

TREMAINE ROAD



MILTON LOGISTICS HUB

FIRST LINE

LOWER BASE LINE W

AVAILABLE  
10.55 ACRES

# FOR SALE

## 2733 LOWER BASE LINE W, MILTON

10.55 ACRES | FUTURE STRATEGIC EMPLOYMENT LAND

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# THE OFFERING | 2733 LOWER BASE LINE W, MILTON



## PROPERTY DETAILS

PIN	24934-0075
LOCATION	Lower Base Line W / First Line
LOT AREA	10.55 Acres
HOUSE	4-Bedrooms, 1 & ½ Bathrooms
GARAGE	2-Car Garage
RENTAL INCOME	Contact Listing Agents
CASH CROP INCOME	Contact Listing Agents
FRONTAGE	±470' on Lower Base Line W
DEPTH	±671' on First Line
ZONING	A - Agricultural
DESIGNATION	Future Strategic Employment Area
SERVICES	Contact the Town
TOPOGRAPHY	Mostly Flat / Rolling
PROPERTY TAXES	\$2,711.00 (2025)
ASKING PRICE	<b>\$10,950,000</b>

Lee & Associates Toronto is pleased to present **2733 LOWER BASE LINE W, MILTON** (the "Site"). The Site offers investors, users and developers an excellent opportunity to capitalize on an up-and-coming market poised with significant growth. The Site consists of 10.55 acres with excellent frontage on two roads, located directly across from the New CN Logistics Hub in Milton on the northeast corner of Lower Base Line W & First Line. The Site is currently zoned Agricultural and is within the Future Strategic Employment Overlay located in a growing corridor with strong regional access, providing investors and developers with an opportunity to strategically position themselves to expand this growing community in Milton.

**Strategic Location:** Situated conveniently within the Greater Toronto Area, Milton provides easy access to major transportation routes, including 400 series Highways making it an ideal hub for businesses of any nature.

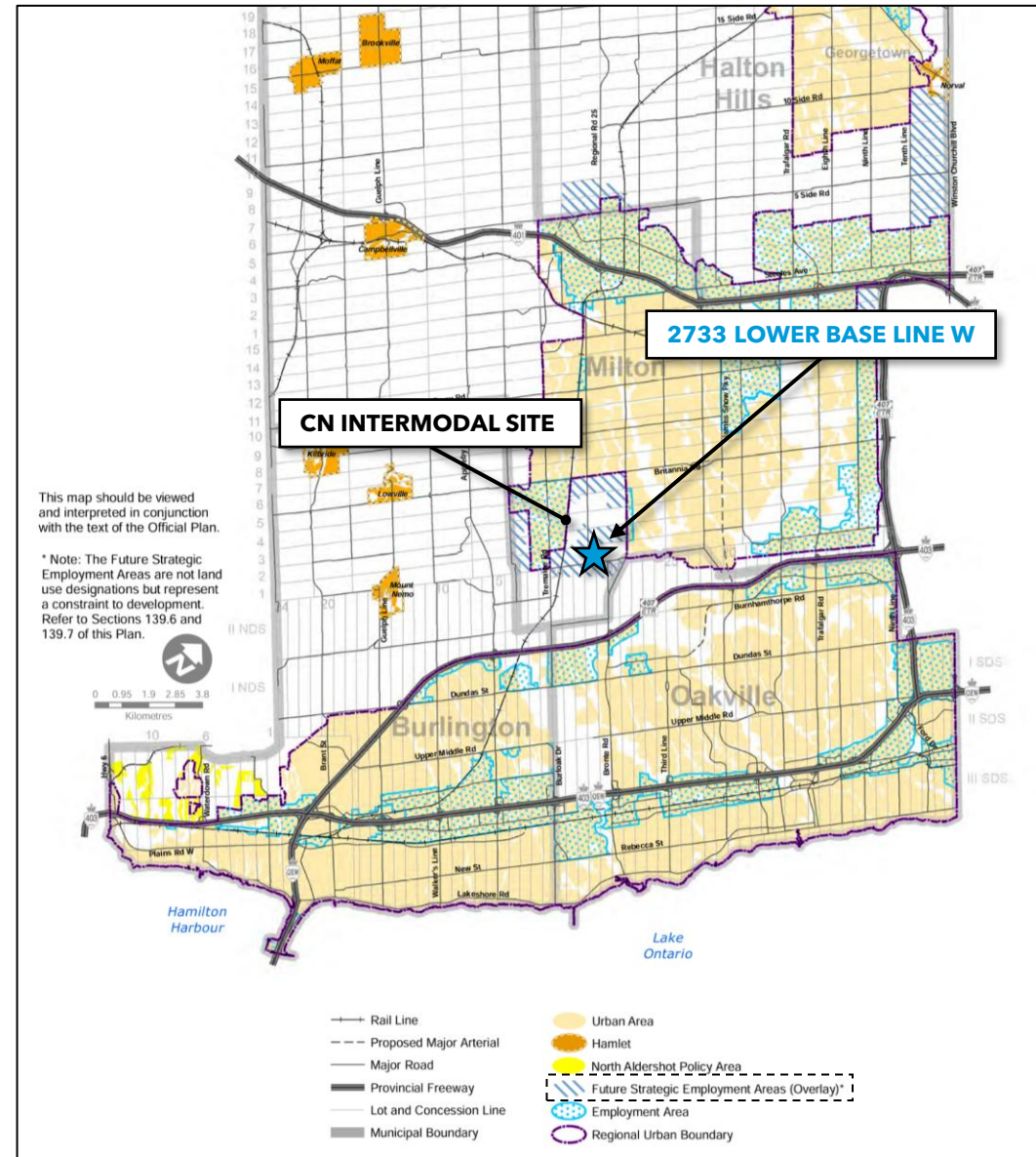
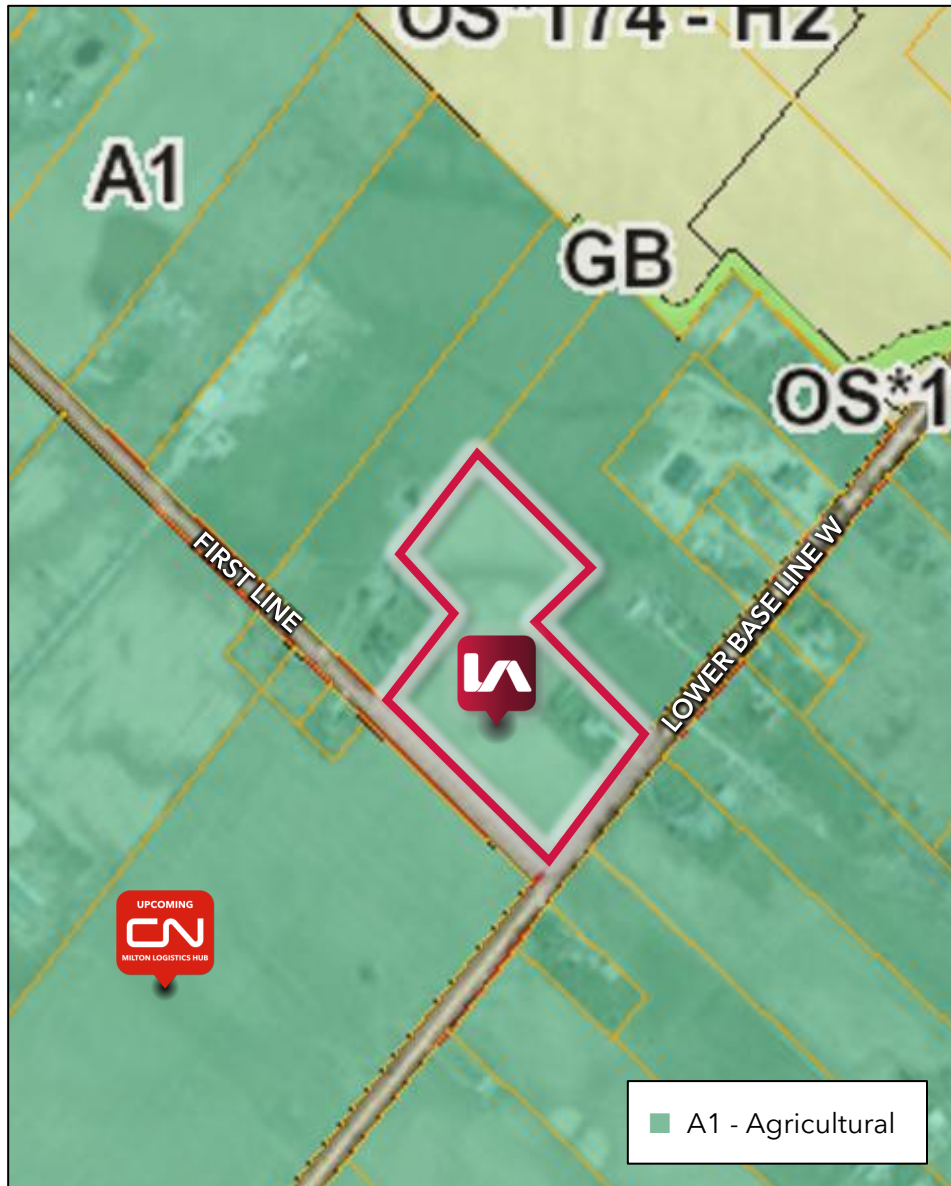
**CN Milton Logistics Hub:** Built on CN-owned land in a provincially designated employment zone, CN's Milton Logistics Hub is a sustainable intermodal facility under construction in Milton, Ontario. It will help meet rising demand for efficient, low-emission freight transport and support goods movement across Southern Ontario and Canada.

**Project Status:** The Milton Logistics Hub was approved by the Government of Canada in 2021 following a rigorous environmental assessment. Construction is currently underway. The facility is expected to be operational by 2027.

**Why Milton?:** Milton offers strong infrastructure, access to 400-series highways and CN's mainline and is designated for employment use with minimal environmental disruption relative to other sites. It's also adjacent to a growing cluster of warehouses and distribution centers'—making it an ideal location for efficient goods movement and supply chain connections.

# ZONING & FUTURE LAND USE MILTON

## 10.55 ACRES | FUTURE STRATEGIC EMPLOYMENT LAND

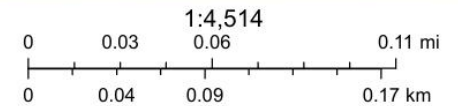


# CONSERVATION

## Conservation Halton Regulation Mapping



- |   |                                  |                             |                  |
|---|----------------------------------|-----------------------------|------------------|
| Parcels                                   | Shoreline Hazard                 | Floodplain Hazard           | Spill Arrows     |
| Approximate Regulation Limit              | Stable Top of Bank (STOB) Hazard | Headwater Floodplain Hazard | Spill Lines      |
| Shoreline 100 year Flood Elevation Hazard | Wetland Hazard                   | Meander Belt Hazard         | <b>Waterflow</b> |
| Shoreline Dynamic Beach Hazard            | Spill Zone Hazards               | Consult Conservation Halton | Non-Regulated    |
|   |                                  |                             | Regulated        |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Conservation Halton, 2024, Conservation Halton, 2025, Town of Oakville, Vantor

# LOCATION OVERVIEW



# LABOUR & DEMOGRAPHICS

## MILTON

Strategically located within the western Greater Toronto Area, **Milton** offers a premier location for businesses seeking scalability, multimodal connectivity, and access to one of Canada's fastest-growing and highly skilled labour pools.

Bordering Mississauga, Oakville, Burlington, and Halton Hills, Milton benefits from immediate access to major transportation infrastructure including Highways 401 and 407, CN and CP rail corridors, and close proximity to Toronto Pearson International Airport.

Milton has experienced significant industrial and population growth, with a strong presence of advanced manufacturing, logistics, distribution, and agri-food operations. The local talent pipeline is supported by strong educational attainment across Halton Region, with a highly skilled workforce and access to nearby post-secondary institutions including Wilfrid Laurier University's Milton campus and Sheridan College. This provides employers with a steady stream of talent across key sectors including engineering, technology, and skilled trades.



**132,979**

TOTAL  
POPULATION



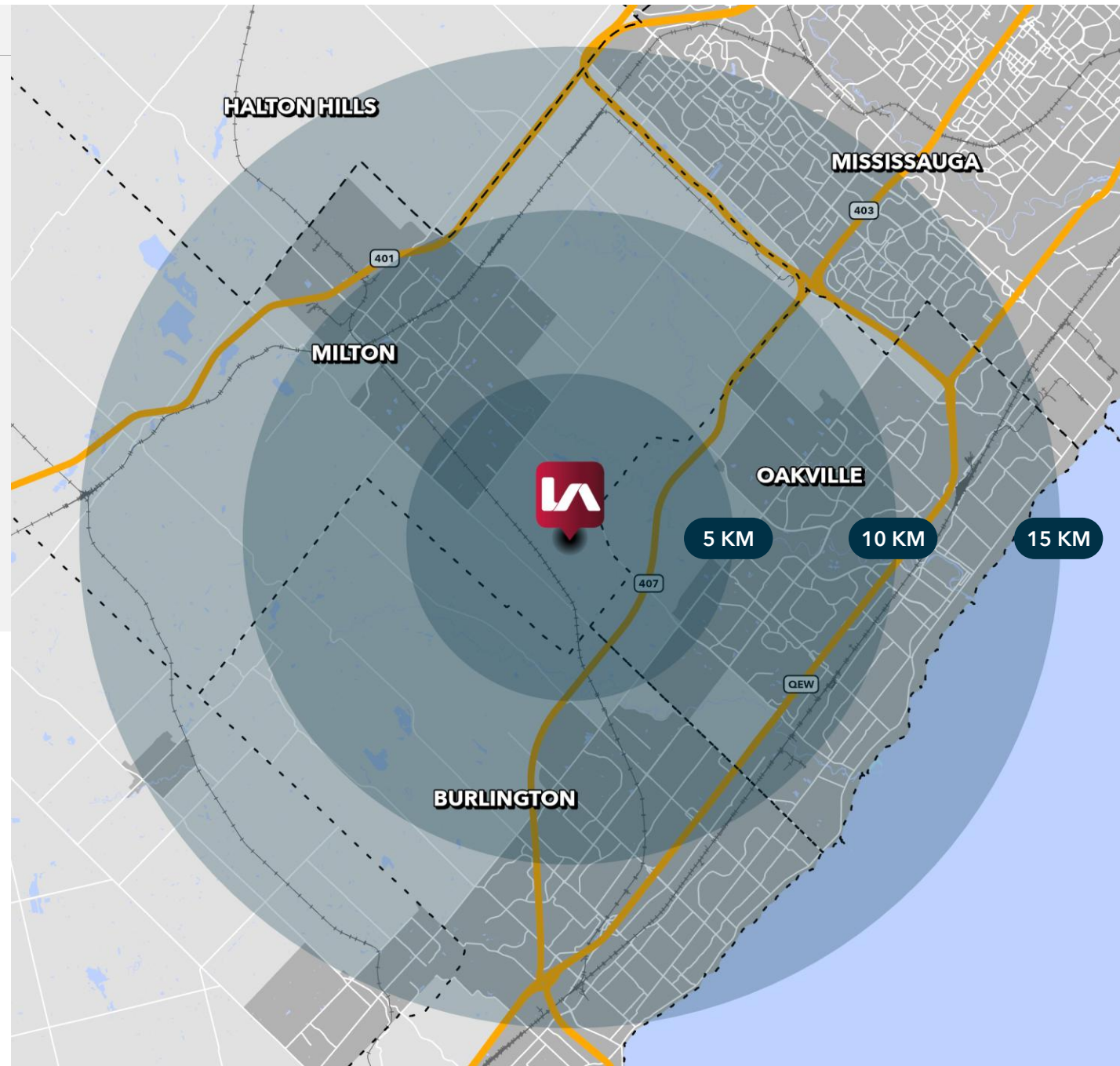
**70,675**

LABOUR  
FORCE



**63%**

EMPLOYMENT  
RATE





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## FOR MORE INFORMATION, PLEASE CONTACT:

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