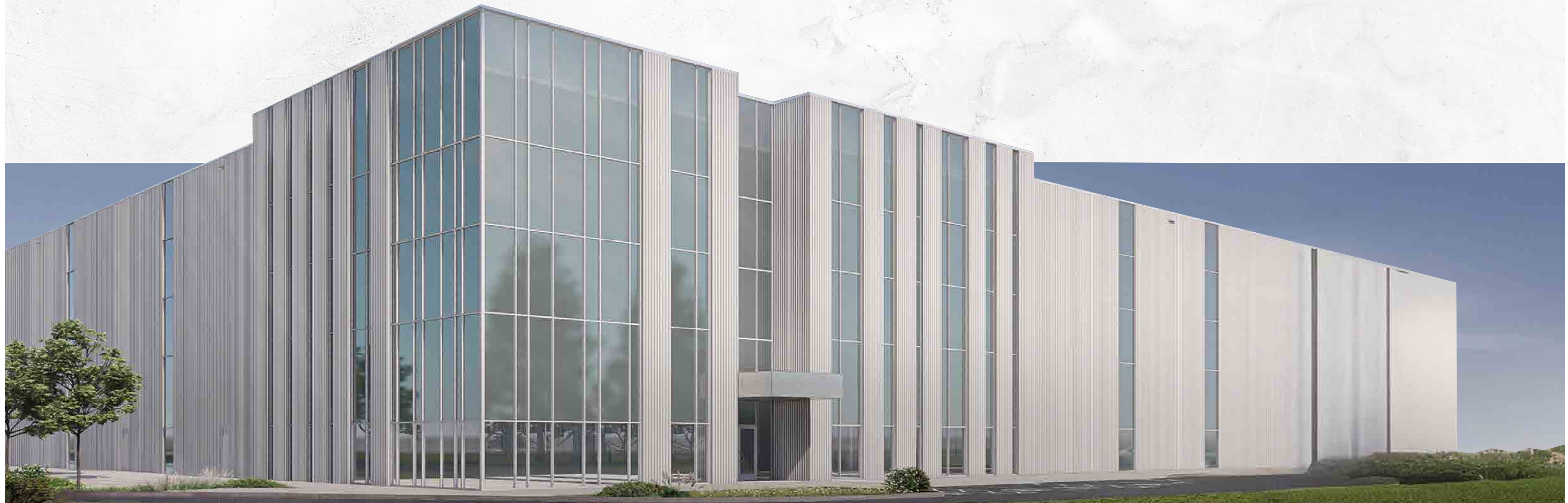


# DERRYSIX

BUSINESS PARK by anatolia

Milton's Premier Multi-Building Industrial Campus



6728 Sixth Line, Milton | ON

Speculative Development | Occupancy: Q2/ Q3 2027

Over 1.9 Million SF of State-of-the-Art Industrial Space

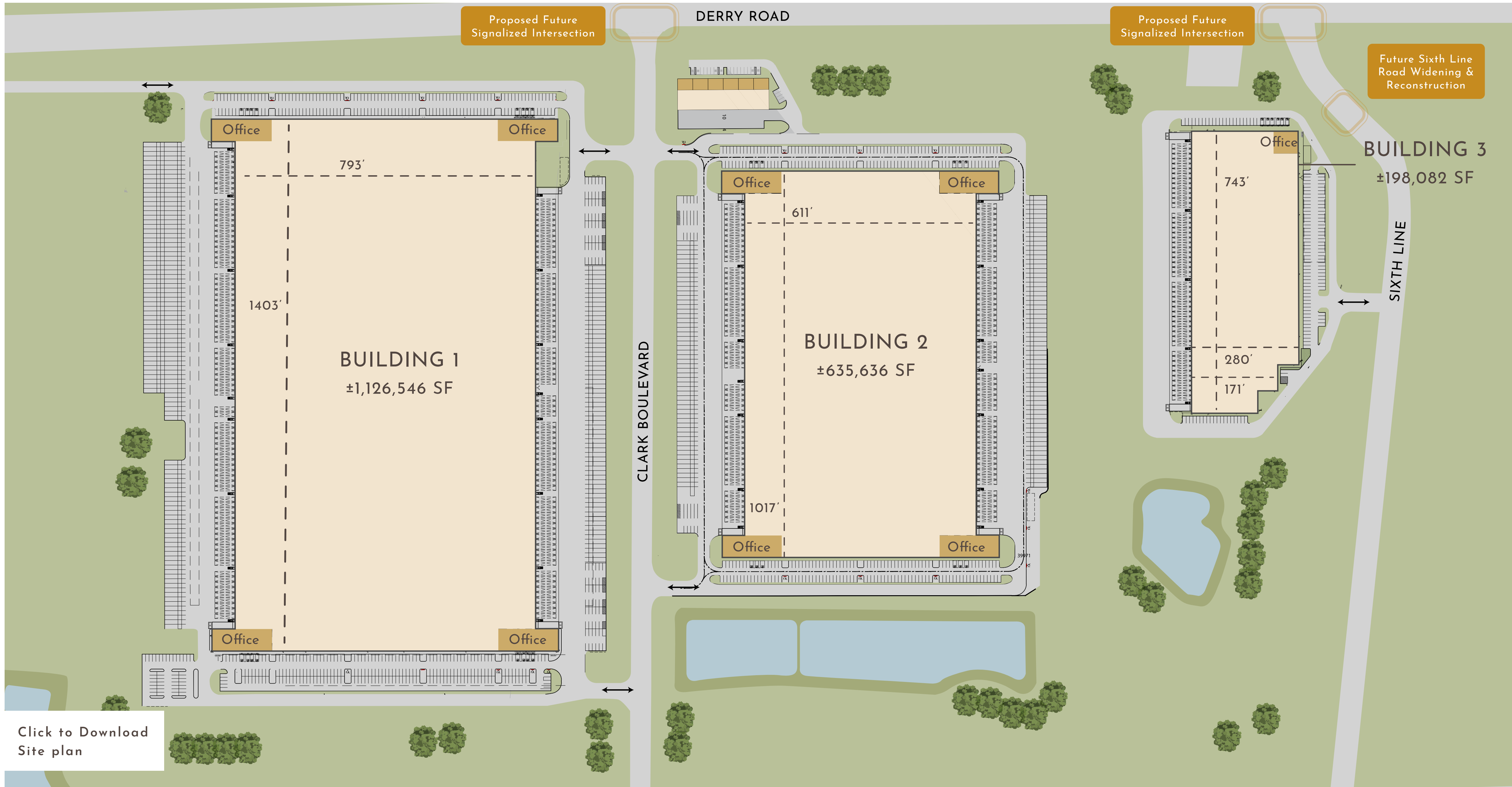
# Welcome to Milton's Newest Business Park

Derry Six Business Park by Anatolia is a premier multi-building industrial development, located within Milton's Derry Green Business Park in Ontario.

The site will feature three state-of-the-art facilities, designed for high performance, scalability, and efficiency. With flexible configurations and cutting-edge design, Derry Six is built to meet the evolving needs of today's industrial users—from logistics and warehousing to e-commerce and advanced manufacturing. Strategically positioned with direct access to 400-series highways, future CN Intermodal, and populated by a highly skilled and educated labour pool.



SITE PLAN



[Click to Download Site plan](#)



# Strategic Connectivity for Seamless Operations

Located within Milton’s **Derry Green Business Park**, Derry Six offers immediate access to Canada’s most critical freight and transportation corridors. From global gateways to regional delivery points, businesses at Derry Six benefit from a logistics ecosystem designed for speed, reach, and reliability.

This strategic location offers direct access to Highways 401, 407, and 403, delivering immediate connectivity to the Greater Toronto Area, U.S. border crossings, and Ontario’s major industrial markets.

Whether serving regional, national, or cross-border networks, Derry Six Business Park offers the reach, flexibility, and infrastructure to support a wide range of industrial users—from e-commerce and warehousing to manufacturing and distribution.

## Drive times

Highway 401	5 min   4.5 km	Union Station Toronto	50 min   50 km
Highway 407	5 min   4.3 km	Toronto Pearson Airport	24 min   38 km
Highway 403	10 min   12 km	Hamilton Airport	39 min   58 km
Highway 427	27 min   28 km	Buffalo US Crossing	90 min   134 km

## Milton Logistics Hub

CN’s Milton Logistics Hub is a sustainable intermodal facility under construction in Milton, Ontario. Designed to boost Canada’s economy, streamline supply chains, and cut road congestion, it is a \$250M project with strong environmental safeguards. Expected to begin partial operations by 2027, the hub will create 130 direct jobs and support 1,000+ indirect jobs.

# Talent-Driven. Transit-Connected.

Milton is one of Canada's fastest-growing and most economically resilient communities. Positioned at the core of the GTA West, Derry Six Business Park connects employers to a deep and dynamic labour market of over 1.1 million people across the Peel and Halton regions.

With a young, highly educated population and immediate access to local and regional transit, Milton offers industrial users a compelling advantage: access to the talent they need to grow and scale, backed by infrastructure that keeps employees moving efficiently.

### Demographics



**363,468**  
Population  
10km radius



**1.1 million+**  
Available workers within  
commuting distance



**73%**  
Milton residents hold a  
post-secondary credential



**40%**  
Milton residents have  
a university degree



**62%**  
employed in knowledge-  
based occupations  
(vs. 55% Ontario average)



**35.3**  
years is the  
median age



# Thriving Community. Built for Business.

Located within Milton's **Derry Green Business Park**, Derry Six benefits from a vibrant business ecosystem and a supportive community framework.



## Established Neighbours & Industry Leaders.

The park is home to numerous national and global tenants, including:

Gordon Food Service	Magna International	Volvo Canada
3M Canada	Ceva Logistics	Schenker Logistics
Dare Foods	Uline Logistics	Kraft Canada
Whirlpool Canada	NFI	Ryder Logistics

## Eat, Shop, Recharge, Just Minutes Away:

		
10+ 	15+ 	8+ 
Cafés & Eateries	Shops & Services	Parks & Recreation

# Project Team

## anatolia

Anatolia Capital Corp (ACC) serves as the real estate division of Anatolia, engaging in a spectrum of business services encompassing the acquisition, leasing, development, and redevelopment of both commercial and industrial properties. Each year since 2018, Anatolia has won the "Canada's Best Managed Companies" award and in 2024 was newly designated to Platinum status.

*"At Anatolia Capital we live and share our values to build deep meaningful relationships with everyone we work with, considering the company more than a place to work. Our values are not just words on paper - they inform every aspect of the business and are integrated at the heart of all we do. Each value drives how we approach our business, and most importantly our customers and employees."*

*Recognizing that success and happiness are rooted in strong partnerships, we carefully cultivate relationships with like-minded partners. Our focus extends beyond transactions; we seek allies with high standards who are committed to building positive outcomes. By fostering a shared vision, we create a foundation for enduring success where all parties can thrive together."*

[anatolia.com/capital](https://anatolia.com/capital)



Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

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# DERRYSIX

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