



**B R O C C O L I N I**

***WEST***

**MILTON**

Block 2 - Mount Pleasant Way & James Snow Parkway

**FOR SALE • 3.48 ACRES**

**DEVELOPMENT READY + FULLY SERVICED LAND**

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**CBRE**



# WE MAKE IT HAPPEN! ACROSS ONTARIO

Strategically located in the heart of Milton's robust 401 Business Park directly at the intersection of Mount Pleasant Way and James Snow Parkway, Block 2 offers direct access to Highway 401 via the future Tremaine Road interchange and benefits from close proximity to numerous retail amenities, public transportation and a robust labour pool.

**Highlights:**

- + Site is development ready and fully serviced
- + Situated in one of Milton's most robust industrial business parks
- + Directly situated on newly built James Snow Parkway extension
- + Direct access to future Tremaine Road/Highway 401 interchange
- + Many infrastructure improvements in immediate area

LOT SIZE            **3.48 acres**

ZONING             **M2 328 General Industrial**

ASKING PRICE    **\$3,295,000 per acre**

OCCUPANCY      **2025**



**NEW TREMAINE  
INTERCHANGE**

**401**

James Snow Parkway

Mount Pleasant Way

**BROCCOLINI  
WEST MILTON**

Block 2 - Mount Pleasant Way & James Snow Parkway



# ZONING

## M2 GENERAL INDUSTRIAL

PERMITTED USES

Other Non-Residential Uses

- + Animal training facility (\*3)
- + Aggregate recycling facility (\*4)
- + Building supply outlet (\*4)
- + Bulk fuel depot (\*1)(\*4)
- + Bulk propane storage depot (\*1)(\*4)
- + Cannabis Production and Prcessing Facility (\*12)
- + Commercial School - Skill
- + Commercial School - Trade/ Profession
- + Commercial storage facility (\*4)
- + Concrete Batch Plant (\*4)
- + Contractor's Yard (\*4)
- + Dog Daycare
- + Dry cleaning establishment
- + Equipment sales and rental (\*13)
- + Food Bank
- + Industrial use (\*4)(\*7)
- + Monument Sales Shop (\*4)
- + Motor Vehicle Body Shop (\*4)
- + Motor Vehicle Dealership
- + Motor Vehicle Rental Agency
- + Motor Vehicle Repair Garage (\*4)
- + Motor vehicle washing establishment
- + Office Use (\*8)(\*9)
- + Outdoor Storage use
- + Recycling facility (\*4)
- + Research & Technology Use (\*8)
- + School, Adult Education
- + Service and repair shop

- + Towing Yard
- + Transportation Terminal (\*4)
- + U-Brew Establishment
- + Veterinary Clinic- Small Animal
- + Veterinary Clinic- Large Animal
- + Veterinary Hospital - Small Animal
- + Warehouse/distribution centre (\*4)

Footnote(s)

- (\*3) Except as otherwise provided herein, outdoor facilities for the training of domestic animals shall only be permitted accessory to a permitted Animal Training Facility provided the land area used for the outdoor training facility maintains the minimum yard setbacks of the Zone, and is located no closer than 120.0m from any lot used for residential purposes.
- (\*4) Outdoor storage is permitted accessory to a permitted industrial use subject to the required setbacks and lot coverage provisions applicable to the principal use.
- (\*7) Outdoor storage is permitted accessory to a permitted industrial use subject to the required setbacks and lot coverage provisions applicable to the principal use.
- (\*8) Office uses and research and technology uses, excluding uses which produce biomedical waste, are permitted within a designated Industrial Zone, provided that they are located within a one to two storey Multi-Unit building. A Multi-Unit building shall not include an Office Building.
- (\*12) A Cannabis Production and Processing Facility must comply with the special employment provisions of Section 8.3.2.
- (\*13) Outdoor display is permitted subject to the provisions outlined in Section 4.16.





# MILTON, CENTRAL TO YOUR SUCCESS

*Milton delivers infrastructure and business services;  
transportation and logistics corridors.*



# THE FASTEST GROWING AND MOST PREFERRED AREA IN THE GTA WEST

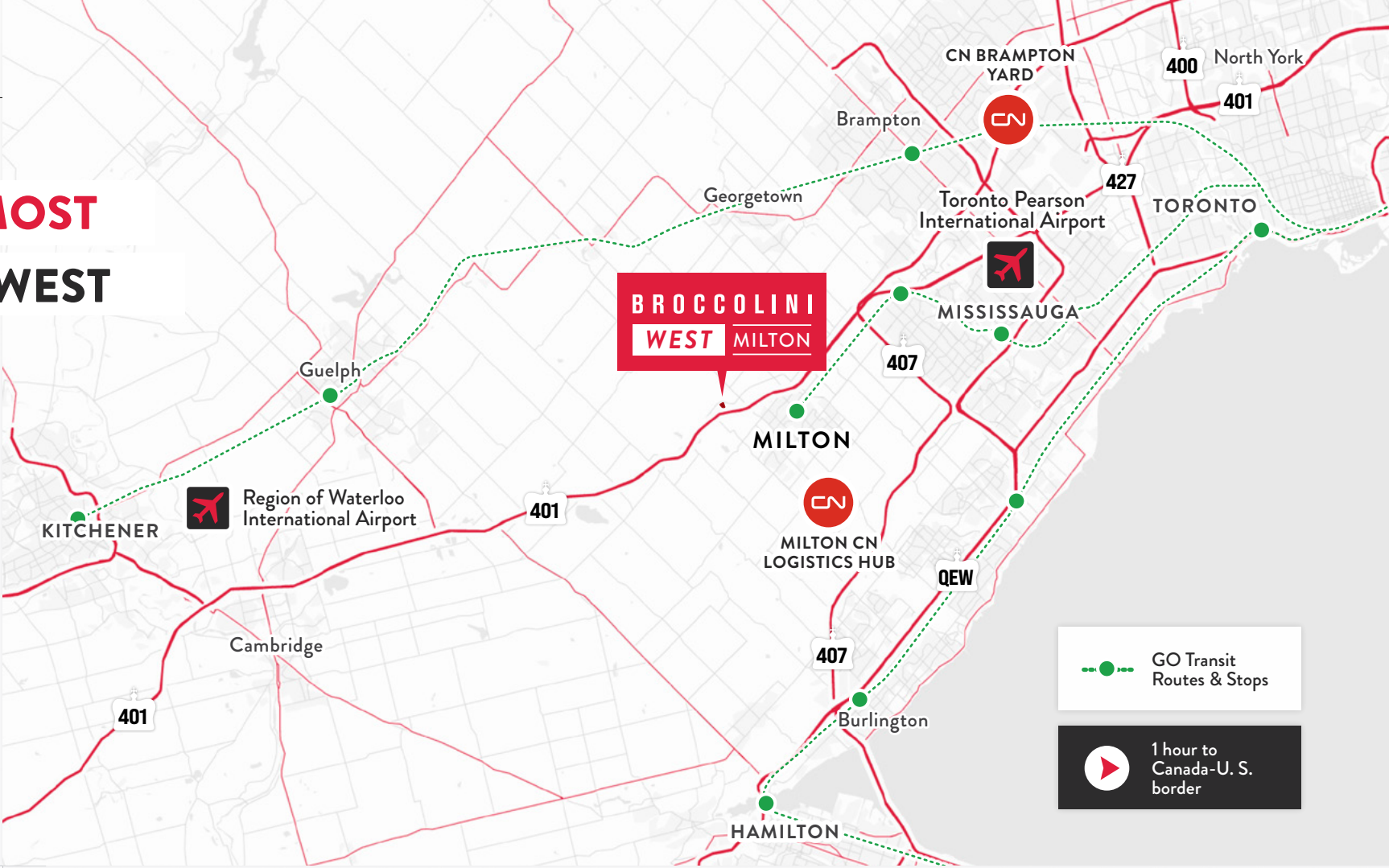
## ABOUT MILTON

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.



## CONNECTIVTY FROM SITE

Downtown Toronto	57 km • 51 minutes
Mississauga	33 km • 25 minutes
Hamilton	43 km • 35 minutes
Waterloo	60 km • 40 minutes
Toronto Pearson International Airport	35 km • 27 minutes
Waterloo International Airport	50 km • 34 minutes

Highway 401	1.9 km • 3 minutes
Highway 407	12 km • 10 minutes
Highway 403	23 km • 17 minutes
Queen Elizabeth Way	28 km • 20 minutes
Milton CN Logistics Hub	13 km • 14 minutes
CN Brampton Yard	34 km • 24 minutes




# THE CENTER OF THE GTA WEST LABOUR POOL

## #1 EMPLOYMENT GROWTH IN HALTON REGION


MILTON 2021	10 KM	20 KM	30 KM
Population: 142,128	Population: 139,214	Population: 954,646	Population: 2,224,398
Labour Force: 106,330	Labour Force: 103,803	Labour Force: 769,271	Labour Force: 1,828,963
Median Age: 34.8	Median Age: 34.6	Median Age: 37	Median Age: 38.5

### 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 142,128 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: \$126,186

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

 **36%**  
LABOUR FORCE  
INDUSTRIAL SECTOR JOBS

 **56.6%**  
GROWTH  
RATE

 **34.8**  
MEDIAN YEARS OF AGE  
*Youngest in Ontario*

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

 **7M**  
PEOPLE WITHIN  
1 HOUR DRIVE TIME

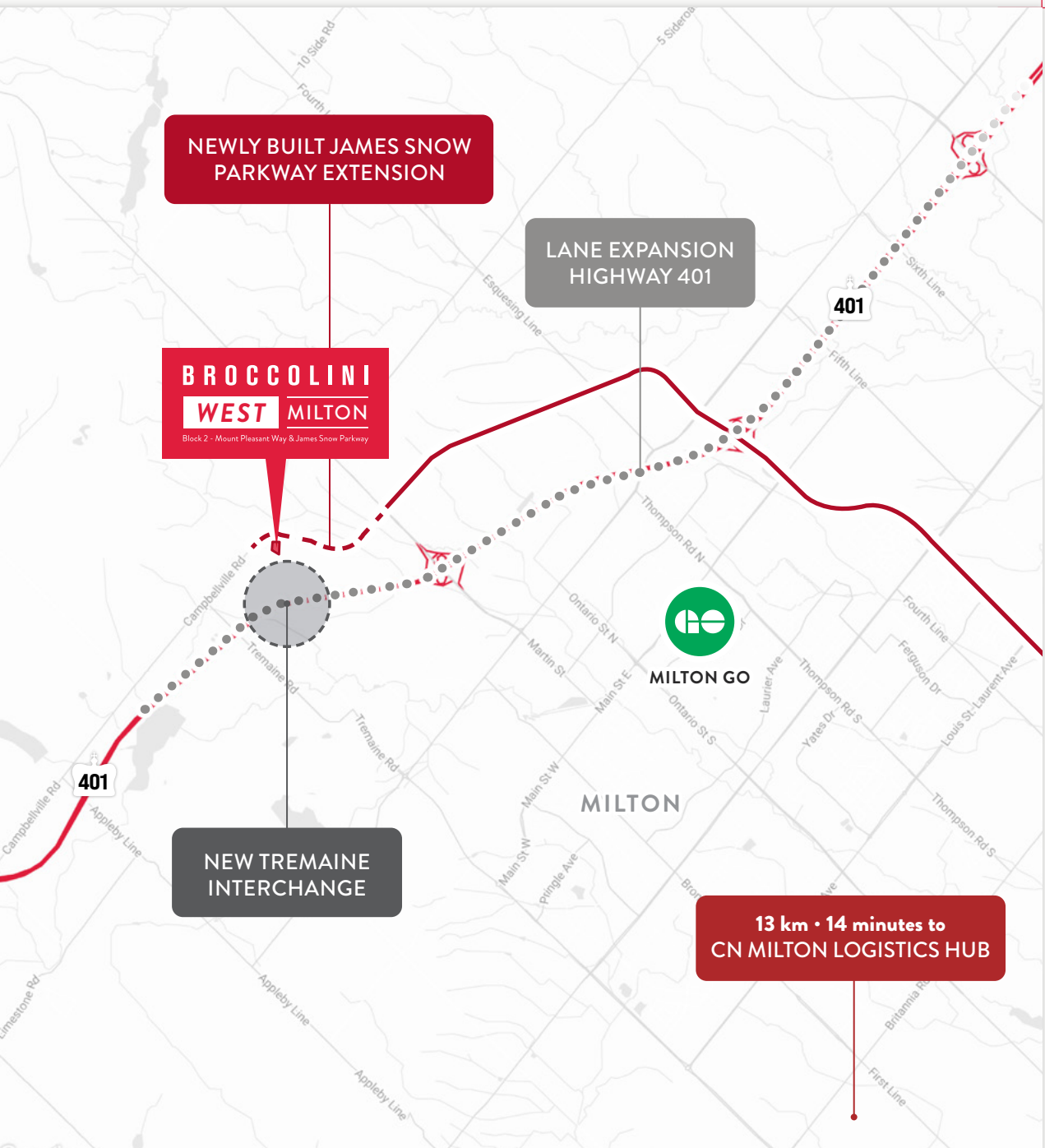


An aerial photograph of an industrial facility, possibly a warehouse or manufacturing plant, with a red overlay and a grid of white plus signs. The image shows several large, rectangular buildings and a parking lot with a few vehicles. The red overlay is semi-transparent, and the white plus signs are arranged in a regular grid pattern across the entire image.

# MILTON, A PLACE OF POSSIBILITIES

*Milton supported 2.6 million square feet in expansion of and new Industrial,  
Commercial and Institutional (ICI) development in 2020*





# MILTON INFRASTRUCTURE IMPROVEMENTS

## 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 Tremain 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 queuing area; a realignment and extension of the railway’s mainline; and a stormwater management system.

## 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.

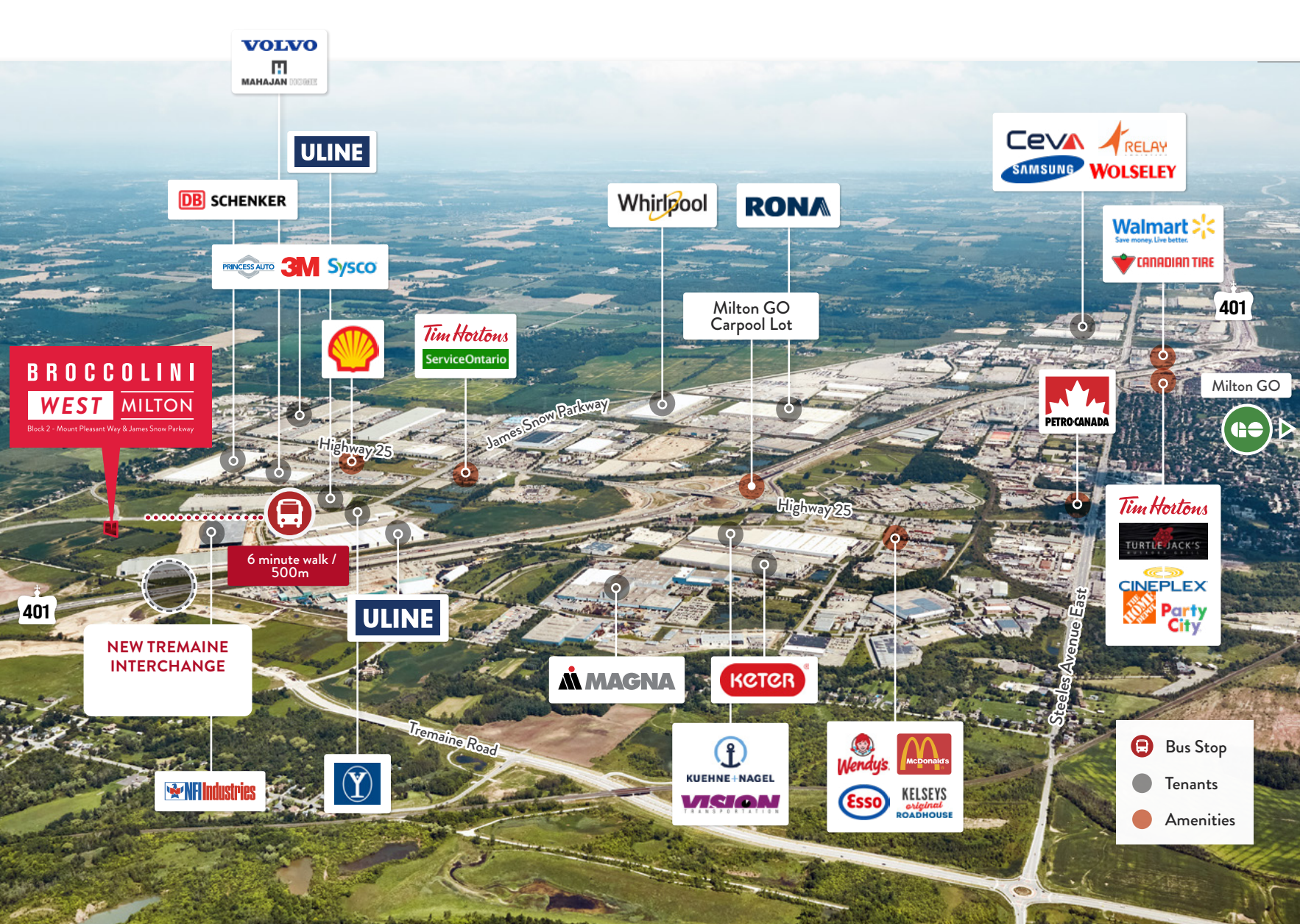
- + New Tremain Interchange
- + Six (6) Lane Expansion on Highway 401
- + James Snow Parkway Extension

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.





# SURROUNDED BY MAJOR CORPORATE NEIGHBOURS MINUTES TO AMENITIES AND PUBLIC TRANSIT



## ACCESSIBLE FROM THREE INTERCHANGES

- + Highway 25 3 Minutes
- + James Snow Parkway 3 Minutes
- + Tremaine Road New Interchange (under construction) Direct Access

## MILTON TRANSIT ONDEMAND

- + 401 Industrial Zone
- + A flexible, shared-ride service booked via a mobile app. Connects with all Milton Transit routes 2, 3, 4, 5, 6, 7, 8, 9, 21 as well as GO Transit.





401

NEW TREMAINE  
INTERCHANGE

BROCCOLINI  
**WEST** MILTON

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Mount Pleasant Way

James Snow Parkway



## ABOUT PROJECT TEAM

*Developed and managed by a team of industry experts.*

### BROCCOLINI

#### DEVELOPER

Broccolini is a family-owned, single-source provider of construction, development and real-estate services. The company caters to the industrial, commercial and residential markets in Canada. Recognized for the quality workmanship, innovative technology, open collaboration, and exceptional standards, Broccolini offer a one-stop approach to the planning, development and construction of remarkable buildings.

In recent years, Broccolini has diversified its activities, making a strong move into real estate development. As a developer and property owner with an impressive and diversified portfolio of land and properties, Broccolini designs, builds, and manages state-of-the-art office, industrial and mixed-use buildings and complexes. Whether brought on board at the design stage or as general contractor, construction manager or developer, Broccolini offers partnership, professionalism and peace of mind.

### 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.





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