



WELL CONNECTED LOCATION

- Situated in Southern Ontario, Canada and part of the Greater Toronto Area (GTA), Milton is just west of Toronto
- Centrally located on Highway 401 and near Highways 407, 403/QEW, 410, 427 and 400
- Direct CN and CP rail access, commuter rail (GO Transit) links to Downtown Toronto
- 20 minutes from Toronto Pearson International Airport, 50 minutes from Hamilton International Airport, and Region of Waterloo International Airport
- Ports of Toronto and Hamilton are within 45 minutes, offering access to the Great Lakes and St. Lawrence Seaway

OUR COMMUNITY

- **The fastest growing community in Canada**, 56.5% growth rate
- **Population: 102,000**; expected to grow to approximately **228,000 by 2031**
- **73%** of residents have post secondary education
- **Median age of residents: 34.1**, one of the youngest in Canada
- Average family income: \$114,495
- Growing visible minorities population: **30.0% in 2011** compared to just **3.1% in 2001**
- Milton encompasses a land area of 366.61 square km
- Green space and recreational areas are double anywhere in the GTA, including bordering the Niagara Escarpment, a UNESCO bio-sphere reserve

LABOUR

- Major economic sectors include the, advanced manufacturing, distribution/warehouse and food production industries
- Diversified local economy with several large employers
- **Median age of labour force: 38.4**
- **Labour Force: 47,200 in 2011**; expected to grow to **81,106 by 2021**
- Access to skilled labour in town as well as close proximity to colleges and universities

GROWTH AND DEVELOPMENT

- **1.1 million new square feet average** annually over last 5 years
- Industrial commercial and institutional development in 2014: square feet 974,744
- 161 industrial/commercial/institutional building permits were issued in 2014, with a construction value of \$76 million
- Total residential building permits issued in 2014: 1,624; 5-year average: 1,641
- Residential construction value in 2014: \$284.7 million
- Amongst the lowest residential and business property tax rates in the GTA

INDUSTRIAL REAL ESTATE

- 15.7 million inventory (square feet)*
- Average land price for fully serviced industrial land: **\$550,000/acre***
- Average net rental rate: **\$5.89/sq.ft.***

SOURCE:

* CBRE Milton Industrial Market First Quarter 2015 Report