

7095 Fifth Line

Milton, Ontario

FOR SUBLEASE



STATE-OF-THE-ART NEW CONSTRUCTION

749,949 Sq. Ft. • February 1, 2025 Possession
WITH FUTURE EXPANSION TO 954,949 SQ. FT.

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CBRE

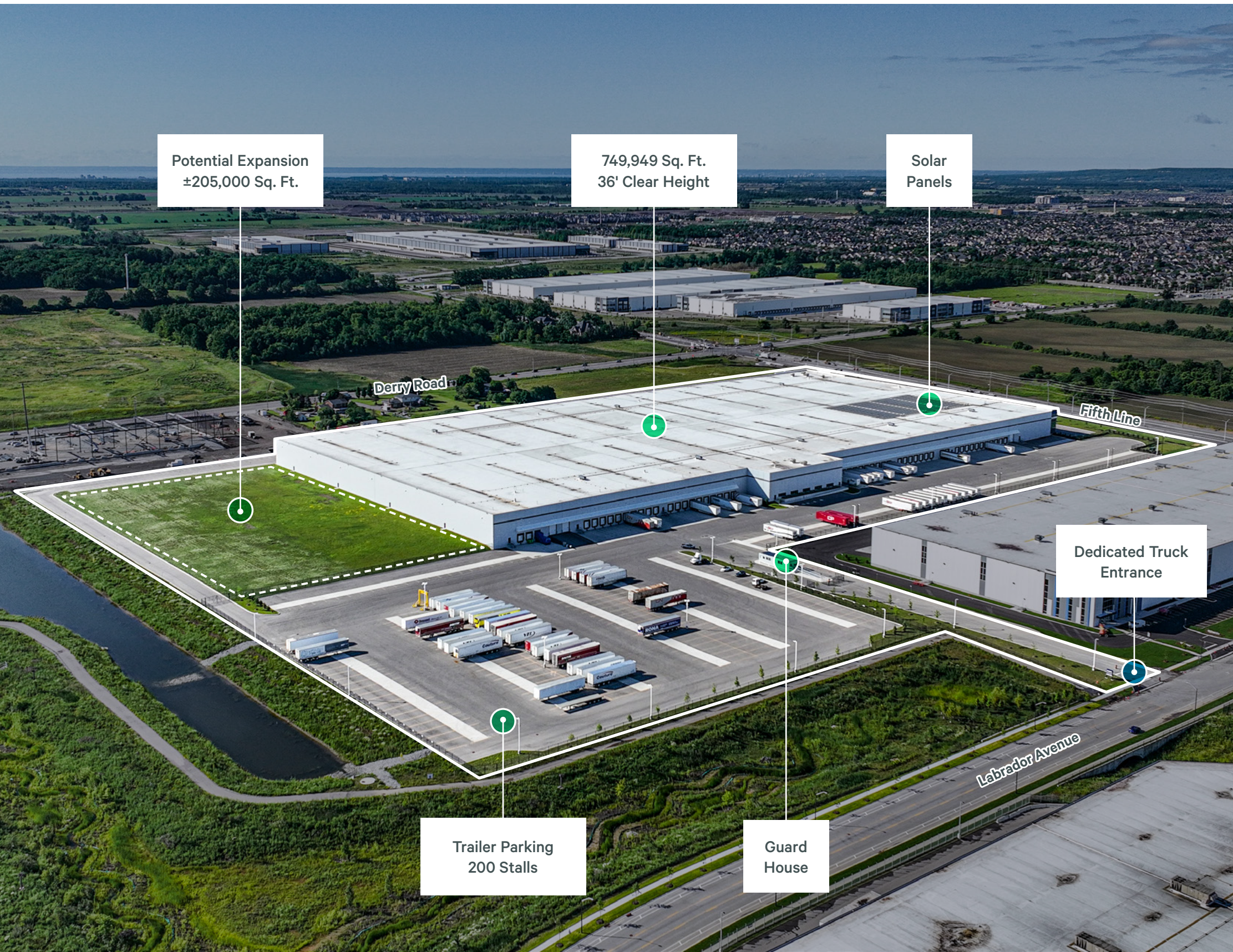
*Sales Representative



Property Details

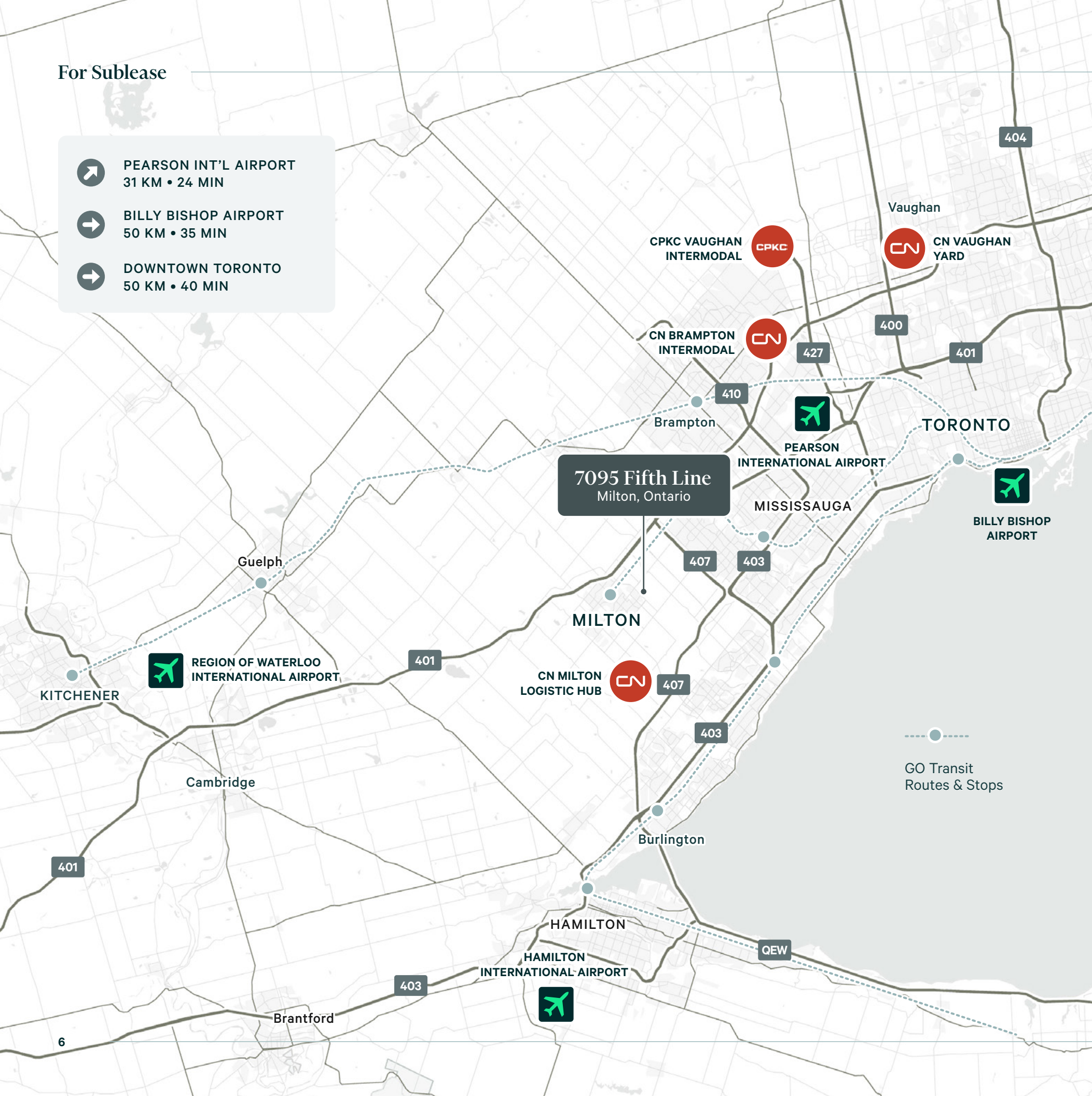
TOTAL SIZE	• 749,949 Sq. Ft.
WAREHOUSE	• 733,216 Sq. Ft.
OFFICE	• 16,733 Sq. Ft.
EXPANSION	• 205,000 Sq. Ft.
TOTAL SIZE WITH EXPANSION	• 954,949 Sq. Ft.
ASKING RATE	• Speak to Listing Agents
T.M.I. (2024)	• TBC
SHIPPING	• 53 Truck Level Doors, 2 Drive-in Doors
CLEAR HEIGHT	• 36'
BAY SIZE	• Typical: 54' W x 52' D • Staging Bay: 88'
BUILDING DEPTH	• 609'
POWER	• TBC
TRAILER PARKING	• 200 Stalls
CAR PARKING	• 130 Stalls
YEAR BUILT	• 2022
POSSESSION	• February 1, 2025
SUBLEASE EXPIRY	• April 30, 2038

- Newly constructed state-of-the-art warehouse located at Fifth Line & Derry Road West, minutes from James Snow Parkway Highway 401 interchange.
- 5 Acres of excess land that can be used for outside storage or future building expansion (up to 205,000 Sq. Ft.).
- Secured lot with guard house and separate truck entrance.
- Significant excess trailer parking.
- Rooftop solar panels equipped to offer 50% of property's operation power.
- Quick access to amenities and public transit.



For Sublease

- PEARSON INT’L AIRPORT
31 KM • 24 MIN
- BILLY BISHOP AIRPORT
50 KM • 35 MIN
- DOWNTOWN TORONTO
50 KM • 40 MIN



Location

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.

UNDER 30 MINUTES FROM SITE

Highway 401	5 km • 4 minutes
Highway 407	8 km • 7 minutes
Highway 403	14 km • 10 minutes
Milton CN Logistics Hub	11 km • 12 minutes
CN Brampton Yard	30 km • 20 minutes
Toronto Pearson International Airport	31 km • 24 minutes

MAJOR CITIES & AIRPORTS FROM SITE

Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Downtown Toronto	50 km • 40 minutes
Hamilton International Airport	54 km • 44 minutes
Waterloo International Airport	57 km • 46 minutes
Waterloo	67 km • 45 minutes

Surrounded by Major Corporate Neighbours, Proximity To Amenities

[View Interactive Map](#)



Milton Transit Connected to The GTA

7095 Fifth Line is in the Derry Green Service Area.

5-minute drive to Milton’s bus route 3 - Trudeau

6-minute drive to Milton’s bus route 21 - Steeles

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.

MORE INFO

ROUTE 3 TRUDEAU

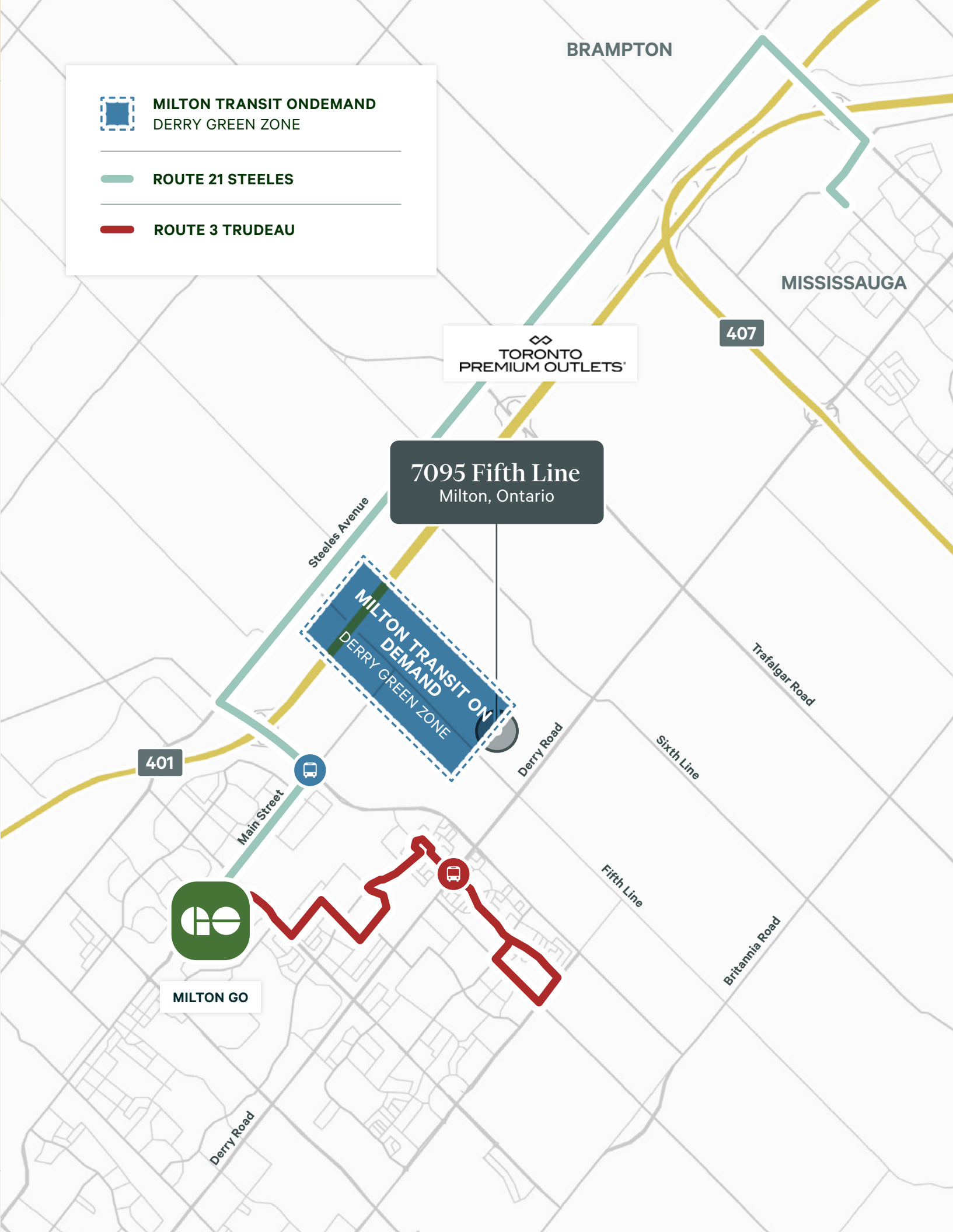
Milton Transit operates weekdays from 5:15 a.m. to 10:13 p.m. and on Saturdays from 7:10 a.m. to 7:40 p.m. All routes start and end at the Milton GO Station.

MORE INFO

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.

MORE INFO



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.

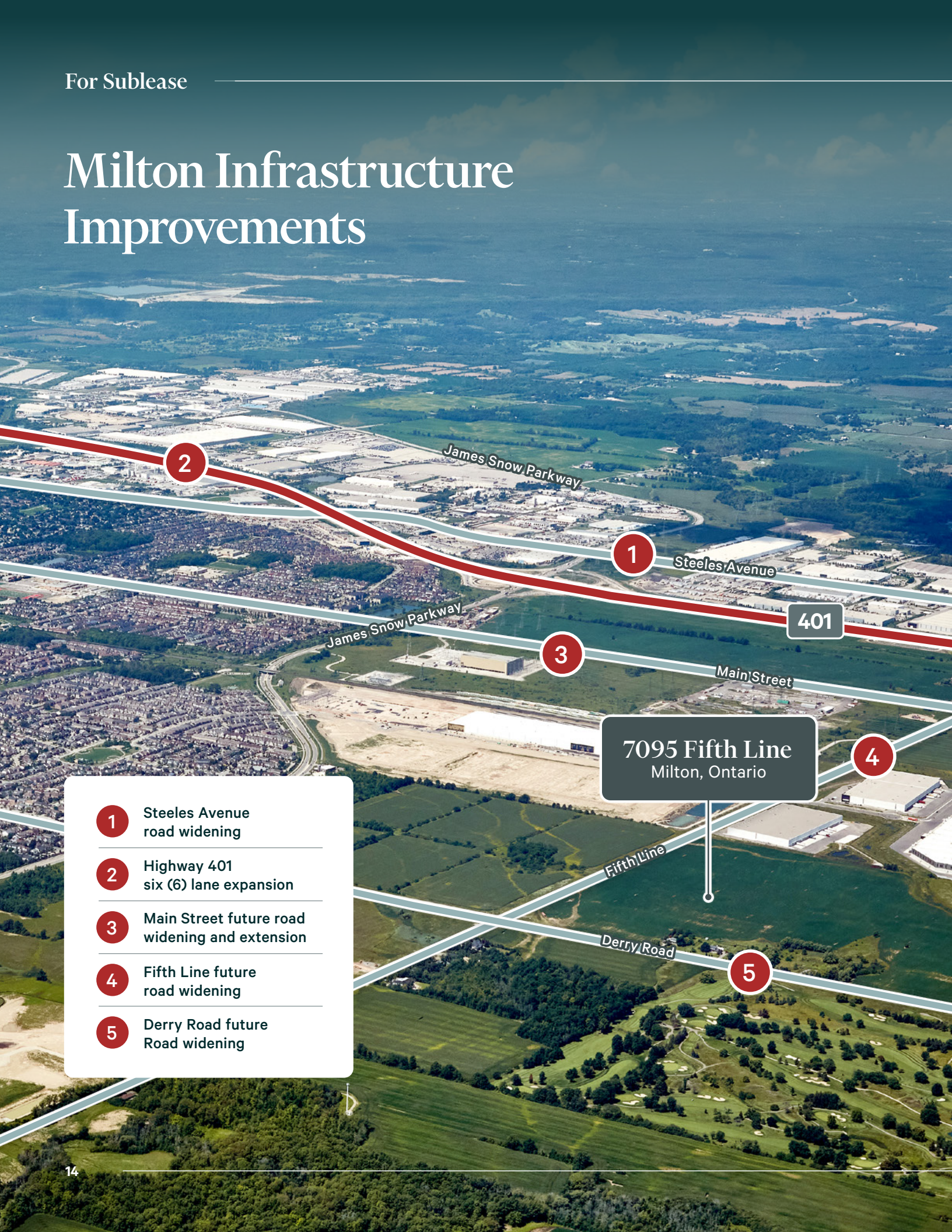
The Milton submarket is recognized for being placed directly on the country's most significant transportation and logistics corridor, Highway 401. Highway 401 is the driver of Milton, and the lifeline of the distribution

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.



Milton Infrastructure Improvements



- 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



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.

The Center Of The Gta West Labour Pool

#1 Employment Growth In Halton Region



53%

OF THE GTHA TOTAL LABOUR FORCE



35

MEDIAN YEARS OF AGE
Youngest in Ontario



36%

LABOUR FORCE INDUSTRIAL SECTOR JOBS



73%

POST-SECONDARY EDUCATION
5th most educated workforce in Ontario



56.6%

GROWTH RATE



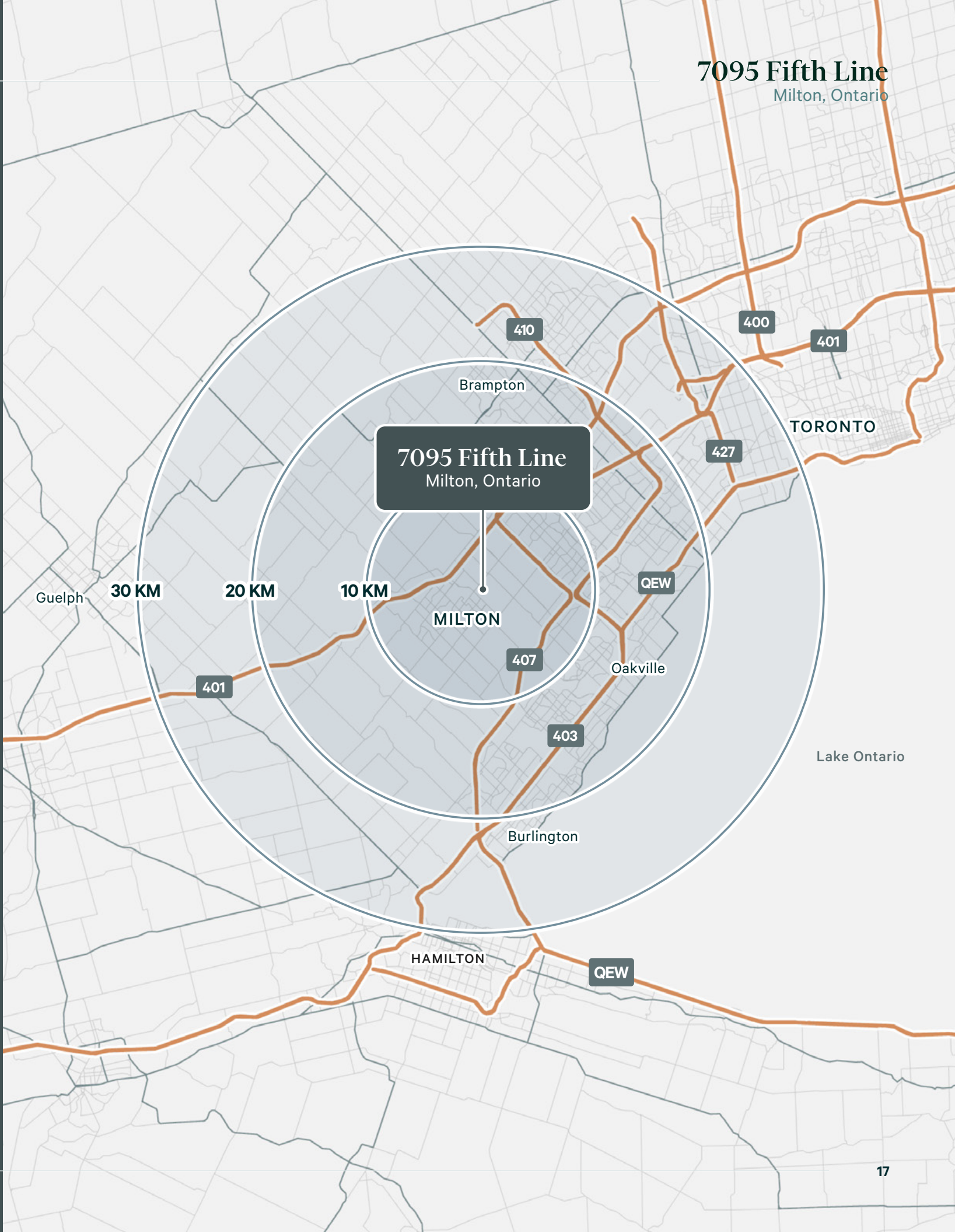
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PEOPLE WITHIN 1 HOUR DRIVE TIME

- 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 158,348 is projected to grow to 224,842 by 2033.
 - 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: \$164,782.

DEMOGRAPHICS BY RADIUS

	Milton 2023	10 KM	20 KM	30 KM
POPULATION	158,348	344,508	1,557,880	2,582,539
LABOUR FORCE	74.0%	71.9%	68.8%	68.0%
MEDIAN AGE	35 Years	36 Years	38 Years	39 Years



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Contact Us

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**All outlines are approximate

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