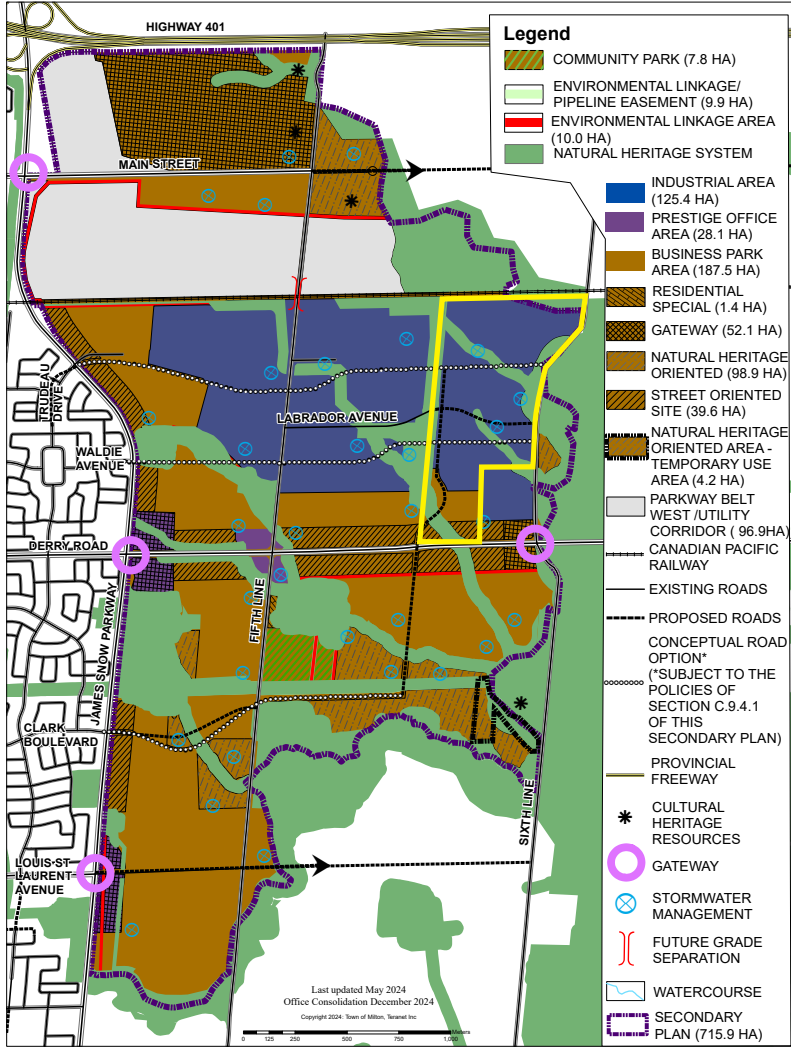


Planning

7314 Sixth Line & 11515 Derry Road is approved for Industrial and Business Park uses as part of the Derry Green Corporate Business Park Secondary Plan. The vision entails high quality employment developments that are welcoming to a corporate tenant. Moving forward will entail extension of municipal services which have been brought to the approximate western limit of the property on Derry Road, as well as addressing extension of road infrastructure for Labrador Avenue and Clark Boulevard.

Town of Milton - Official Plan

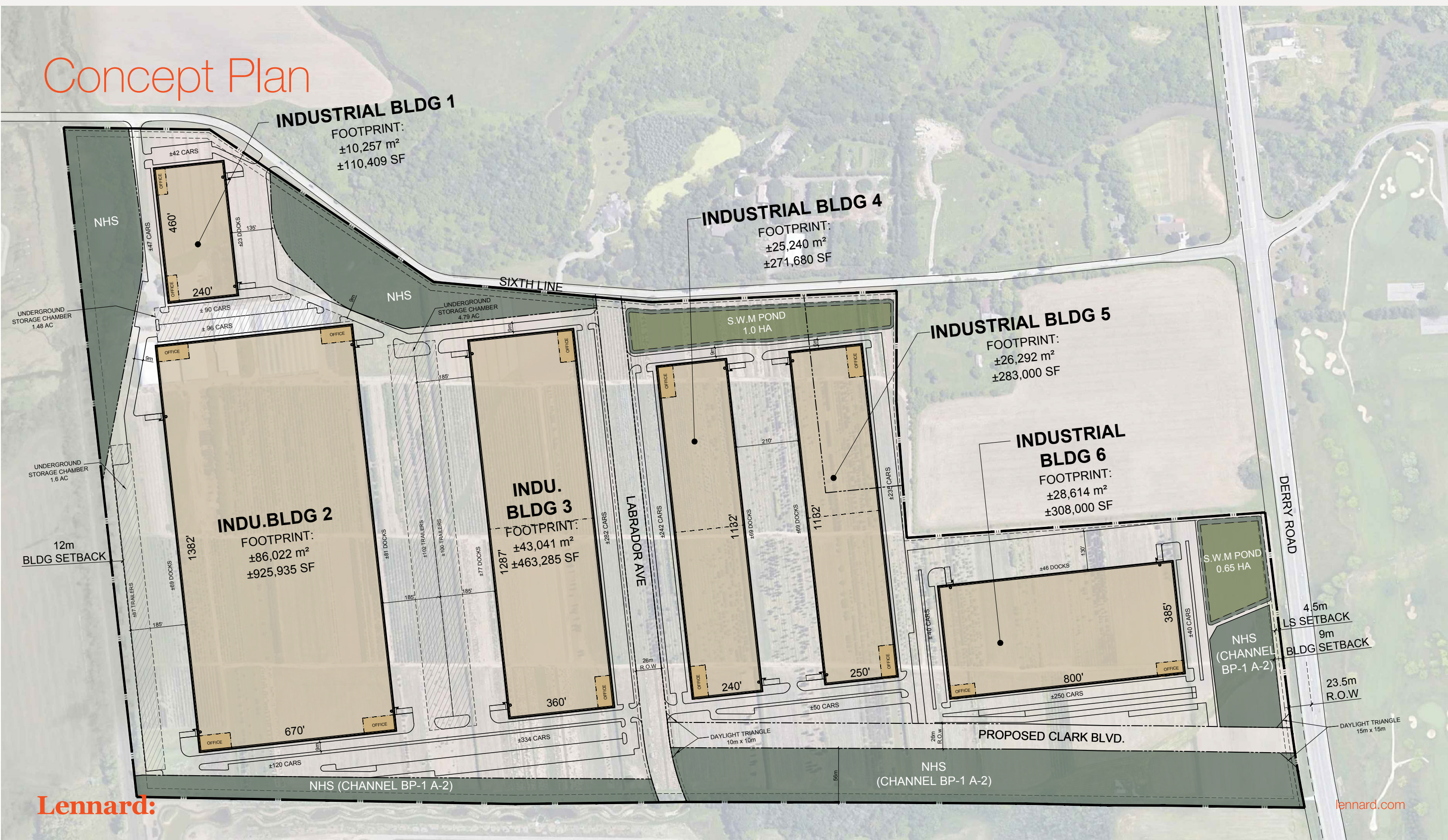
Schedule C-9-B | Derry Green Corporate Business Park | Land Use Plan









Proposed Roads

Existing Roads

Concept Plan



The Area

-  Drive Times
-  CN Milton
6 Minutes | 4.1 km
 -  CN Rail Brampton Yard
20–26 Minutes | 29.9 km
 -  Pearson Airport
22–28 Minutes | 32.6 km
 -  CPKC Railway–Vaughan
30–40 Minutes | 42.6 km
 -  US Border
1 Hour 10 Minutes to 1 Hour 25 Minutes | 110 km



Milton's **5,424** manufacturing jobs accounted for **12% of jobs** in 2021.

The Transportation and Logistics businesses account for **11% of all businesses**.

Milton is home to 136,000 residents. The **19% increase** since 2015 is **three times** the provincial growth rate.

The average age in Milton is **37 years**. (10 km radius) Nearly **nine in ten** residents are homeowners.

Milton's average household income is **\$137,909** (10 km radius).

Milton's share of residents with a bachelor's or higher is **50% greater than the national average**.

Offering Process

General Guidelines

Offers are being reviewed on a first-come basis. Any offer is to be submitted in writing to the vendor, care of Lennard Commercial Realty. Submitting an offer does guarantee an engagement or acceptance, and the vendor reserves the right to decline to sell or to withdraw the offering for sale at any time.





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