FIFTH LINE
BUSINESS PARK
AT DERRY GREEN, MILTON • ONTARIO, CANADA

BGO Properties · Sun Life · BROCCOLINI · CBRE

6750 FIFTH LINE

137,939 Sq. Ft. | Turnkey Move in Ready | 2,217 Sq. Ft. Finished Office

Zero Carbon Building™ (ZCB) Certified

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN LEED GOLD

ZERO CARBON CARBONE ZÉRO



Welcome to Milton’s first sustainability focused development.

3 Kilometers to James Snow Parkway interchange, centre of Milton's industrial node.



Sustainably Inspired & Connected

Fifth Line Business Park at Derry Green, Milton is a master-planned business park encompassing approximately 100 acres of land and just under 1 million square feet of best-in-class industrial space across four buildings.

The park features a Zero Carbon Building™ (ZCB) Certified Building at 6750 Fifth Line, offering 137,939 square feet of remaining space, alongside expert designs and pioneering environmentally focused specifications for superior energy efficiencies. Tenants will also enjoy an outdoor walking trail and the opportunity to network with industry leaders such as Atosa, HPG, Kioti, Munchkin and ABB.

AT DERRY GREEN, MILTON • PG. 4

ZERO CARBON BUILDING™ (ZCB) CERTIFIED **BENEFITS FOR TENANTS**

VIEW ZERO CARBON CERTIFICATE

VIEW LEED GOLD CERTIFICATE

BASE BUILDING 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.

Immediate Cost Savings

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

55% Year 1 Energy Savings[1]

Compared to traditional new construction building (NECB 2017).

300% Improved Efficiency

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

Zero GHG Emissions

Building contributes minimally to Scope 1 & 2 GHG emissions, helping tenants meet their corporate Net Zero targets.

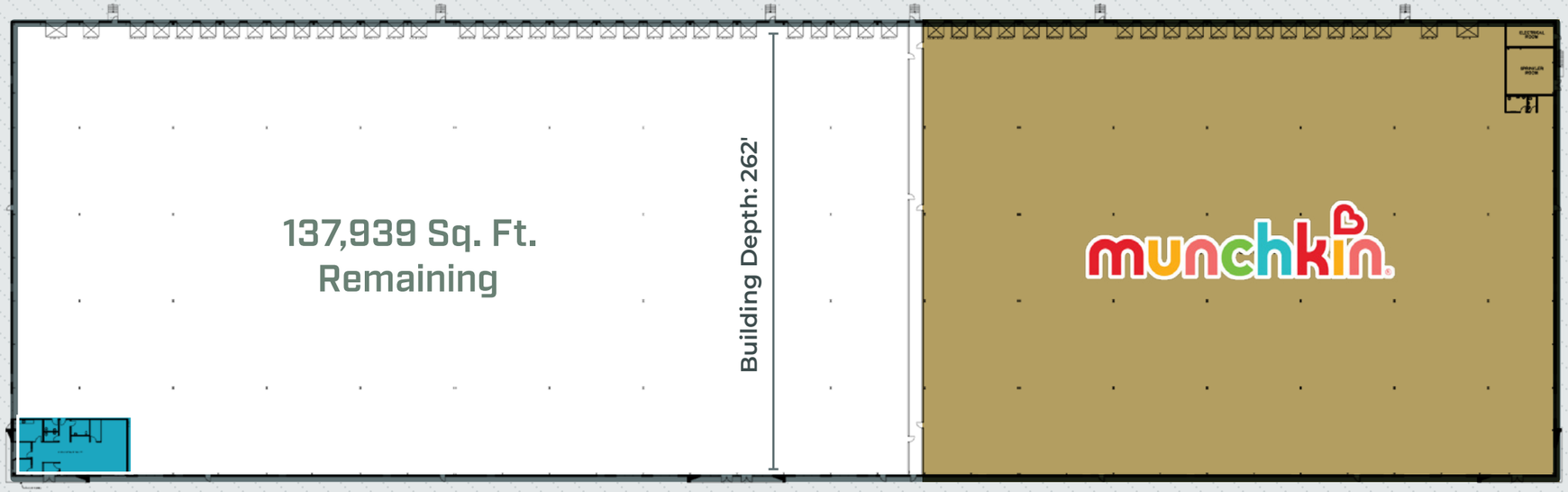
[1] Projects based on Energy Modeling prepared by Ecovert. Further details available upon request.

$0.32 PER SQ. FT. NET ENERGY SAVING CALCULATED BASED ON REMAINING SQUARE FOOTAGE. $44,000/ANNUM

ESTIMATES ARE BASED ON STANDARD NECB WAREHOUSE USER OPERATING ASSUMPTIONS

+ Standard warehouse/logistics user (no automation/process)
+ Mon-Fri 8am - 6pm, Sat 10am-4pm
+ Heating Setpoint 68F (20C) during occupied hours and setback to 59F (15C) overnight.
+ No Cooling in Warehouse in summer

6750 FIFTH LINE - 137,939 SQ. FT. ZERO CARBON BUILDING™ (ZCB) CERTIFIED	Comparable New Code Building facility (Gas Heated)	6750 Fifth Line Net Zero (Fully Electric)[2]
Annual Hydro Consumption kWh/yr	325,000	**600,000**
Annual Hydro Costs (excl HST)	$52,000	**$96,000**
Annual Natural Gas Consumption	100,000m3	**0m3**
Annual Natural Gas Costs (excl HST)	$28,000	**$0**
Total Annual Hydro+ Gas Utilities Costs	$80,000 ($0.57/sf)	**$96,000**
60% of the Rooftop Solar PV Credits (375,000kWh/yr)	$0	**-$60,000**
Total Cost After PV Credits	$80,000 ($0.57/sf)	**$36,000 ($0.25/sf - 55% reduction)**



ESFR SPRINKLERS

MULTIPLE ACCESS POINTS

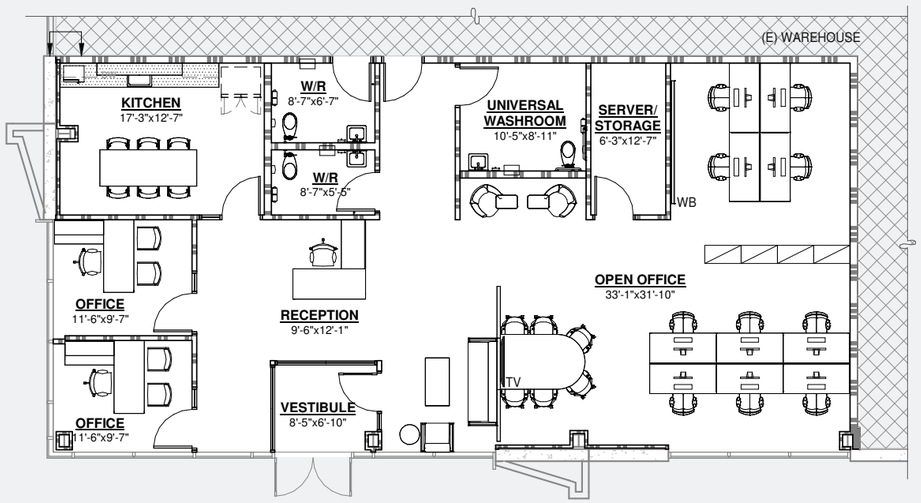
M1 INDUSTRIAL ZONING

DOWNLOAD FULL FLOOR PLAN

PIONEERING DESIGN

SIZE	137,939 Sq. Ft. Remaining
OFFICE	2,217 Sq. Ft.
ASKING PRICE	$16.95 Per Sq. Ft. Per Annum
T.M.I. (2026)	$3.91 Per Sq. Ft. Per Annum
SHIPPING	32 Truck Level Doors, 1 Drive-in Door
CLEAR HEIGHT	36'
BAY SIZE	54' (w) × 50' (d), 60' Staging Bay
POWER	1,000 Amps (Remaining for entire 137,939 Sq. Ft.)

OFFICE FLOOR PLAN - 2,217 SQ. FT.



BUILDING SPECIFICATIONS

ZERO CARBON	Zero Carbon Building™ (ZCB) Certified.
SOLAR SYSTEM	Includes a 500kW rooftop solar array system. String inverters mounted within 1 metre of array.
CONCRETE APRON AND DOLLY PADS	60'-0' Deep Concrete Apron at the loading dock area. The pad is 200mm thick, 32 MPa C-2 concrete on 200mm of compacted Granular A. Ramps up to the drive-in doors are Heavy Duty Asphalt.
FLOOR SLAB	Slab-on-Grade 8" thick, 25 MPa concrete, reinforced with 25kg/m3 of steel fibers, on 200mm of compacted Granular A. Slab finished to meet FF50 and FL40. Slab treated with 1 coat of high performance penetrating sealer (Ashford Formula, Diamond Hard or equal) and 60lbs/100sf of floor hardener (Traprock, Diamond-Plate or equal). A 10mm Vapour Barrier is included throughout. Saw cuts made at all columns, along column lines, and mid bays (maximum 15' c/c) in both directions. Saw cuts not filled.
PRECAST	Exterior precast panels form finish exterior and steel trowel finish interior, insulated to R24.
ROOFING	The roof system is a 60mil TPO mechanically fastened system with fully welded seams, complete with vapour barrier and polyisocyanurate insulation, for a total system R-value of 40. Canopies are 60mil TPO as well. Loose Laid 60mil TPO slip sheet included under solar panels.
OVERHEAD DOORS	Dock level doors 9'-0" wide x 10'-0" high, manually operated, complete with one vision panel. Drive-in doors 12'-0" wide x 14'-0" high, electrically operated (2 per building) complete with one vision panel. All overhead doors pre-painted metal, insulated to R20, maximum lift complete with heavy-duty hardware (3" rails) track guards.

LOADING DOCK EQUIPMENT	7' x 8' hydraulic dock levelers with a 40,000lbs capacity. All dock levelers complete with molded rubber bumpers and standard 40oz. vinyl door seals. Provisions for truck restraints are not included.
HEATING, VENTILATION, AIR CONDITIONING	HVAC is designed to meet OBC and ASHRAE 90.1 standards. Heating load design based on the following criteria: Outside Ambient -20°C DB OBC January 1% Design Inside Temperature 15°C DB Wind Speed 24km/h Heating for 6750 Fifth Line is provided by electric, rooftop-mounted, Energy Recover Ventilators and VRV Condensing Units, complete with 7-day programmable thermostats. Cooling is not included. Warehouse exhaust system roof mounted passive pressure relief louvers.
FIRE PROTECTION	Automatic wet type sprinkler system ESFR in compliance with OBC and NFPA 13 (2013), and NFPA20 (2010). Sprinkler system allows for storage up to 33'-0" of Class I-IV Commodities, Group A Plastics, Cartoned / Uncartoned, unexpanded in bulk storage, single, double, or multiple row racking.
TOTAL BUILDING POWER	Four (4) 100mm diameter PVC conduits are included from the property line to the electrical room for current and future phone, fibre optic, and data services. 347/600V Main Switchboard for the building: 2,500 Amps.
LIGHTING	High-Bay LED fixtures in the warehouse, complete with a 10' whip. Initial lighting of 30 FC at 30" above the finished floor provided, based on an open concept layout. Motion sensors are included. Lighting control is from the breakers. Exterior lighting provided by LED wall packs and controlled by photo cell. Pole lighting is not included.
EV CHARGING STATIONS	Three EV charging stations available at the Building.
CAR PARKING	187 stalls for entire building (0.80 stalls/1,000 Sq. Ft.).
ZONING	M1*306 - Business Park Zone Special.

MILTON, THE FASTEST GROWING AND MOST PREFERRED AREA IN THE GTA WEST

Milton delivers infrastructure and business services; transportation and logistics corridors. It has a historical five-year rolling average of 1.2 million sq. ft. of industrial, commercial, and institutional development.

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.

Milton 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.

The area 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**

INTERACTIVE DIMENSION MAP

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

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
Toronto Pearson International Airport	31 km • 24 minutes
Waterloo International Airport	57 km • 40 minutes
Mississauga	23 km • 20 minutes
Hamilton	39 km • 30 minutes
Downtown Toronto	50 km • 40 minutes
Waterloo	67 km • 45 minutes



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

53%
OF THE GTHA TOTAL LABOUR FORCE

36%
LABOUR FORCE INDUSTRIAL SECTOR JOBS

56.6%
GROWTH RATE

35
MEDIAN YEARS OF AGE
Youngest in Ontario

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

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.
+ Current population of 158,348 is projected to grow to 224,842 by 2033.
+ 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: $164,782

DEMOGRAPHICS BY RADIUS (2024)

	MILTON	10 KM	20 KM	30 KM
POPULATION	152,348	344,508	1,557,880	2,582,539
LABOUR FORCE	74.0%	71.9%	68.8%	68.0
MEDIAN AGE	35 Years	36 Years	38 Years	39 Years





MILTON TRANSIT
CONNECTED TO THE GTA

MILTON TRANSIT ONDEMAND

MORE INFO

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 5:25 a.m. – 10:15 p.m.
  Saturdays from 7:00 a.m. – 7:53 p.m.

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

ROUTE 3 TRUDEAU

MORE INFO

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.

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

ROUTE 21 STEELES

MORE INFO

Milton's 21 Steels 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.

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



PROXIMITY TO AMENITIES SURROUNDED BY MAJOR CORPORATE NEIGHBOURS

Join a distinguished community of leading Fortune 500 companies such as Whirlpool, 3M, Samsung, Lululemon, DSV, Rona, DHL, and many others.

INTERACTIVE DIMENSION MAP

MAJOR AMENITIES WITHIN 10 MINUTE DRIVE

24 RETAIL STORES

3 GAS STATIONS

18 RESTAURANTS & CAFES

8 BANKS

ABOUT THE PROJECT TEAM

DEVELOPED AND MANAGED BY A TEAM OF INDUSTRY EXPERTS

ADVISOR

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 400 properties under our management representing over 67 million sq. ft. of commercial and residential property (as of June 30, 2024), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 900 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

BGO Properties is the Canadian real estate property management and leasing division of BentallGreenOak (Canada) Limited Partnership. BGO is a global real estate investment management advisor, real estate lender, and globally recognized provider of real estate services. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgoproperties.com

OWNER

Sun Life is a leading financial services company that helps our Clients achieve lifetime financial security and live healthier lives. We have been honoring our commitments since 1865, and our future continues to look brighter every day. Sun Life serves millions in Canada, the U.S., Asia, the U.K. and other parts of the world through a diverse range of protection and wealth products and services. Sun Life Assurance Company of Canada consistently receives outstanding financial strength ratings from the global rating agencies, such as A.M. Best Company, Standard & Poor's, and Moody's.

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

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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