

**58,520 square feet
Built out
With Trailer Parking
Available September 2019**



8460 Mount Pleasant Way

Milton, Ontario, Canada

Only 1.5 kilometers from the Regional Road 25 / Highway 401 Interchange, this LEED Certified development has exceptional highway access and exposure.

Institutional ownership (Sun Life Assurance Company of Canada) with exceptional clear height, door count, and trailer parking make this an extremely rare leasing opportunity.

Available September 1 2019:

Unit 3: 58,520 square feet

Pre-built with 1,957 square feet of office

Rates:

Net Rate: \$8.75 per square foot with
\$0.25 annual escalations

Additional Rent: \$2.34 per square foot (2019 estimate)

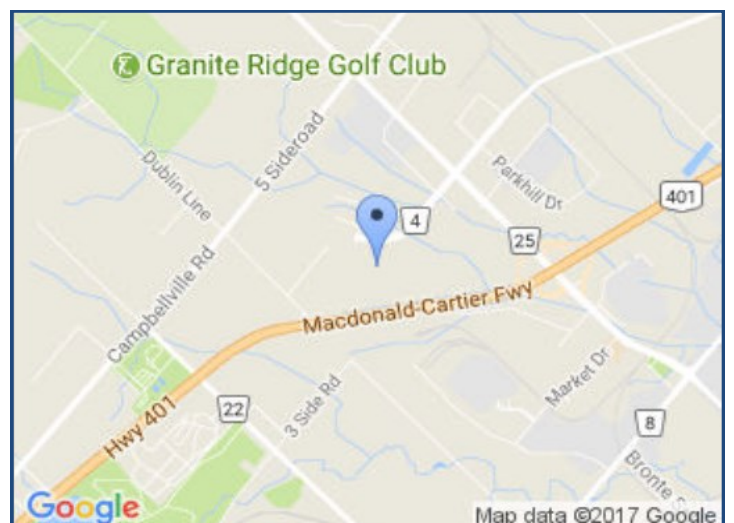
Unit Features:

- Corner unit with 1,957 square feet of pre-built out office
- 36' Clear Height
- 9 Truck Level, 1 Drive in Doors
- Hydraulic levellers at each dock door
- Energy efficient LED with Motion Sensors
- Includes up to 8 Trailer Parking Spots
- Passenger parking includes vehicle recharging stations, car pool parking spaces and bicycle parking areas
- M2 Zoning
- 400 amps / 600 volt power
- 55'x41' typical bay size
- 60' marshalling bay
- Entire unit is 265' 7" deep x 219' 8" wide
- Serviced by 1A and 1B Milton Transit Lines

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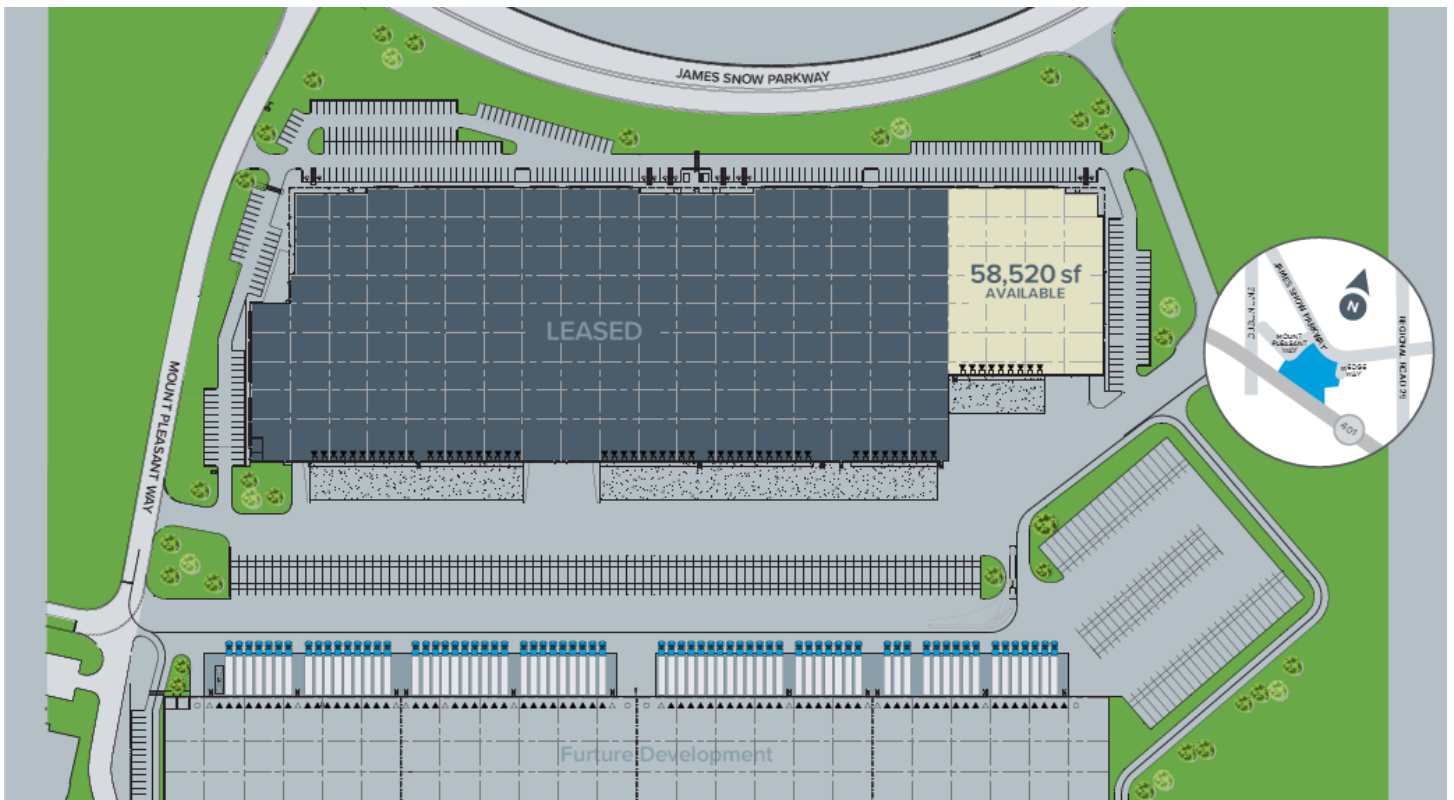
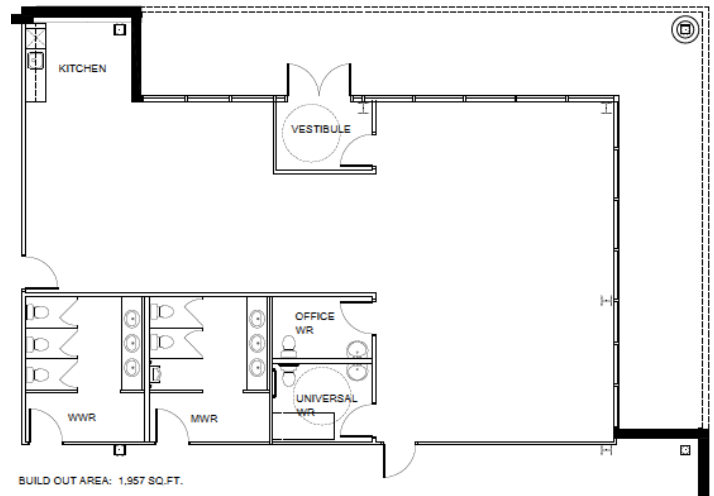




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Building Size: 437,240 square feet
 Available Space: 58,520 square feet
 Clear Height: 36' Clear
 Sprinklers: ESFR
 Truck Level Doors: 9 @ 8'6" x 10'
 Approx. Door Ratio: 1 / 6,400 sf
 Trailer Parking: 8 stalls
 Approx. Trailer Ratio: 1 / 7,100 sf
 Drive In Doors: 1 @ 14' x 12'
 Zoning: M2
 Unit Power: 400 amps / 600 volt
 Certification: LEED Certified

Pre-built Office Plan



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