



**CUSHMAN &
WAKEFIELD**



TRIOVEST

FOR LEASE

95 MARKET DRIVE MILTON, ONTARIO



For more information, contact:

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BUILDING FEATURES

Unit 2

UNIT 2	168,023 SF
OCCUPANCY	Immediate
OFFICE AREA	1%
SITE SIZE	33 Acres
CLEAR HEIGHT	32'
COLUMN SPACING	41' X 54' (60' Staging bays)

TRAILER PARKING	38 Stalls
CAR PARKING	Ample surface parking on a first come, first serve basis
SHIPPING	20 T/L, 2 D/I Cross Dock Configuration
TMI	\$2.65 PSF (2018 Estimate)
ASKING PRICE	\$6.50 NET PSF

Highlights



400 amps
of Power



T5
Lighting



1%
Office Area



38
Trailer Parking
Stalls



Secured
Yard
Opportunity



60 Foot
Staging Bay

Building Description

95 Market Drive is a 407,000 square foot, LEED Silver (CS) certified, master planned warehousing facility located on 33 acres in the Milton Industrial Area, zoned M2 (General Industrial) offering a wide variety of uses. The site provides excellent site circulation (3 points of access) and cross dock loading configuration, and is approximately 600 meters from the Hwy 401 interchange.

168,023 square feet remains, available immediately, with signage opportunities visible from Martin Street (RR25) and Chisholm Drive. The space will include up to 1.5% of finished office space with a new east facing facade, and the white box warehouse is complete with: shipping office, male/female and universal washroom; 32' clear ceiling height; T5 lighting with sensors and 10' whips; ESFR sprinkler system; cross dock loading configuration with 20 Truck level doors and 1 drive in door, dock lights and locks, 50,000 lb capacity levellers, dock seal and bumpers; and 38 trailer parking spots.

Landlord will consider short term leasing opportunities for unit 2, with growth potential to accommodate a tenancy up to 443,000 square feet when the building is expanded in 2019.

Unit 3/4

FUTURE EXPANSION	134,400 - 275,600 SF
OFFICE AREA	1%
CLEAR HEIGHT	32'
COLUMN SPACING	41' X 54' (60' Staging Bays)
SHIPPING	28 T/L, 2 D/I Single Load Configuration

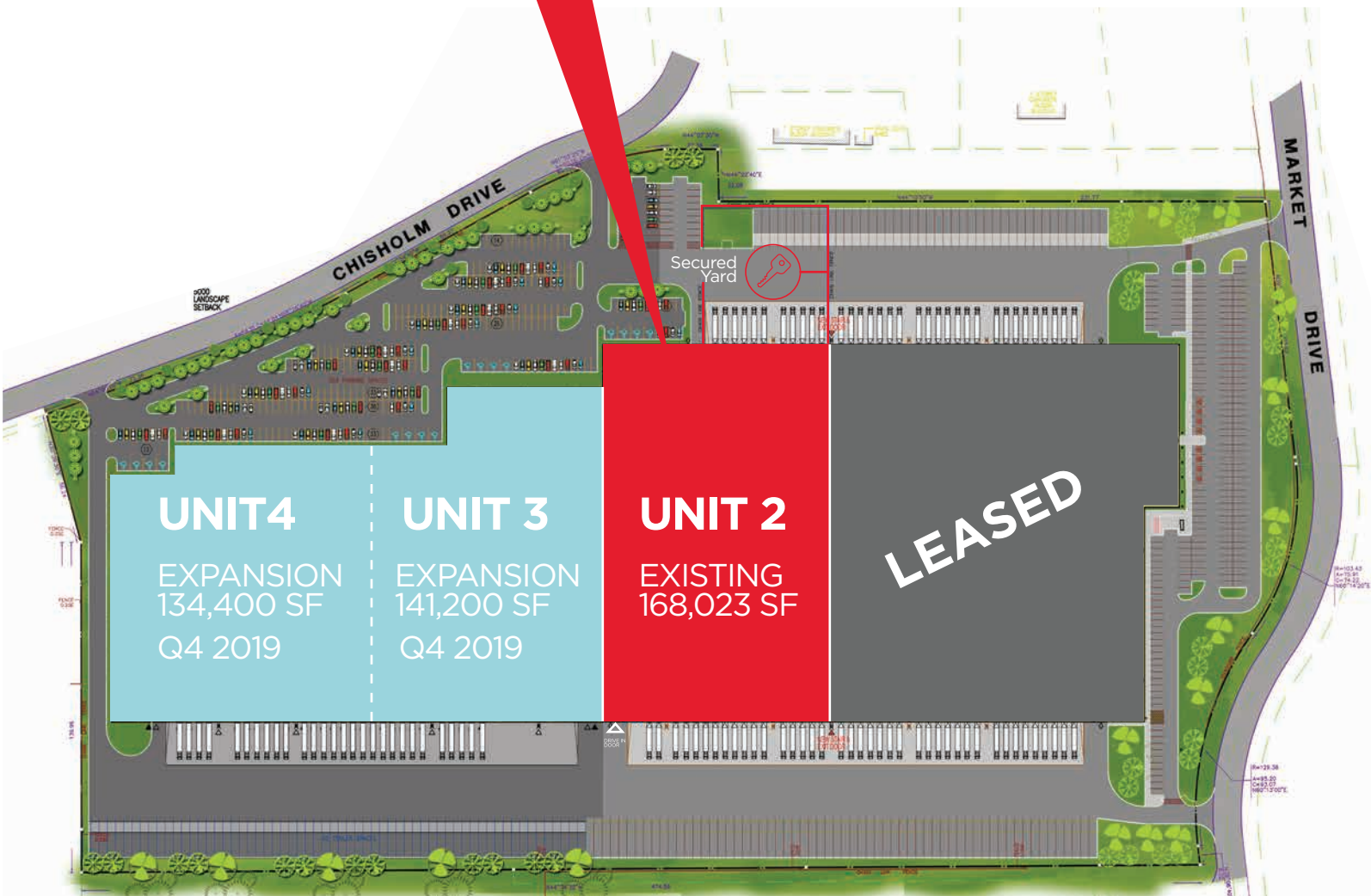
TRAILER PARKING	59 Stalls
CAR PARKING	Ample surface parking on a first come, first serve basis
OCCUPANCY	Q4 2019
TMI	\$2.65 PSF (2018 Estimate)
ASKING PRICE	\$6.50 NET PSF

SITE PLAN

Unit 2



PREMIUM WAREHOUSING FACILITY



ABOUT MILTON

Canada's Fastest Growing City

Halton Region experienced a growth rate of 17.1% between 2001 and 2006, and 14.2% between 2006 and 2011, giving it one of the highest growth rates in Canada.

Milton Statistics



**YOUNG
POPULATION**
34 YRS
(2016 census)

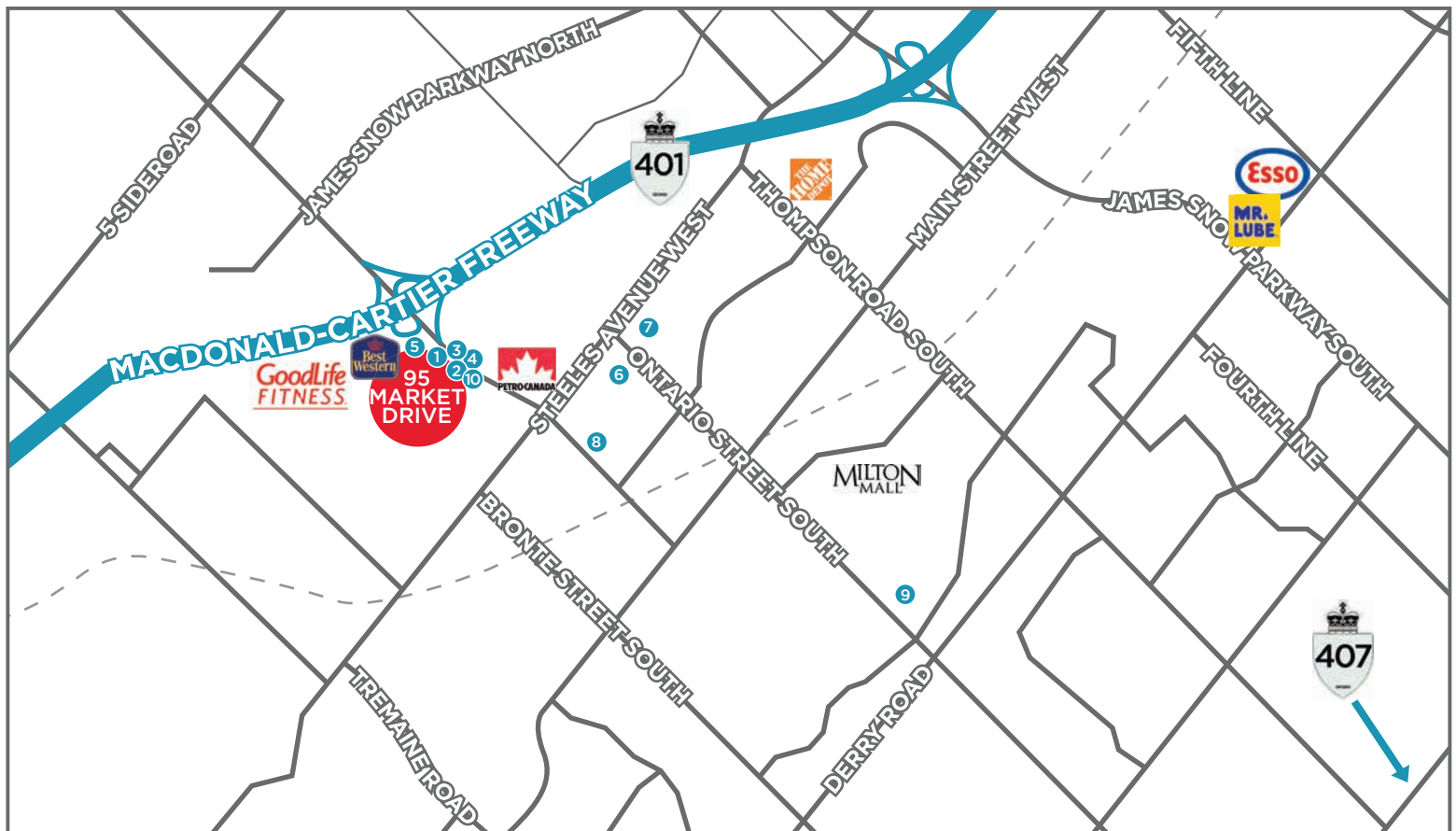


**LABOUR
FORCE**
82,270
(people in industry)

41%
**INCREASE IN
WORKFORCE**
(projected 2011 - 2021)



18.7%
**GOOD-PRODUCING
JOBS**



95 Market Drive is in close proximity to several restaurants, shops, fitness centres and other amenities.

FOOD & RESTAURANTS

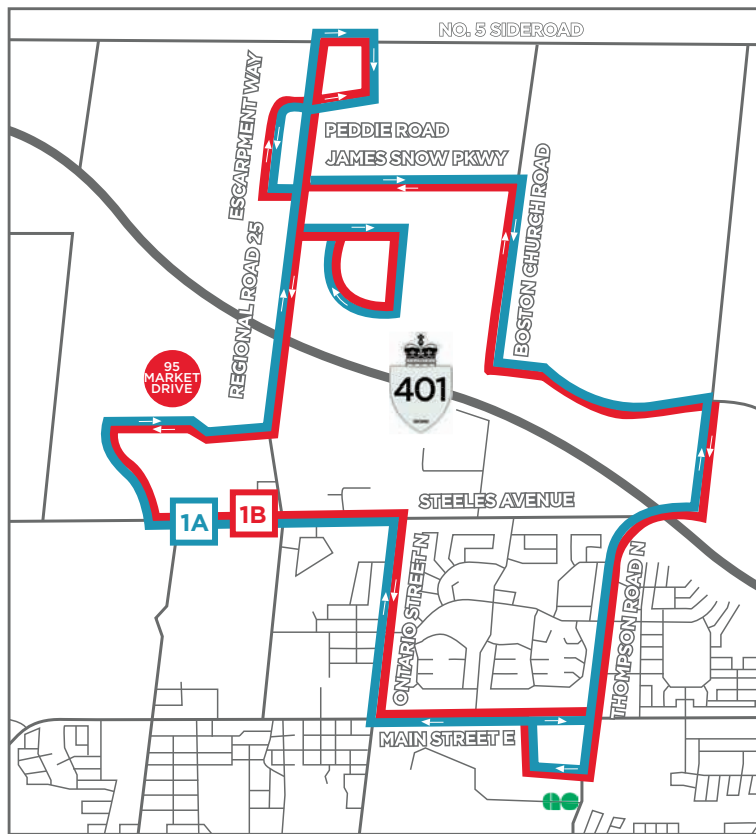
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|---------------|--------------|--------------------|---------------|-----------------|
| 1 Tim Hortons | 3 Wendys | 5 Kelsey's | 7 Sushi Ajsai | 9 Cora's |
| 2 Starbucks | 4 McDonald's | 6 The Grand Chalet | 8 Taco Bell | 10 Swiss Chalet |

TRANSIT & CONNECTIVITY

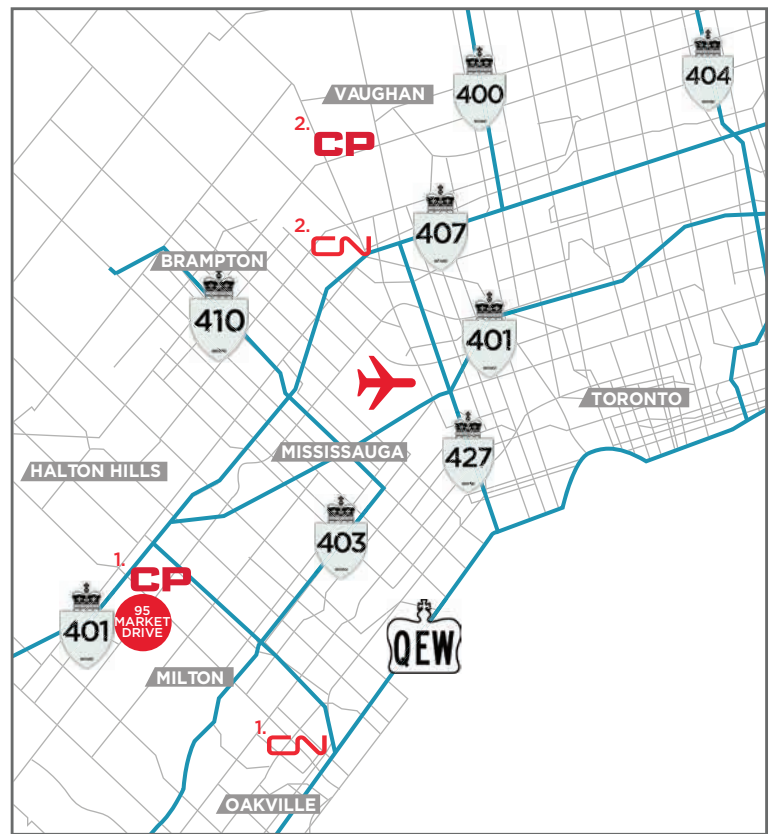
Transit Map

The **1A** and **1B** local “industrial special” route will provide passengers connectivity from 95 Market Drive connecting to GoTransit. GO Transit operates one train line and several GO Bus routes through Milton providing frequent service throughout the day. Canadian National Railways (CN) provides transport of goods throughout the region and across the continent.

LOCAL TRANSIT ROUTE



INFRASTRUCTURE



Infrastructure



Highway 401
- 1.4 KM - 3 mins



Highway 407
- 12.7 KM - 9 mins



Highway 403
- 23 KM - 15 mins



Highway 410
- 25 KM - 16 mins



Queen Elizabeth Way
- 33 KM - 21 mins



Highway 427
- 34KM - 23mins



Highway 400
- 43.9 KM - 34 mins



Highway 404
- 55 KM - 39 mins



CN Intermodal Terminal

1. 1220 South Service Road, Oakville - 28 KM - 30 mins
2. 76 Intermodal Drive, Brampton - 32 KM - 27 mins



Pearson International Airport

6301 Silver Dart Drive, Mississauga
- 34 KM - 30 mins



CP Expressway Terminals

1. 7251 Trafalgar Road, Milton- 10.5 KM - 15 mins
2. 6830 Rutherford Road, Vaughan - 45.3 KM - 34 mins

LEED CS - SILVER CERTIFIED



AN ACHIEVEMENT IN SUSTAINABILITY

95 Market Drive is certified LEED CS receiving a Silver level standard. Triovest is committed to developing and maintaining buildings with sustainable environmental initiatives and best practices in mind.



LIGHT POLLUTION REDUCTION



4 ELECTRIC VEHICLE CHARGING STATIONS



WATER EFFICIENT LANDSCAPING



CONSTRUCTION WASTE DIVERSION



INDOOR ENVIRONMENTAL QUALITY



LOW-EMITTING FINISHING MATERIALS



POST-CONSUMER RECYCLED CONTENT



CERTIFIED WOOD



Your Cushwake Team:



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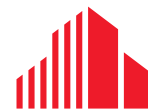
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Over the years, we have achieved an enviable record of success through our investments and excellence in management. TrioVest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. TrioVest employs approximately 500 employees to manage 380 properties out of regional offices in Toronto, Montreal, Mississauga, Winnipeg, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

Our team specializes in industrial real estate in the West Greater Toronto Area. Our unparalleled expertise within these markets provides a fully integrated platform for creating and executing real estate strategies in the Toronto market, and across the country.

Through our client partnerships, we understand business objectives and create innovative ways to strategically optimize the role of real estate.

The Toronto West team is uniquely qualified to deliver end-to-end real estate solutions for our clients' business. Our extensive knowledge and experience enable us to handle every request, anticipate potential challenges and provide solutions no matter the size or the complexity.



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