



# FOR SALE

## 7265 5 SIDE ROAD, MILTON, ONTARIO

### 17,682 SF | INDUSTRIAL FACILITY WITH HEAVY POWER

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# THE OFFERING | 7265 5 SIDE ROAD, MILTON, ONTARIO

## PROPERTY DETAILS

PIN	24976-0186
LOCATION	James Snow Pkwy / 5 Side Rd
LOT AREA	<b>4.41 Acres</b>
BUILDING SIZE	<b>17,682 SF</b>
OFFICE AREA	7,556 SF
INDUSTRIAL AREA	10,126 SF
YEAR BUILT	2023
CLEAR HEIGHT	26'
SHIPPING DOORS	2 Truck Level 7 Drive-In (18' x 16')
POWER	4000 Amps / 600 Volts
EXCESS LAND	± 4 Acres
PARKING SPACES	20 Trailer Stalls 40 Surface
ZONING	M1*362 - Business Park
OCCUPANCY	Flexible
ASKING PRICE	<b>\$21,995,000</b>



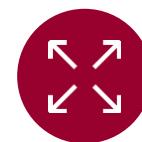
**7265 5 SIDE ROAD, MILTON** is a freestanding industrial facility on 4.41 acres at James Snow Parkway and Side Road 5 with direct access to Highway 401. The site is pending a rezoning to M2 (General Industrial), allowing for a broader range of heavy industrial uses, including truck terminal, vehicle maintenance, and outside storage. A site-specific variance has been approved to allow for a Commercial Truck Dealership use.

Configured as a fully functional truck repair facility with service pit, oil separation system, lube infrastructure, and air intake system in place. The site features a 17,682 SF building with 26' clear, 3 drive-through bays, 1 dead bay, 2 truck level doors, and 4,000 amps of power to support heavy-duty operations. Includes a secured yard with excess land and excellent circulation for trailers and fleet vehicles. Ideal for transport companies, fleet operators, or heavy equipment users requiring maintenance capability, yard, and highway access in Milton. VTB financing available.

## KEY HIGHLIGHTS



**HEAVY POWER  
4000A/600V**



**ZONING  
M1\*362 - BUSINESS  
PARK**



**PERMITTED  
COMMERCIAL  
TRUCK  
DEALERSHIP**

# PROPERTY PHOTOS



# UPCOMING HIGHWAY 401 INTERCHANGE



2 MINUTES  
AWAY FROM  
HWY 401

5 SIDE RD



JAMES SNOW PKWY N

TREMAINE RD

CAMPBELLVILLE RD

DUBLIN LINE

# EV CHARGING STATION

## ON-SITE EV CHARGING INFRASTRUCTURE

The property features two ABB Terra 184 CC DC Fast Chargers, providing existing on-site EV charging infrastructure supported by the property's substantial 4,000-amp electrical service. Manufactured in 2022, these commercial grade fast chargers are well suited for a wide range of users, including industrial occupiers, fleet operators, medium duty fleet users, EV dealerships, logistics companies, transportation businesses, service vehicle operators, and other high power commercial applications. Each unit is equipped with dual CCS1 connectors and delivers high voltage DC fast charging capability, offering a strong foundation for users seeking immediate charging infrastructure and future ready electrical capacity.

### ABB TERRA 184 CC DC FAST CHARGERS

- **Quantity:** 2 EV chargers
- **Manufacturer:** ABB E-Mobility B.V.
- **Model:** Terra 184 CC
- **Type:** DC Fast Charger
- **Production Date:** October 2022
- **Charging Capacity:** Up to 180 kW per unit
- **Connector Configuration:** Dual CCS1 connectors per charger
- **Output Voltage Range:** 200 to 920V DC
- **Input Power:** 480/277V, 3 phase, 3W + PE, 60 Hz
- **Site Infrastructure:** Located on a property with 4,000 amp electrical service
- **Country of Manufacture:** Italy
- **Applications:** Suitable for industrial users, fleet operators, medium duty fleets, EV dealerships, logistics operations, transportation companies, service vehicle charging, and other high demand commercial charging requirements



# ZONING MILTON

## BUSINESS PARK (M1\*362)

As per the Town of Milton, the subject site is zoned **M1 (Business Park)**. A site-specific variance has been approved to allow for a **Commercial Truck Dealership** use. A small portion of the site along the north side is also zoned as Open Space.

### PERMITTED USES

- Cannabis Production Processing Facility\*
- Commercial School - Skill/Trade
- Dry Cleaning Depot
- Fitness Centre
- Food Bank
- Hotel
- Industrial Use\*
- Medical Clinic
- Motor Vehicle Rental Agency
- Office Building
- Place Of Assembly
- Place Of Worship
- Recreation And Athletic Facility
- Research & Technology Use
- School, Adult Education
- Veterinary Clinic
- Warehouse/Distribution Centre
- Wholesale Operation\*
- Commercial Truck Dealership

\*indicates additional restrictions

**View Town of Milton Zoning By-Law**



# 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



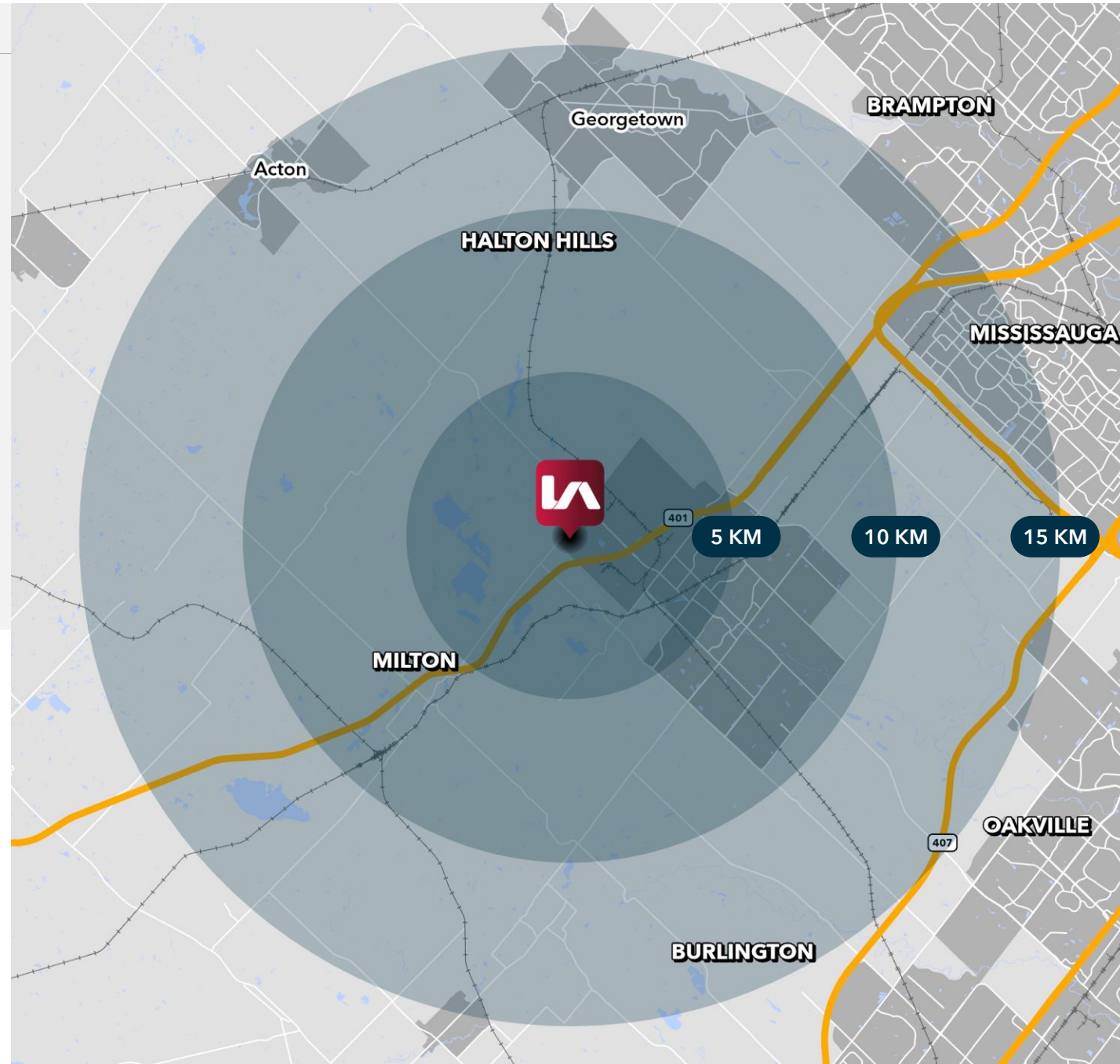
**70,675**

LABOUR  
FORCE



**63%**

EMPLOYMENT  
RATE





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## FOR MORE INFORMATION, PLEASE CONTACT:

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