

ROTHMAN | REAL ESTATE



8500

MOUNT PLEASANT WAY

MILTON, ONTARIO

Up to 408,323 sf Available For Lease
State-of-the-art Industrial Space

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**AVISON
YOUNG**

Introducing 8500 Mount Pleasant Way

Prime Distribution Facility For Lease in Milton

Avison Young is excited to present a state-of-the-art distribution facility at 8500 Mount Pleasant Way in Milton. Offering up to 408,323 square feet of customizable space, the site is ideally located with excellent access to Highway 401 via James Snow Parkway, Highway 25, and Tremaine Road.

The facility features modern infrastructure, including 65 truck-level doors, 48 trailer parking stalls, and 251 car parking stalls, making it an ideal location for businesses seeking high-quality distribution space.





DESIGNED FOR PERFORMANCE

Building Features

- ▮ 350' building depth
- ▮ 140' shipping area
- ▮ Precast exterior
- ▮ 54' concrete apron in shipping court
- ▮ 15' concrete dolly pad in trailer parking area
- ▮ Canopies over dock doors
- ▮ Dock package includes 40,000 lb hydraulic levelers, vision panel on doors, dock seals, and bumpers

Total Area	408,323 sf
Office Area	1,700 sf
Clear Height	32'
Shipping	65 truck level / 2 drive-in
Bay Size	55' x 37'
Sprinklers	ESFR
Parking	48 trailer stalls / 251 car stalls
Zoning	M1
Occupancy	Immediate
T.M.I.	\$3.49 psf (2025)

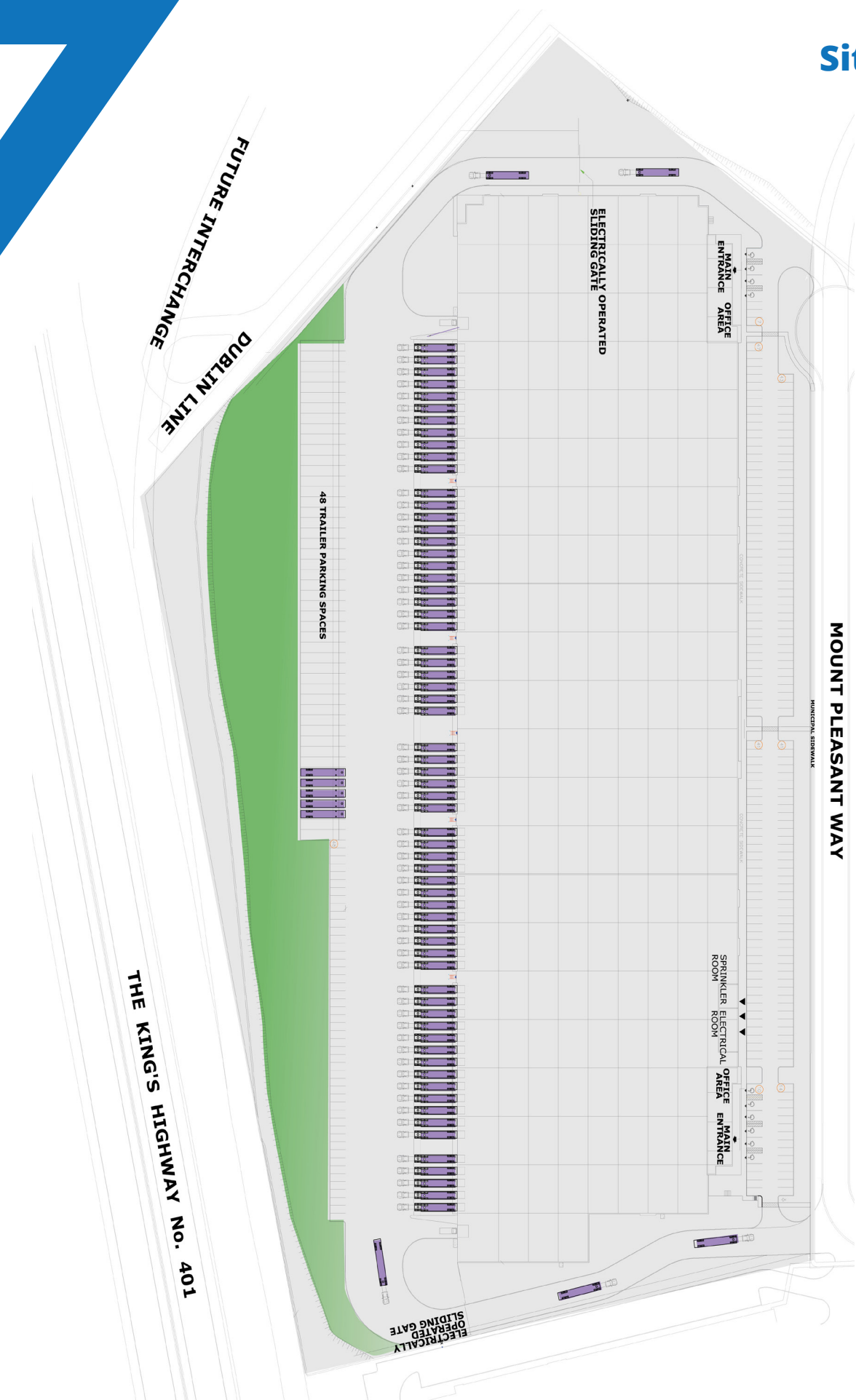
ASKING RENTS

Total Area	Asking Rent
310,000 - 408,000 sf	\$15.75 psf Net
217,000 - 310,000 sf	\$15.95 psf Net
97,836 - 217,000 sf	\$16.95 psf Net

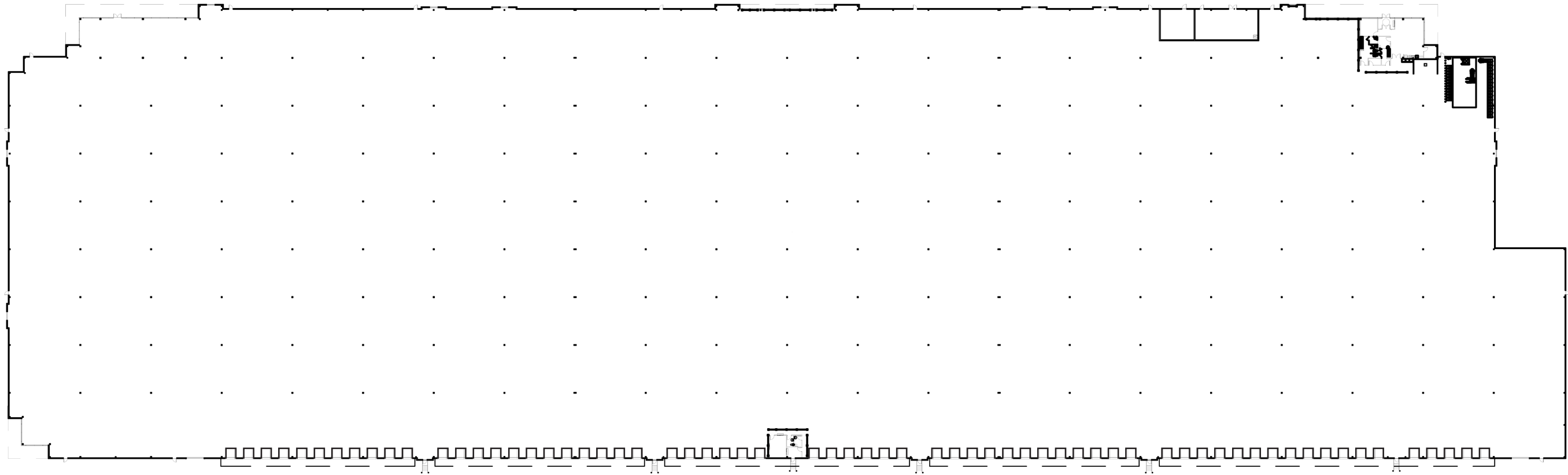
DEAL INCENTIVES

Gross Free Rent / Fixturing Period

- ▮ 5 year deal / 4 months
- ▮ 7 year deal / 5 months
- ▮ 10 year deal / 6 months

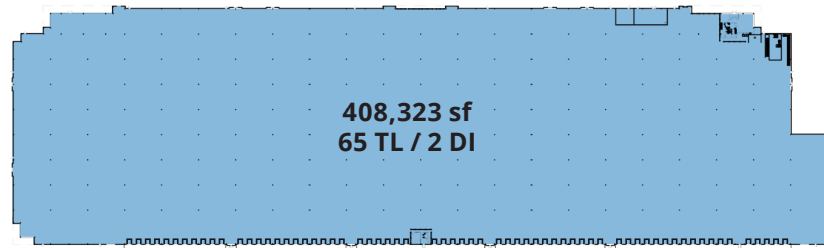


Floor Plan



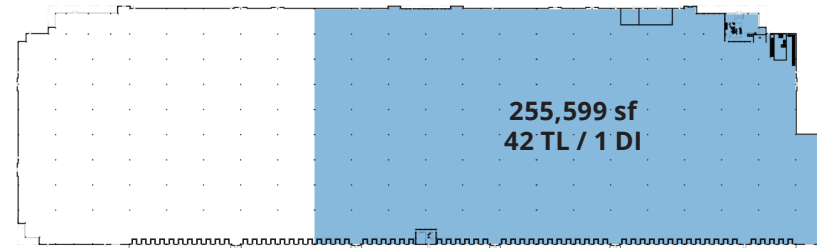
Demising Options

Option 1
408,323 sf | 65 TL & 2 DI



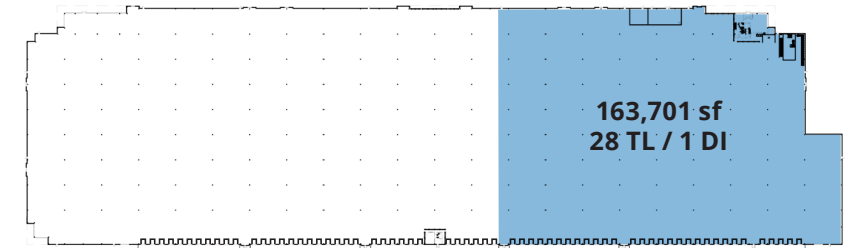
408,323 sf
65 TL / 2 DI

Option 2
310,487 sf | 47 TL & 1 DI



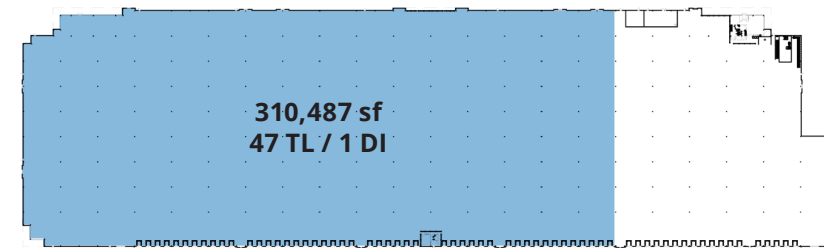
310,487 sf
47 TL / 1 DI

Option 3
255,599 sf | 42 TL & 1 DI



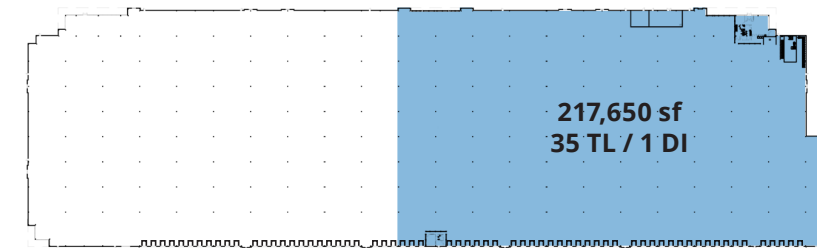
255,599 sf
42 TL / 1 DI

Option 4
217,650 sf | 35 TL & 1 DI



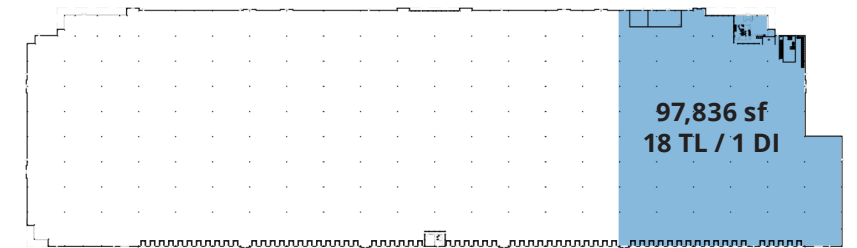
217,650 sf
35 TL / 1 DI

Option 5
163,701 sf | 28 TL & 1 DI



163,701 sf
28 TL / 1 DI

Option 6
97,836 sf | 18 TL & 1 DI



97,836 sf
18 TL / 1 DI

Multiple configuration options available.



Location Overview

Seamless Connectivity for Business Growth

Central location with access to infrastructure supporting all major transportation modes.



Road

Direct visibility from Highway 401
Connectivity to major 400 series highways improving overall accessibility to various regions and destinations



Rail

CN / CPKC Rail, and GO Transit
Great access to CN and CPKC intermodals, as well as passenger rail provided by Milton GO Station



Air

Pearson International Airport
Canada's main airport serving Toronto, its metropolitan area, and the surrounding region known as the Golden Horseshoe



Port

Port of Hamilton
The busiest port on the Canadian Great Lakes, handling over 12,000,000 tonnes of cargo and approximately 700 ships annually



WHY MILTON?

A Prime Industrial Hub in GTA West

Milton is positioned within the Toronto-Waterloo Innovation Corridor, North America's second-largest tech cluster, attracting top talent, investment, and business opportunities.

Seamless Connectivity for Business Growth

8500 Mount Pleasant Way offers highway frontage along Highway 401 and is adjacent to the future Tremaine Road interchange. The Milton Logistics Hub, just 10 minutes south, will further enhance intermodal transport.

Milton: The GTA West's Fastest-Growing Industrial Market

Milton is a key industrial and logistics hub with strong leasing demand, lower development costs, and strategic positioning along Canada's busiest transportation corridor.

- ⌘ Access to CPKC Intermodal & CN Milton Logistics Hub
- ⌘ Proximity to major retailers, manufacturers, and distributors
- ⌘ Over 7 million people within a one-hour drive

With world-class infrastructure, top-tier business services, and seamless connectivity, Milton is the ideal destination for industrial, logistics, and distribution operations.



Milton Labour Stats

A Foundation for a Thriving Workforce



30 MIN DRIVING DISTANCE

Population

1,888,158

2025 population
+2.0% - 2025-2030 increase

Labour Force

466,501

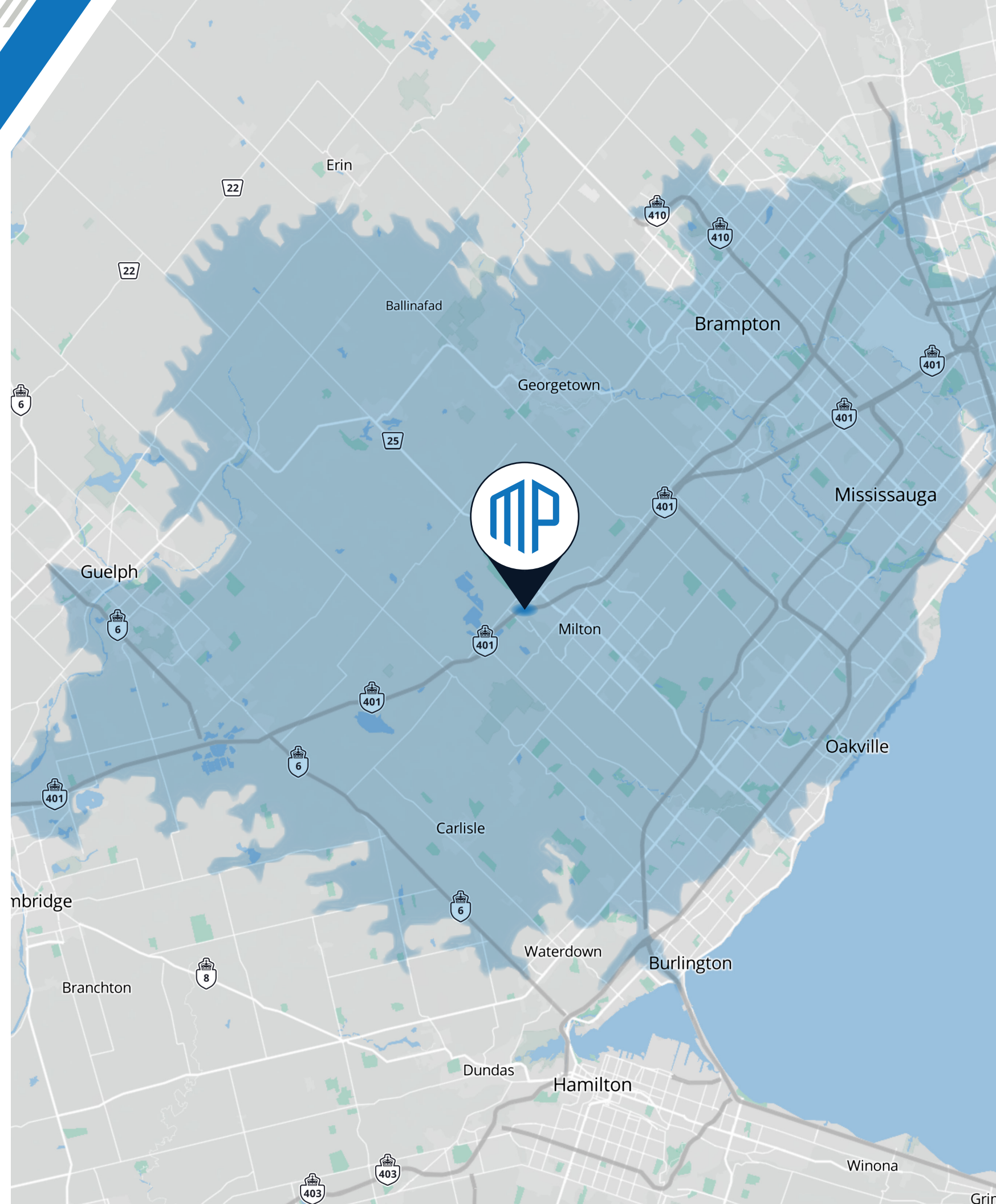
2024 Industrial sector

1,000,283

All Industries

5.7%

Unemployment rate



Meet the Team

Our Strength is in Our Teamwork

Rothman Real Estate Investments Limited

Rothman Real Estate Investments Limited is a private, family-owned real estate company with an operating history in the Greater Toronto Area for over fifty years. Our property portfolio is focused on industrial, retail, office, residential and land development. We have developed a well-earned reputation for integrity, respect and fairness in all aspects of our business. We embrace tradition and innovation, and we invest in the best teams to ensure we are delivering exceptional service and value to our clients and stakeholders.

Avison Young

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.





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GET IN TOUCH!

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