



FIFTH LINE BUSINESS PARK

AT DERRY GREEN, MILTON

BUILDING 1 100% PRE-LEASED
BUILDING 3 80% PRE-LEASED

Buildings nearing completion!

60,000 - 330,000 SQ. FT.
Q4 2023 FIXTURING

KYLE HANNA*
Vice Chairman

EVAN S. WHITE*
Executive Vice President



BROCCOLINI

CBRE



Fifth Line

Derry Road

Sustainably Inspired & Connected

Welcome to Milton's first sustainability focused development.

Fifth Line Business Park at Derry Green, Milton is a master planned first class business park, expertly designed to offer four state-of-the-art industrial buildings of various flexible sizes ranging from 60,000 – 330,000 square feet. Each with pioneering environmentally focused specifications that will provide tenants with superior energy efficiencies, providing “Zero Carbon Ready” Design for Buildings 1, 3 and 4 and All-Electric Net Zero Carbon Design for Building 2.

54' (W) X 50' (D) BAY SIZES

60' STAGING BAY

36' CLEAR HEIGHT

Derry Road

James Snow Parkway

Fifth Line



100% PRE-LEASED!
BUILDING 1
6790 Fifth Line

BUILDING 2
6750 Fifth Line
ALL-ELECTRIC NET ZERO
CARBON BUILDING

80% PRE-LEASED!
BUILDING 3
6710 Fifth Line

BUILDING 4
6670 Fifth Line

STORMWATER MANAGEMENT POND
(4.61 AC)

EXPERTLY DESIGNED

Master planned First Class Business Park, offers a combination of small, mid and large bay units.

BUILDING 1 6790 FIFTH LINE 100% PRE-LEASED	
SIZE	93,592 Sq. Ft.
BUILDING 2 6750 FIFTH LINE AVAILABLE	
CONSTRUCTION STATUS	Floors poured, building nearing completion
SIZE	234,061 Sq. Ft.
SHIPPING	53 Truck Level Doors, 2 Drive-in Doors
FIXTURING	January 2024
BUILDING 3 6710 FIFTH LINE 80% PRE-LEASED	
CONSTRUCTION STATUS	Floors poured, building nearing completion
SIZE	61,575 Sq. Ft. Remaining
ASKING RATE	\$19.75 Per Sq. Ft. Net
SHIPPING	7 Truck Level Doors, 1 Drive-in Door
FIXTURING	December 2023
BUILDING 4 6670 FIFTH LINE AVAILABLE	
CONSTRUCTION STATUS	Floors poured, building nearing completion
SIZE	328,958 Sq. Ft.
SHIPPING	65 Truck Level Doors, 2 Drive-in Doors
FIXTURING	December 2023

ESFR SPRINKLERS

MULTIPLE ACCESS POINTS

M1 INDUSTRIAL ZONING

BUILDING 4
6670 FIFTH LINE

BUILDING 3
6710 FIFTH LINE

BUILDING 2
6750 FIFTH LINE

BUILDING 1
6790 FIFTH LINE

80% PRE-LEASED

100% PRE-LEASED

James Snow Parkway

Fifth Line

Derry Road

PHOTOS TAKEN SEPTEMBER 2023

FLOORS Poured!
BUILDINGS NEARING COMPLETION



80% PRE-LEASED!
BUILDING 3 - 6710 FIFTH LINE



FLOORS POURED!

BUILDING 4 - 6670 FIFTH LINE



100% PRE-LEASED!
BUILDING 1 - 6790 FIFTH LINE



80% PRE-LEASED!
BUILDING 3 - 6710 FIFTH LINE



BUILDING 2 - 6750 FIFTH LINE



BUILDING 4 - 6670 FIFTH LINE

ZERO CARBON FOR THE FUTURE

Fifth Line Business Park welcomes you to the future with its Zero Carbon designs – the first of its kind in the town of Milton.

By challenging traditional construction and operational practices, Fifth Line Business Park offers a Zero Carbon Design (all-electric HVAC, 500kW rooftop solar) in building 2, and buildings 1, 3, and 4 have future ability to convert to Net Zero.

With improved warehouse ventilation, a more airtight building, heating and destratification, energy-efficient electrical systems, and the inclusion of rooftop solar panels, Fifth Line Business Park's innovative Zero Carbon features lead the way in reducing overall carbon emissions for a better and greener tomorrow.

THE FIFTH LINE BUSINESS PARK DIFFERENCE

ZERO-CARBON SPECIFICATIONS

BUILDING 1, 3, 4 “ZERO CARBON READY” DESIGN

*Transition Plan +
Annual ZC Performance Certification*

- ◆ More airtight building leading to less air leakage.
- ◆ Includes increased roof and precast panel insulation.
- ◆ Increased structural reinforcement in the roof to accommodate future rooftop solar panels.
- ◆ Increased electrical capacity to support future transition to all-electric HVAC.

BUILDING 2 ALL-ELECTRIC NET ZERO CARBON DESIGN

*Base Build Zero Carbon Design
Certification + Annual ZC Performance
Certification, No Transition Plan Required*

- ◆ More airtight building leading to less air leakage.
- ◆ Includes increased roof and precast panel insulation.
- ◆ 500kW rooftop solar array to offset 100% annual GHG emissions.
- ◆ All-electric HVAC including air-source heat pumps and electric unit heaters.

WHAT IS A ZERO-CARBON BUILDING?†

A zero-carbon building is highly energy-efficient and minimizes greenhouse gas emissions from building materials and operations. Until all emissions can be eliminated, high-quality carbon offsets can be used as a counterbalance.



ELIMINATE EMISSIONS



CLEAN ENERGY



ELECTRICAL



BUILDING GREEN

† Source: CAGBC, www.cagbc.org



ALL-ELECTRIC DESIGN = BENEFITS FOR OUR TENANTS

Immediate

COST SAVINGS

Energy and carbon savings in combination with the rooftop solar array will result in immediately lower annual operating costs.

59%

YEAR 1 OPERATING COST SAVINGS¹

Compared to traditional new construction building (NECB 2017)

200-300%

IMPROVED EFFICIENCY

All-electric HVAC system is 200-300% more efficient which reduces overall energy consumption.

Zero

GHG EMISSIONS

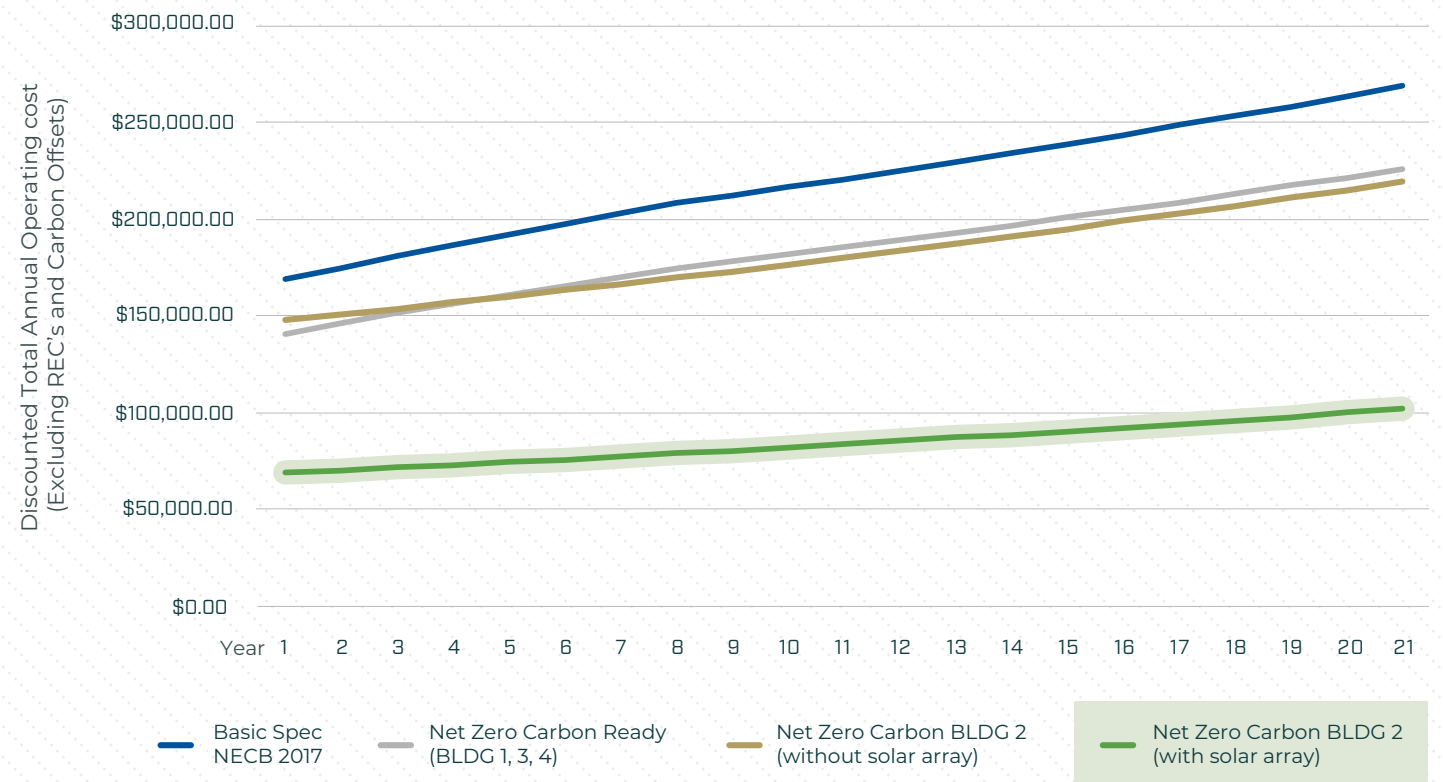
Scope 1 and 2 GHG emissions are fully eliminated at this building to help meet or exceed your corporate Net Zero goals.

Building 2 All-Electric Net Zero Carbon Design Spec

Base Build Zero Carbon Design Certification + Annual ZC Performance Certification, No Transition Plan Required

- ◆ Highly efficient building with an enhanced envelope, reducing air leakage
- ◆ Includes increased roof and precast panel insulation.
- ◆ 500kW rooftop solar array to offset 100% annual GHG emissions.
- ◆ All-electric HVAC including air-source heat pumps and electric unit heaters.

Operating Cost Savings • Discounted Total Annual Operating Cost^{1,2}



CAGBC's Zero Carbon Building™ (ZCB) standards are a made-in-Canada framework that makes carbon the new measure of building innovation. Among the world's first zero-carbon building standards, they recognize the importance of building emissions in reaching national climate commitments.

1. Projections only. Source: <https://www.ecovert.ca/>

2. Assumptions: Electricity Increase 3.0%. Natural Gas Increase 3.0%. Cost of carbon starts at \$65/tonne at year 0 and increases by \$15 per year until 2030, after which it increases by 5.0% every year.

MILTON, THE FASTEST GROWING AND 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.

ABOUT MILTON

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 submarket 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.



- ➔ PEARSON INT'L AIRPORT
31 KM • 24 MIN
- ➔ BILLY BISHOP AIRPORT
50 KM • 35 MIN
- ➔ DOWNTOWN TORONTO
50 KM • 40 MIN

FIFTH LINE BUSINESS PARK
AT DERRY GREEN, MILTON



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.

CONNECTIVITY FROM SITE

Downtown Toronto	50 km • 40 minutes
Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Waterloo	67 km • 45 minutes
Toronto Pearson International Airport	31 km • 24 minutes
Waterloo International Airport	57 km • 40 minutes
Highway 401	5 km • 4 minutes
Highway 407	8 km • 7 minutes
Highway 403	14 km • 10 minutes
Queen Elizabeth Way	30 km • 22 minutes
Milton CN Logistics Hub	11 km • 12 minutes
CN Brampton Yard	30 km • 20 minutes

THE CENTER OF THE GTA WEST LABOUR POOL #1 EMPLOYMENT GROWTH IN HALTON REGION



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.
- ◆ Current population of 152,183 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.
- ◆ Average household income: \$143,511.

DEMOGRAPHICS BY RADIUS

	MILTON 2022	10 KM	20 KM	30 KM
POPULATION	152,183	323,509	1,528,344	2,536,852
LABOUR FORCE	74.2%	72%	69.1%	69.3%
MEDIAN AGE	35 Years	36 Years	38 Years	39 Years



- 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

FIFTH LINE BUSINESS PARK
AT DERRY GREEN, MILTON

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.

MILTON TRANSIT CONNECTED TO THE GTA

Fifth Line Business Park is a short **10-minute walk** from the Derry Green Service Area.

Milton's 3 Trudeau bus route is a short **7-minute walk** from Fifth Line Business Park

Milton's 21 Steeles bus route is a **4-minute drive** from Fifth Line Business Park



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.

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.

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.





CN MILTON LOGISTICS HUB
11KM • 12 MIN

FIFTH LINE BUSINESS PARK
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- Tenants
- Amenities

4 MINUTES TO HIGHWAY 401

SURROUNDED BY MAJOR CORPORATE NEIGHBOURS
PROXIMITY TO AMENITIES

ABOUT THE PROJECT TEAM

DEVELOPED AND MANAGED BY A TEAM OF INDUSTRY EXPERTS



ADVISOR

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with approximately \$83 billion USD of assets under management (as of June 30, 2023) and expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the alternatives asset management business of Sun Life.

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OWNER

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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 centres 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 centres.



LEASING

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BROCCOLINI

CBRE

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