



CONSTRUCTION NEARING COMPLETION!

3 BUILDING CAMPUS, 2 BUILDINGS REMAINING
152,828 & 265,803 SQ. FT. DIVISIBLE TO 60,000 SQ. FT.

DERRY ROAD LOGISTICS CAMPUS

FIFTH LINE & DERRY ROAD, MILTON, ON

CBRE

BROCCOLINI

IG MACKENZIE REAL
PROPERTY FUND

*Introducing Derry Road Logistics Campus.
Milton Ontario's newest state-of-the-art
industrial development opportunity.*

In addition to being home to Rona's newest 750,000 square foot distribution center, Derry Road Logistics Campus offers two remaining first class, LEED certified facilities available for lease; 265,803 square feet in Building 1 and 152,828 square feet in Building 3. Providing tenants with state-of-the-art specifications in a premier campus setting.

Conveniently located in the hub of Milton's newest industrial node, Derry Green Business Park, Derry Road Logistics Campus is just 5 kilometers from three major highway interchanges providing direct access to Highway 401 and 407. This strategic location provides tenants with logistics efficiency, excellent labour demographics and quick access to various markets across the GTA.





NORTH



HIGHWAY 401
5 KM • 5 MIN



HIGHWAY 407
6 KM • 6 MIN



FIRST-CLASS SPECIFICATIONS

BUILDING 1 • 2100 LABRADOR AVENUE Q1 2024 FIXTURING

BUILDING SIZE

265,803 Sq. Ft.

Various sizes from 60,000 sq. ft. available

CLEAR HEIGHT

40'

SHIPPING

35 Truck-level Doors, 4 Drive-in Doors

BAY SIZE

Typical: 56' W x 50' D

Staging: 58'

PARKING

160 Car Parking Stalls

SUSTAINABILITY

LEED Certified

BUILDING 3 • 11319 DERRY ROAD Q4 2024 FIXTURING

BUILDING SIZE

152,828 Sq. Ft.

CLEAR HEIGHT

36'

SHIPPING

20 Truck-level Doors, 2 Drive-in Doors

BAY SIZE

Typical: 56' W x 50' D

Staging: 58'

PARKING

113 Car Parking Stalls
6 Trailer Parking Stalls

SUSTAINABILITY

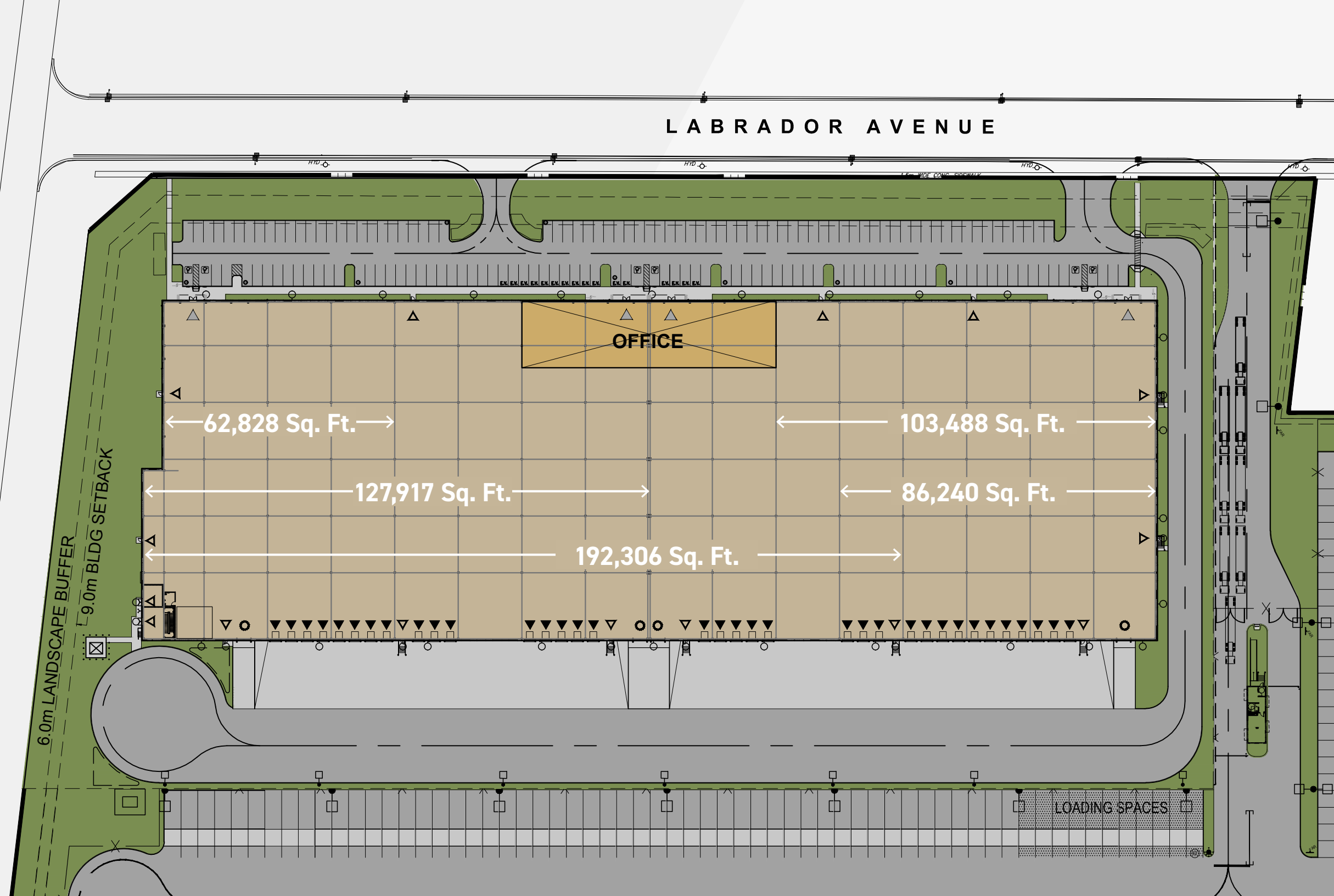
LEED Certified

BUILDING 1 • 2100 LABRADOR AVENUE

265,803 Sq. Ft.

Various sizes from 60,000 sq. ft. available

LEASING OPTIONS	62,828 Sq. Ft. Unit	86,240 Sq. Ft. Unit	103,488 Sq. Ft. Unit	127,917 Sq. Ft. Unit	192,306 Sq. Ft. Unit
SHIPPING DOORS	8 Truck Level 1 Drive-in	14 Truck Level 1 Drive-in	14 Truck Level 1 Drive-in	16 Truck Level 2 Drive-in	24 Truck Level 3 Drive-in
CONSTRUCTION STATUS	Floors poured! Consturction nearing completion				
OCCUPANCY	Q1 2024 Fixturing				
CAR PARKING	Total ±160 Stalls				



BUILDING 1 • 2100 LABRADOR AVENUE



**FLOORS Poured!
CONSTRUCTION NEARING COMPLETION**



BUILDING 3 • 11319 DERRY ROAD



FOUNDATION WORK COMMENCING!





MILTON, THE MOST PREFERRED AREA IN THE GTA WEST

Milton delivers infrastructure and business services; transportation and logistics corridors. It supported 2.6 million square feet in expansion of and new Industrial, Commercial and Institutional (ICI) development in 2020.

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 sub-market 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.



A PLACE OF POSSIBILITIES

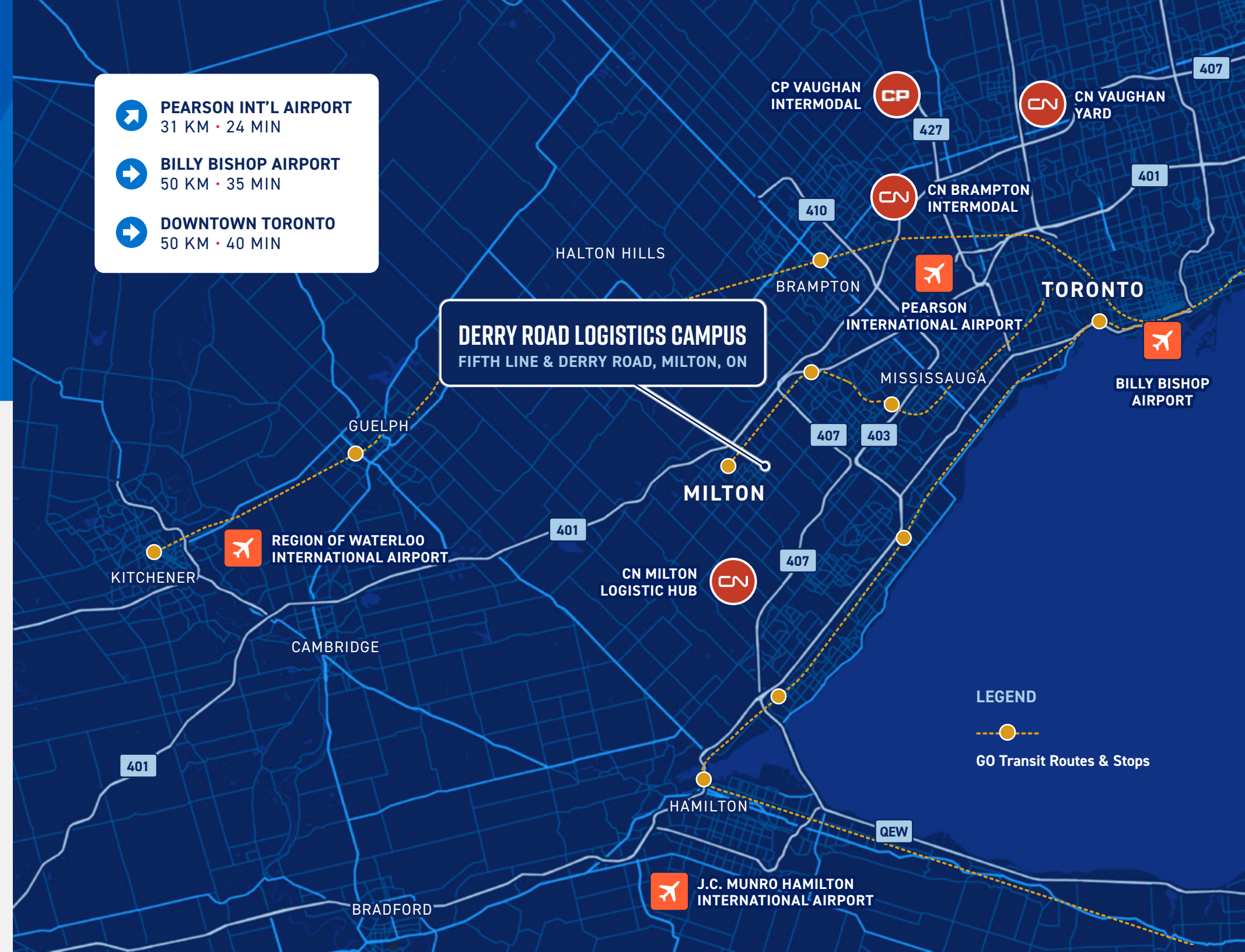
Strategic location provides users with access to Highway 401, 407, rail as well as public transit (bus and Go-Train) for labour accessibility. Many planned infrastructure improvements will further enhance the area.

UNDER 30 MINUTES FROM SITE

Highway 401	5 km • 5 minutes
Highway 407	6 km • 6 minutes
Highway 403	14 km • 10 minutes
Milton CN Logistics Hub	11 km • 12 minutes
CN Brampton Yard	30 km • 20 minutes
Toronto Pearson International Airport	31 km • 24 minutes

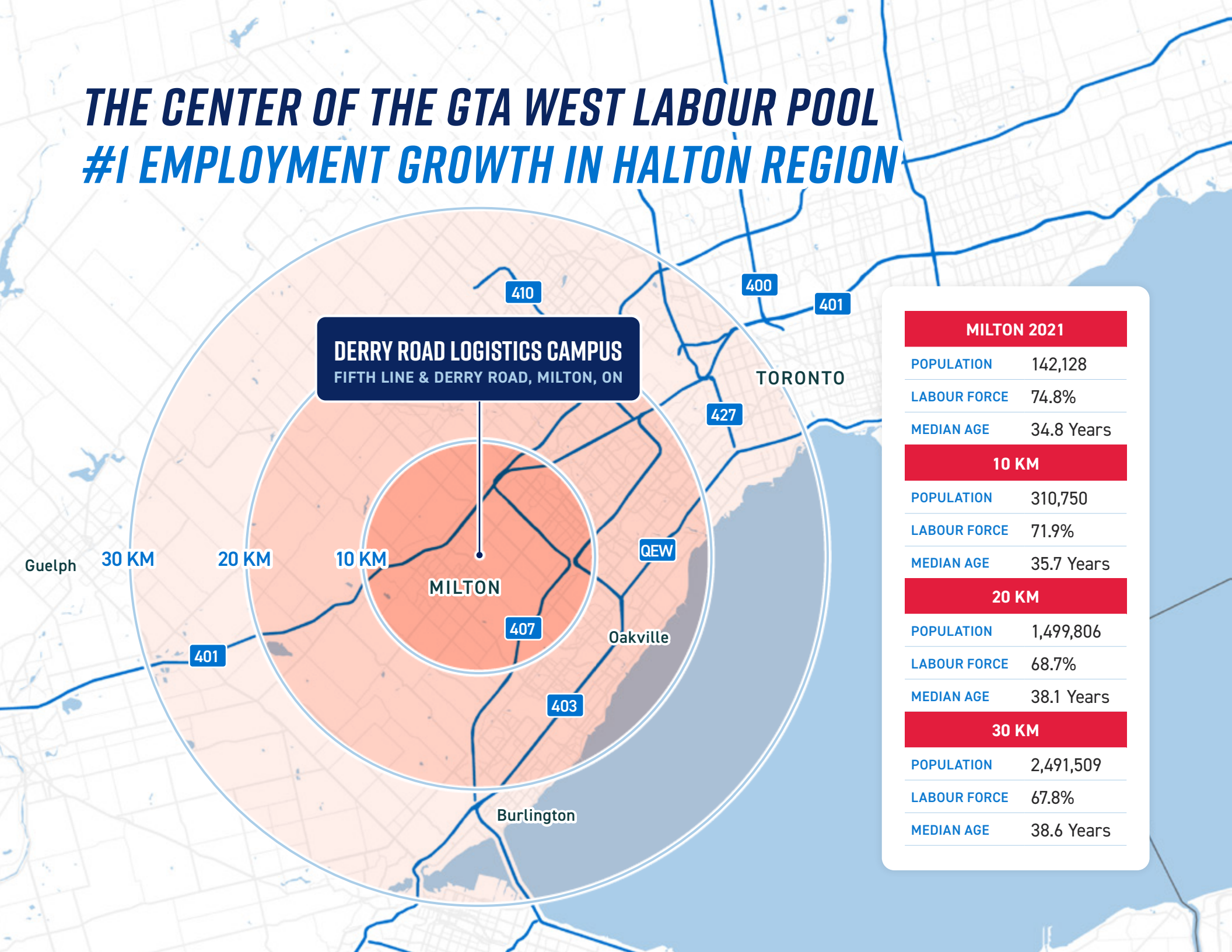
MAJOR CITIES & AIRPORTS FROM SITE

Downtown Toronto	50 km • 40 minutes
Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Hamilton International Airport	54 km • 44 minutes
Waterloo	67 km • 45 minutes
Waterloo International Airport	57 km • 46 minutes



THE CENTER OF THE GTA WEST LABOUR POOL

#1 EMPLOYMENT GROWTH IN HALTON REGION



DERRY ROAD LOGISTICS CAMPUS
FIFTH LINE & DERRY ROAD, MILTON, ON

MILTON 2021

POPULATION	142,128
LABOUR FORCE	74.8%
MEDIAN AGE	34.8 Years

10 KM


POPULATION	310,750
LABOUR FORCE	71.9%
MEDIAN AGE	35.7 Years


20 KM

POPULATION	1,499,806
LABOUR FORCE	68.7%
MEDIAN AGE	38.1 Years

30 KM

POPULATION	2,491,509
LABOUR FORCE	67.8%
MEDIAN AGE	38.6 Years


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

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

 **36%** LABOUR FORCE INDUSTRIAL SECTOR JOBS

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

 **56.6%** GROWTH RATE

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

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.
- Average household income: \$126,186.
- 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.

MILTON INFRASTRUCTURE IMPROVEMENTS

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.

- + *Steeles Avenue Road Widening*
- + *Highway 401 Six (6) Lane Expansion*
- + *Main Street Future Road Widening/Extension*
- + *Fifth Line Future Road Widening*
- + *Derry Road Future Road Widening*

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.

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 Tremaine 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 queueing area; a realignment and extension of the railway's mainline; and a stormwater management system.



DERRY ROAD LOGISTICS CAMPUS
FIFTH LINE & DERRY ROAD, MILTON, ON

- 1 Steeles Avenue road widening
- 2 Highway 401 six (6) lane expansion
- 3 Main Street future road widening and extension
- 4 Fifth Line future road widening
- 5 Derry Road future Road widening



MILTON TRANSIT ON DEMAND

Derry Road Logistics Campus is in the Derry Green Service Area.

MILTON TRANSIT ONDEMAND

Milton Transit OnDemand is a flexible, shared-ride service that provides transit without following a fixed route or schedule, booked via a mobile app. OnDemand transit connects passengers to/from available fixed route service at key transfer locations. Smaller-sized, fully accessible Milton Transit buses are used to deliver OnDemand services.

TRANSFER POINTS: MILTON GO STATION

- + Connects with all Milton Transit routes 2, 3, 4, 5, 6, 7, 8, 9, 21 as well as GO Transit
- + Passengers may book trips on-demand, same-day, or up to three days in advance
- + Hours of operation:
Weekdays from 5:15 a.m. – 10:11 p.m. Saturdays from 7:10 a.m. – 7:40 p.m.

6-minute drive to Milton's bus route 21 - Steeles

ROUTE 21 STEELES




Milton's 21 Steeles bus route runs between Milton GO Station and Lisgar GO Station, with stops at the Toronto Premium Outlets in Halton Hills, as well as the Amazon Fulfillment Centre YYZ3 on Winston Churchill Boulevard.

5-minute drive to Milton's bus route 3 - Trudeau

ROUTE 3 TRUDEAU

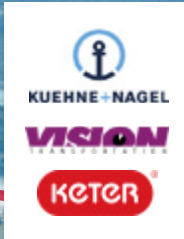
Milton Transit operates weekdays from 5:15 a.m. to 10:13 p.m. and on Saturdays from 7:10 a.m. to 7:40 p.m. All routes start and end at the Milton GO Station.

SURROUNDED BY MAJOR CORPORATE NEIGHBOURS, PROXIMITY TO AMENITIES

-  Interchange
4 Min to Highway 401
-  Tenants
-  Amenities



 CN MILTON LOGISTICS HUB
11KM • 12 MIN



MILTON GO



401



Whirlpool



Steeles Avenue



401

DERRY ROAD LOGISTICS CAMPUS
 FIFTH LINE & DERRY ROAD, MILTON, ON

HIGHWAY 407
 6KM • 6 MIN
 

ABOUT PROJECT TEAM



DEVELOPER

The IG Mackenzie Real Property Fund is an open-ended mutual fund established by IG Wealth Management (formerly Investors Group) in 1983 that invests in a diversified portfolio of real property commercial real estate with net assets under management of \$4.07 billion as of May 31, 2023. IG Wealth Management offers an exclusive family of mutual funds and is a national leader in delivering personalized financial solutions to Canadians through a network of Advisors located across Canada. IG Wealth Management is a member of the IGM Financial Inc. (TSX: IGM) group of companies. IGM Financial is one of Canada's leading diversified wealth and asset management companies with approximately \$256.6 billion in total assets under management and advisement as of May 31, 2023.

BROCCOLINI

DEVELOPMENT MANAGER

Broccolini is a leading single source provider of construction, development and real estate services, catering to the industrial, commercial, institutional and residential markets in Quebec and Ontario.

We offer a one-stop approach to the planning, development and construction of remarkable buildings. We currently have completed several distribution centers in Milton and Halton Hills, housing numerous prominent tenants. We also have employment land holdings throughout the GTA West corridor that would suit plenty of design-build opportunities for warehousing and distribution centers.

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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