OXFORD

# 10340 Louis St. Laurent Avenue Milton, ON

## Available Q4 2028

**734,461 SQ FT**

JAMES SNOW
BUSINESS PARK

# The Park

James Snow Business Park offers state-of-the-art facilities with flexible layout options and a commitment to sustainability. Our central location, combined with easy access the GTA's critical road infrastructure and a skilled labor pool, makes James Snow Business Park the ultimate choice for businesses looking to succeed in the demanding market. With James Snow Business Park, you're not just leasing space - you're investing in a better future for your business.

**Park Features**

- Master planned development delivering 3.3 million square feet in three phases, over approximately 180 acres.
- Flexible demising options from 79,590 to 734,461 sq ft.
- Sustainable design, Phase I has achieved Fitwel and LEED certification.
- Preserved outdoor settings with enhanced trails and park amenity areas for tenants to enjoy.

## Phase II

**3**
Planned Buildings

**1,224,724**
Total Square Footage

| 10340 Louis St. Laurent Avenue | |
|---|---|
| **Size sq ft** | 734,461 |
| **Clear Height** | 40’ |
| **Shipping** | 108 TL doors and 4 DI doors. |
| **Typical Bay Size** | 56’ x 49’ |
| **Power** | 6000A at 600V |
| **Trailer Parking** | 108 |
| **Vehicle Parking** | 471 |
| **EV Ready Parking** | 32 |
| **Sprinklers** | ESFR |

| 6390 Fifth Line | |
|---|---|
| **Size sq ft** | 410,673 |
| **Clear Height** | 40’ |
| **Shipping** | 68 TL doors and 2 DI doors |
| **Typical Bay Size** | 56’ x 43’ |
| **Power** | 3000A at 600V |
| **Trailer Parking** | 68 |
| **Vehicle Parking** | 282 |
| **EV Ready Parking** | 20 |
| **Sprinklers** | ESFR |

| 1105 James Snow Parkway | |
|---|---|
| **Size sq ft** | 79,590 |
| **Clear Height** | 32’ |
| **Shipping** | 26 TL doors and 2 DI doors |
| **Typical Bay Size** | 56’ x 46’ |
| **Power** | 1200A at 600V |
| **Vehicle Parking** | 74 |
| **EV Ready Parking** | 8 |
| **Sprinklers** | ESFR |

# Phase II - James Snow Business Park

Phase II of this master-planned, **3.3 million square foot business park** introduces Buildings M, N, and P—expanding the vision of a premier industrial campus designed for long-term growth and operational excellence. Offering flexible space opportunities ranging from **79,590 to 734,461 sq ft**, the buildings are thoughtfully designed to accommodate a wide range of tenant requirements with efficient layouts and modern specifications. Tenants will benefit from a dedicated shuttle service connecting directly to the **Milton GO Station**, providing seamless commuter access to and from the park. Located in Milton, Ontario, the community offers a unique blend of scenic natural beauty, extensive trail networks, proximity to the Niagara Escarpment, and strong regional connectivity—making it an exceptional place to attract talent and support business success.

**Dedicated Tenant Shuttle**

**Easy Access to Major Highways**

**Access to Retail**

- Toronto Premium Outlets

**Great Selection of Dining Options**

**Access to Recreational Activities**

- Rattlesnake Point Conservation Area
- Kelso Conservation Area
- Milton Sports Centre
- Wyldwood Golf & Country Club
- Piper’s Heath Golf Club

# 10340 Louis St. Laurent Avenue

JAMES SNOW BUSINESS PARK

**Space Size (SF)**
734,461

**Office**
2% (Build to Suit)

**Shipping**
108 Dock Doors
4 Drive-In Doors

**Vehicle Parking Stalls**
471 (Including 32 EV Ready Parking Positions)

**Trailer Parking Stalls**
108

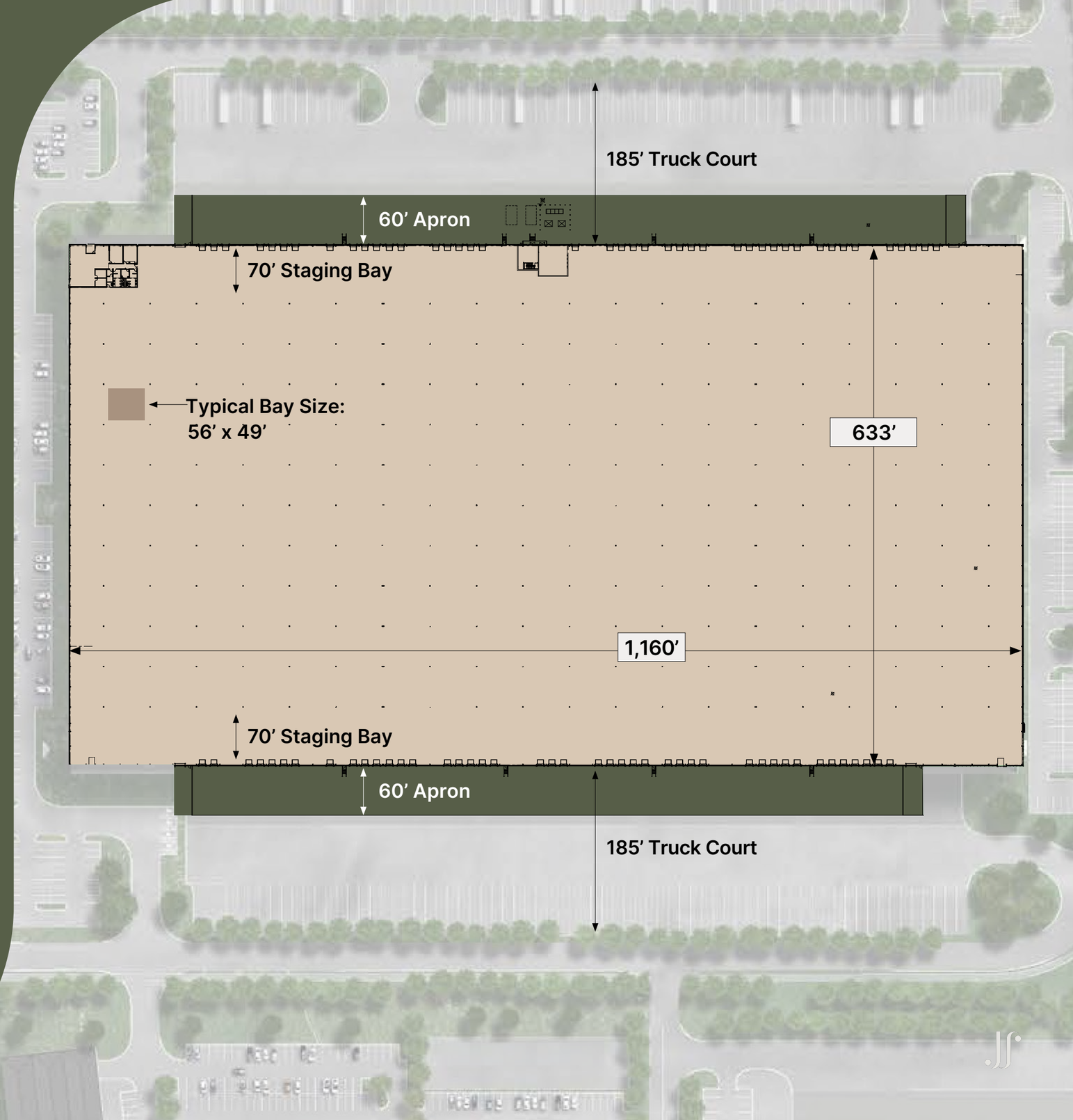
**Sprinklers**
ESFR

**Clear Height**
40’

**Typical Bay Size**
56’ x 49’ with 70’ Staging Bay

**Power**
6000A (2 x 3000A substations)

**Warehouse Lighting**
LED with Motion Sensors



# Sustainability

## Designed with Sustainability at the forefront

Our award-winning environment, social and governance efforts reflect what matters most to our stakeholders and to us. Transparent reporting. Smart technology. Future focused. We continue to strive to do more, to make communities better than we found them.

## Harnessing Solar Power

- Reduces parks carbon footprint
- Stabilize energy costs
- Reduced reliance on the traditional power grid
- Provides protection against energy price volatility
- Investment in a future-proof sustainable solution

# Enhancing Well-Being & Supporting Healthy Communities

**FITWEL CERTIFIED**
**TARGETING LEED CERTIFIED**

- **1.4 Km** of Bicycle Paths
- **4.7 Km** of Walking Paths
- **2.7 Km** of Multi-use Path

- **676,748 sq ft (62,872 M²)** of added green space
- **2,262,100 sq ft (210,156 M²)** of Natural & Preserved Green Space

- **Park Space** - includes ping-pong table, pergola, beehive and information map.
- **Plaza** - with rest area overlooking natural heritage.

- Clerestory windows throughout to provide natural light
- Increased thermal insulation in the roof and wall structure, providing energy savings
- Landscaping using drought-tolerant species.

# A Nature-First Approach

At James Snow Business Park, we engaged with industry experts to support design and construction efforts that prioritize the environment and biodiversity. Our Natural Heritage System, a cornerstone of our project, is designed to protect, preserve, and enhance the natural environment, ensuring our business park not only thrives now, but contributes to a sustainable future.

This involved restoring a creek corridor and establishing stormwater infrastructure, while also mitigating hazards, removing invasive species and restoring habitat based on a nature-first approach.

With natural features like fish habitats, woodlands, wetlands, wildlife habitats, we ensure a balance between urban development and nature fostering ecological diversity for a sustainable future.

**Raptor Poles**

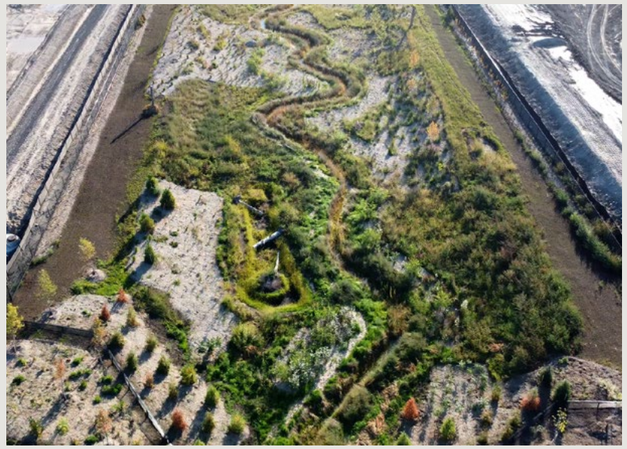
Provide perches for predatory birds while hunting for prey.

**Rock Piles**

Created to provide dens and shelter for smaller mammals, birds, amphibians and reptiles.

**Wetlands**

Constructed to store and discharge water outside of the channel limits and provide habitat for reptiles and amphibians.



**Naturalized Corridor**

Constructed with riffles and pools to provide habitat variability for a wide range of life processes for fish.

# Location

## HIGHLIGHTS

Milton is one of Canada's fastest growing development nodes and is interwoven into the GTA's critical road infrastructure, resulting in a highly skilled and educated labour pool within close proximity to the town.

**Highway 401**
2 km (3 min)

**Oakville**
20 km (20 min)

**QEW**
20 km (20 min)

**Mississauga**
27 km (22 min)

**Highway 410**
30 km (20 min)

**Vaughan**
50 km (35 min)

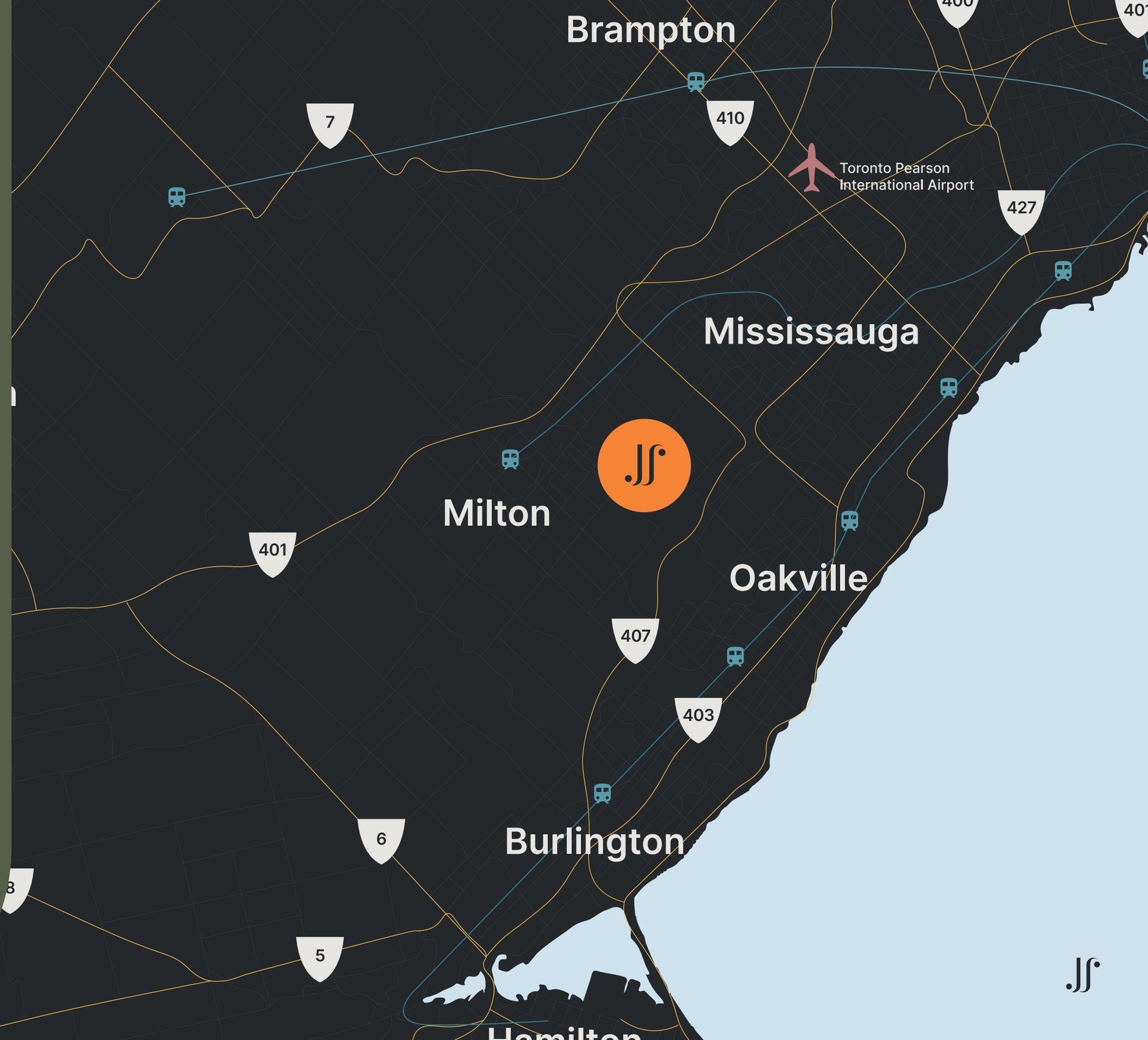
**Gardiner Expressway**
38 km (30 min)

**Downtown Toronto**
55 km (40 min)

**Don Valley Parkway**
70 km (45 min)

**YYZ Airport**
35 km (25 min)

**Milton**
4 km (10 min)




Highway
GO Transit
Airport

# Demographics

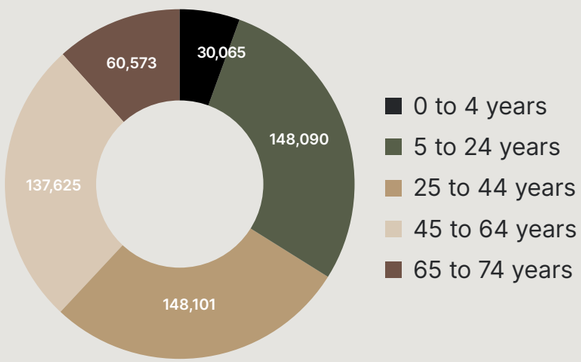
## 15 MIN DRIVING DISTANCE

### Population Ref: Stats Canada

**524,454**
2021 population

**+ 11%** – 2021-2026 increase
**+ 20%** – 2021-2031 increase

### Age Ref: Stats Canada




### Gender Ref: Stats Canada

**260,077** **264,377**

### Income & Labour Ref: Stats Canada & Townfolio

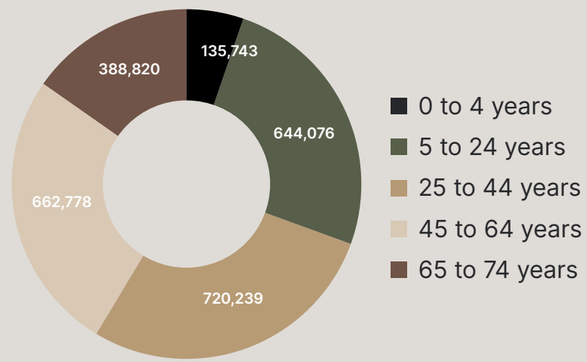
**$145,610** – 2020 Average Household Income

**71.30%** Labour Force Participation Rate

## 30 MIN DRIVING DISTANCE

**2,551,657**
2021 population

**+ 8%** – 2021-2026 increase
**+ 15%** – 2021-2031 increase




**1,264,955** **1,286,702**

**$130,248** – 2020 Average Household Income

**67.30%** Labour Force Participation Rate

Stats Canada statcan.gc.ca | Milton Economic Development - Data Hub milton.maps.arcgis.com | Townfolio townfolio.co

# Oxford Properties

**A growing, evolving Industrial portfolio**

We are investing, building, and managing the physical infrastructure to deliver solutions to serve the global supply chain. Our Global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better-finding ways to meaningfully adapt and future-proof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.

**About Oxford Properties**

We are a leading global real estate investor, developer, and manager. Our global portfolio includes office, life sciences, industrial, retail, multifamily, hotels & alternatives and credit assets on four continents. Headquartered in Toronto, we operate out of regional offices including New York, London, Berlin, Singapore, and Sydney.

Our competitive advantage lies in our end-to-end capabilities, powered by combining global knowledge with local trends and experience. Generating meaningful returns for our stakeholders. Strengthening economies and communities through real estate.

Oxford is backed by OMERS, one of Canada's largest jointly sponsored, defined pension plans.

**Riverbend Business Park**
Vancouver, Canada

**FOR MORE INFORMATION CONTACT:**

**Douglas Scarlett**
Director, Industrial Leasing
647.591.2656
dscarlett@oxfordproperties.com
jamessnowbusinesspark.com

OXFORD

JAMES SNOW
BUSINESS PARK

The information contained in this brochure is for general information purposes only. The contents are not to be reproduced or distributed to the public or press. All intellectual property rights, including trademarks, copyrights and patents contained in this email and any attached material are property of Oxford Properties Group. Oxford Properties Group makes no representations or warranties of any kind, express or implied, including about the accuracy, completeness and reliability of the information contained herein. ©Oxford Properties Group, 2026.