



±130,689 SF  
INDUSTRIAL SPACE

# 8460 MOUNT PLEASANT WAY

UNIT 2  
Milton, Ontario

**\$12.00 NET YEAR 1 SUBLEASE RATE**



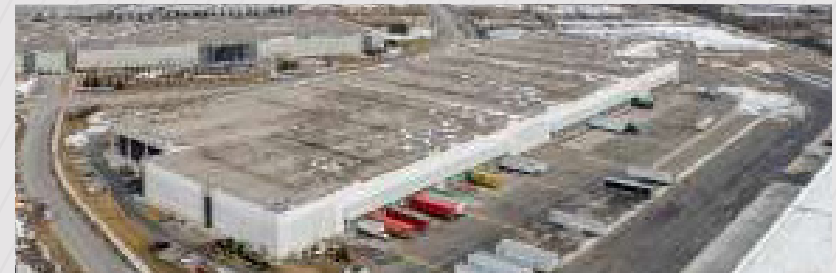


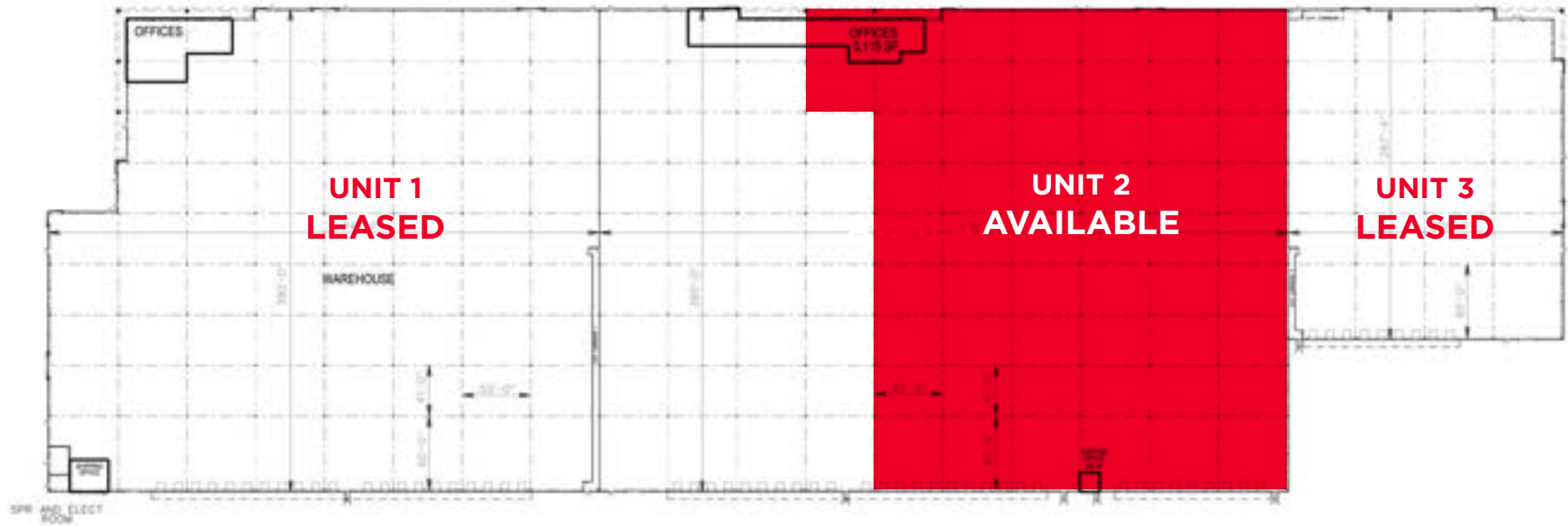
## **AN EXCEPTIONAL WAREHOUSE AVAILABLE WITHIN MILTON'S HWY 401 BUSINESS PARK**

Cushman & Wakefield is proud to offer this modern industrial facility which is owned and maintained by a first-class Head Landlord in Milton ON.

This is an opportunity for a professional occupier to sub-lease up to 130,689 SF in a state-of-the-art building. Enjoy easy access to Hwy 401 via the Hwy 25 interchanges, facilitating efficient transportation and logistics. Operational efficiency with 54' x 41' internal bay sizing, 1 truck level shipping door per 7,000 SF along with 35 trailer parking positions and over 165 dedicated parking stalls.

Modern spec features including LED motion sensor warehouse lighting, ESFR sprinkler system and a 36' clear height warehouse area.





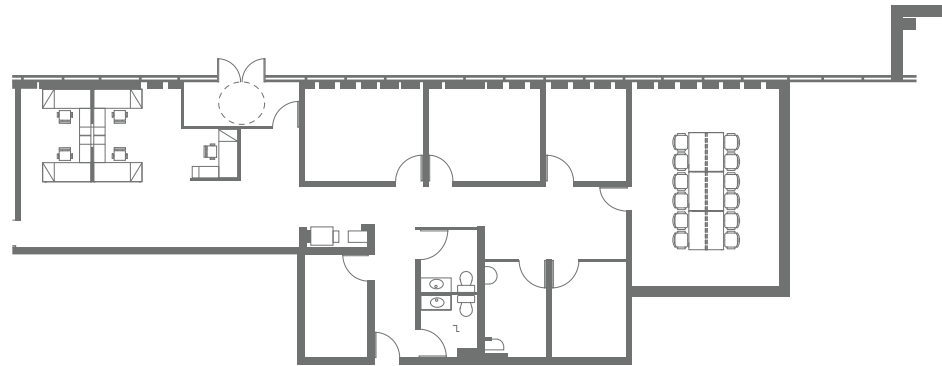
# SITE PLAN

IMMEDIATELY AVAILABLE WITH SIZE AND TERM FLEXIBILITY

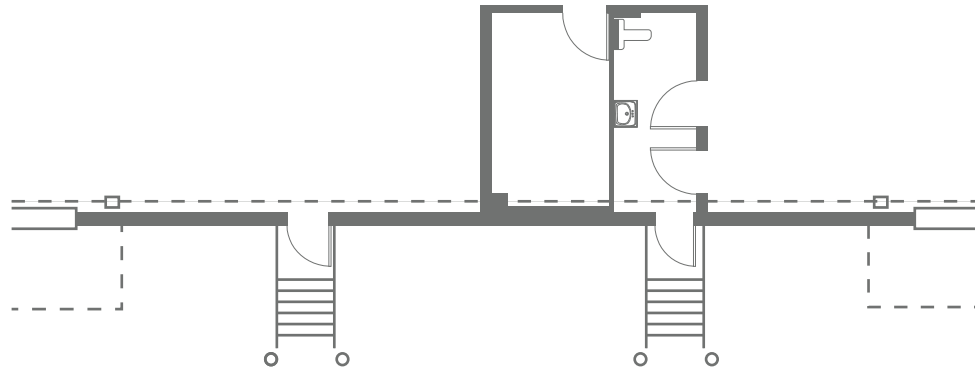
## HIGH QUALITY SPACE

Location	North of Highway 401 and West of Highway 25	Sprinklers	ESFR
Zoning	Industrial - M2	Lighting	LED lighting with motion sensors
Available Sizes	± 130,689 SF	Bay Size	55' (W) x 41' (D)
Shipping Office	250 SF	Staging Bay Size	60'
Ceiling Height	36' Clear	Asking Price	\$12.00 Net PSF
Loading	19 Truck Level Doors (with electric levelers)	T.M.I.	\$2.98 Per SF (Estimated for 2024)
		Lease Term	Through March 31, 2029
		Availability	Immediate

MAIN OFFICE



SHIPPING OFFICE



# STRATEGICALLY LOCATED ALONG THE HWY 401 CORRIDOR

Milton is located in the Toronto-Waterloo Innovation Corridor, the second largest technology cluster in North America. This large population of technology and knowledge focused initiatives draws a high concentration of talent, resources and investment opportunities to the area, benefiting Milton businesses across all sectors.

## CONVENIENT COLLABORATION FOR YOUR BUSINESS

With Milton's easy access to Ontario's 400-series roads and its close proximity to major sea, air, and rail transportation hubs, your business can stay in regular contact with clients, consumers, and vendors throughout the globe.

- 1 hour from the Canada-U.S. border
- 30 minutes from Waterloo, Ontario
- 30 minutes from the Toronto Pearson International Airport
- 40 minutes from Toronto's downtown core

**HIGHWAY 401**  
7 km - 7 min

**BUFFALO, NY**  
165 km - 2 hrs

**HIGHWAY 403**  
35 km - 35 min

**DETROIT, MI**  
282 km - 3 hrs

**HIGHWAY 407**  
67 km - 40 min

**HAMILTON AIRPORT**  
63 km - 52 min

**TORONTO (WEST)**  
80 km - 50 min

**WATERLOO REGION  
INTERNATIONAL AIRPORT**  
9 km - 12 min

**HAMILTON (WEST)**  
61 km - 44 min

**TORONTO PEARSON  
INTERNATIONAL AIRPORT**  
89 km - 1 hr

**LONDON (EAST)**  
95 km - 1 hr

**BRAMPTON INTERMODAL**  
81 km - 50 min



## CORPORATE NEIGHBOURS

- 1 Lowes Distribution Centre
- 2 Madison
- 3 Schenker of Canada
- 4 3M
- 5 Kimberly Clark Distribution Center
- 6 AECON Construction & Materials
- 7 Versa Cold Logistics
- 8 WestRock
- 9 CEVA Logistics
- 10 Kraft Heinz Distribution Center
- 11 Rockwool
- 12 Lululemon Athletica Warehouse

## RETAIL STORES

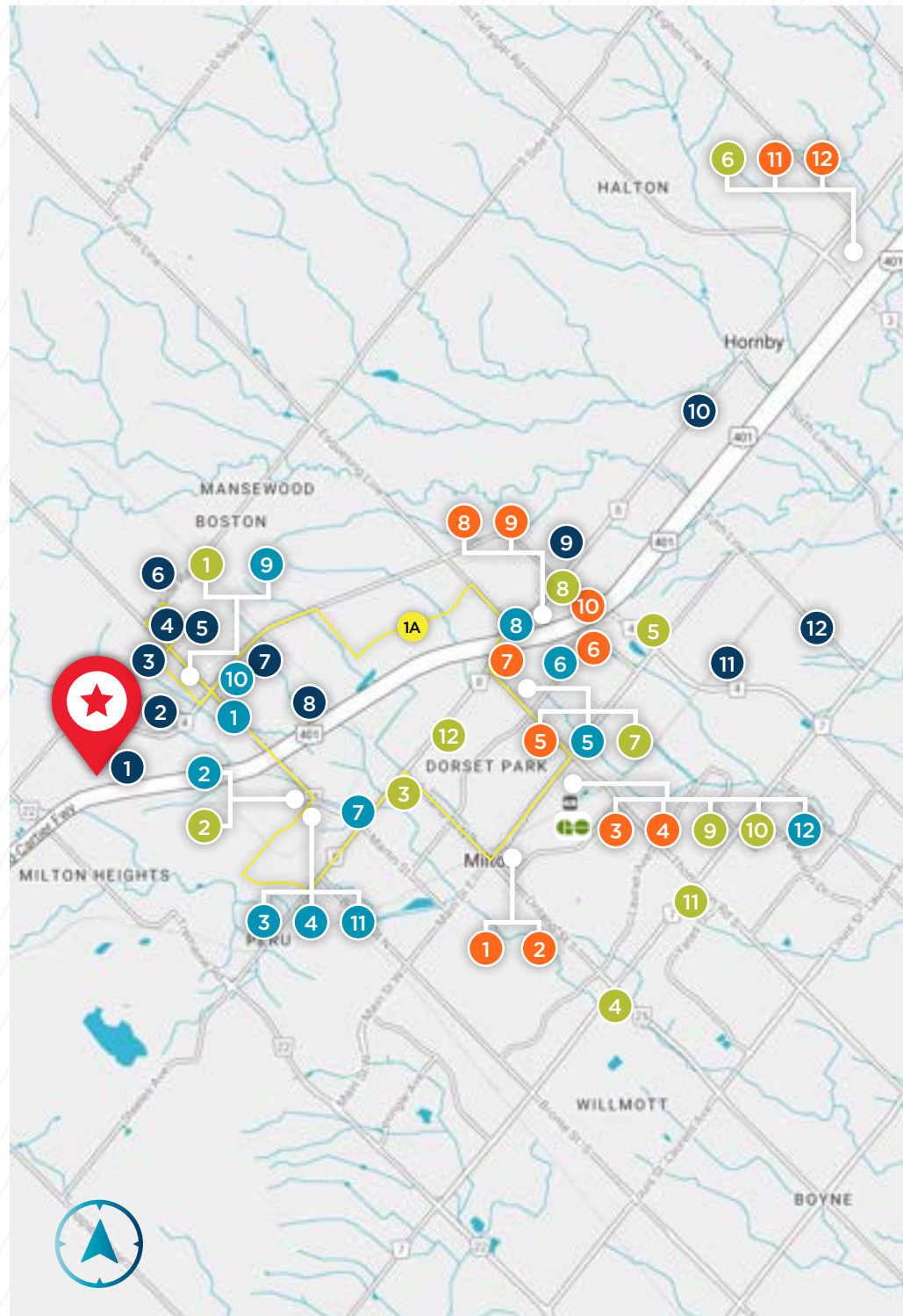
- 1 Milton Mall
- 2 Winners
- 3 Milton Common
- 4 Real Canadian Superstore
- 5 RioCan Centre Milton
- 6 Best Buy
- 7 The Home Depot
- 8 Indigo
- 9 Canadian Tire
- 10 Walmart
- 11 Toronto Premium Outlets
- 12 Adidas Outlet

## FOOD & BEVERAGES

- 1 Wimpy's
- 2 Kelseys Original Roadhouse
- 3 McDonalds
- 4 Harveys
- 5 Popeyes Louisiana Kitchen
- 6 Turtle Jack's Milton
- 7 A&W
- 8 Toss Thai
- 9 Country Style
- 10 Tim Hortons
- 11 Starbucks
- 12 Starbucks

## GAS & CONVENIENCE

- 1 Shell Highway 25
- 2 Esso Martin Street
- 3 Pioneer Gas Station
- 4 Esso Regional Road 25
- 5 Esso Main Street East
- 6 Shell Trafalgar Road
- 7 Bank of Montreal
- 8 Royal Bank
- 9 TD Bank
- 10 Scotia Bank
- 11 CIBC
- 12 Petro-Pass Truck Stop





For more information, please contact:

**RICHARD BURTON**

Associate Vice President  
+1 519 362 7197  
richard.burton@cushwake.com

**ZACK PARENT**

Senior Vice President  
+1 905 501 6441  
zack.parent@cushwake.com

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