



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**, 71.4% growth rate
- **Population: 86,000**; expected to grow to approximately **238,000 by 2031**
- Young, Educated and Growing – Milton is the only municipality to be in the top 10 in Growth, Education Attainment, Median Age, Median Age of Labour Force and Income
- **Two-Thirds (66.6%)** of residents have post secondary education
- **Median age of residents: 34.4**, one of the youngest in Canada
- Median earning for economic families: \$87,739
- Growing visible minorities population: **17.1% in 2006** 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 automotive, advanced manufacturing, distribution/warehouse and food production industries
- Diversified local economy with several large employers
- **Median age of labour force: 38.4**
- **Labour Force: 31,635 in 2006**; expected to grow to **71,000 by 2021**
- Access to skilled labour in town as well as close proximity to colleges and universities

GROWTH AND DEVELOPMENT

- **1.9 million total square feet average** annually over last 5 years
- **1.4 million new square feet average** annually over last 5 years
- Industrial and commercial development in 2009: 508,619 square feet
- 148 industrial/commercial building permits were issues in 2009, with a construction value of \$77 million
- Total residential building permits issued in 2009: 1,945; 2,000 annual average over last 5 years
- Residential construction value in 2009: \$330.6 million
- Amongst the lowest residential and business property tax rates in the GTA

INDUSTRIAL REAL ESTATE

- **Over 2,500 total employment lands available** for development (Business Park Phases 1 and 2)
- 12.7 million inventory (square feet)*
- Average land price for fully serviced industrial land: **\$450,000/acre***
- Average net rental rate: **\$5.24/sq.ft.***

SOURCE:

* CBRE Milton Industrial Market Second Quarter 2010 Report