

OXFORD

10725 Louis St. Laurent Avenue Milton, ON

Available Immediately

FLEXIBLE OPTIONS FROM 583,000 TO 1,092,629 SF

JS JAMES SNOW
BUSINESS PARK



Master Plan

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 configurations ranging from 19,500 SF – 1,092,629 SF.
- Sustainable design, have achieved Fitwel and targeting LEED.
- Solar panel arrays providing 3.85 MW of clean, dependable renewable energy to building occupants*
- Preserved outdoor settings with enhanced trails and park amenity areas for tenants to enjoy.



14

Planned Buildings

1,546,167

Total Square Footage



FIFTH LINE

6440 Fifth Line
305,475 SF

10725 Louis St. Laurent Avenue
1,092,629 SF

905 James Snow
Parkway
46,072 SF

955 James Snow
Parkway
75,586 SF

JAMES SNOW PARKWAY

- Available
- Leased

905 James Snow Parkway	
Size SF	46,072 (Divisible to 19,500 SF)
Office SF	5% (to be built)
Clear Height	32’
Shipping	15 Dock doors & 1 Drive-in Door
Typical Bay Size	59’ x 42’
Power	1200A
Sprinklers	ESFR
Availability	Immediate

6440 Fifth Line	
Size SF	305,475 (Divisible to 100,000 SF)
Office SF	5,015
Clear Height	40’
Shipping	47 Dock doors & 2 Drive-in Doors
Typical Bay Size	56’ x 50’
Power	3000A including 850kw of AC solar generated power
Trailer Parking	48
Power	3000A
Sprinklers	ESFR
Availability	Immediate

955 James Snow Parkway	
Size SF	75,586 (Divisible to 19,500 SF)
Office SF	5% (to be built)
Clear Height	32’
Shipping	20 Dock doors & 2 Drive-in Doors
Typical Bay Size	59’ x 42’
Power	1200A
Sprinklers	ESFR
Availability	Immediate

Leased

10725 Louis St. Laurent Avenue	
Size SF	1,092,629 (Divisible to 583,000 SF)
Office SF	5,118
Clear Height	40’
Shipping	174 Dock doors & 4 Drive-in Doors
Typical Bay Size	57’ x 50’
Power	6000A including 3MW of AC solar generated power
Trailer Parking	180
Power	6000A
Sprinklers	ESFR
Availability	Immediate

10725 Louis St. Laurent Avenue

10725 Louis St. Laurent Avenue is a cutting-edge industrial building, one of four offered in Phase I of James Snow Business Park. The building offers flexible square footage options, ranging from 583,000 to 1,092,629 SF, along with a spec office suite featuring high-end finishes that is move-in ready. Tenants will benefit from a shuttle bus service that connects directly to the Milton Go station, easing commutes to and from the park. Situated in Milton, Ontario, the town offers a blend of scenic natural beauty, outdoor recreational spaces, and easy access to the Niagara Escarpment, making it a vibrant and attractive place to live and work.



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



Flexibility at 10725 Louis St. Laurent Avenue

JAMES SNOW BUSINESS PARK

	Whole Building	Option 1	Option 2
Space Size (SF)	1,092,629	583,090	509,539
Office	5,118 SF	5,118 SF	TBD
Shipping	174 TL – 4 DI	94 TL 2 DI	80 TL 2 DI
Vehicle Parking Stalls	626	355	271
Trailer Parking Stalls	180	96	83



Clear Height – 40’



Typical Bay Size – 57’ X 50’



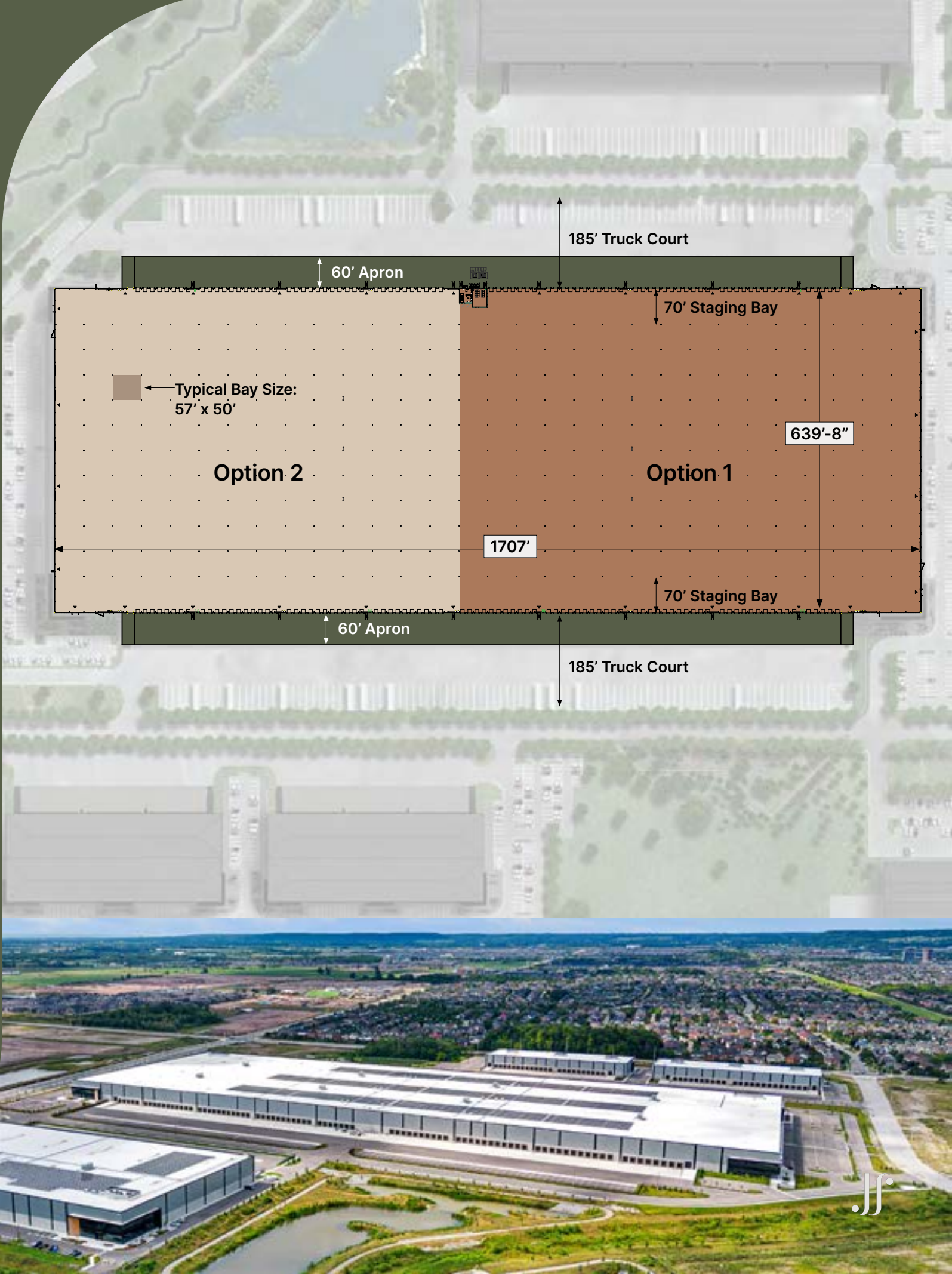
Power – 6000A at 600V including 3MW of AC solar generated power



Warehouse Lighting – LED



Sprinklers – ESFR



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



Equivalent to 7 football fields of solar panel arrays



3.85 Mw of clean, dependable renewable energy*



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

*Not all buildings will benefit from solar energysolution

Enhancing Well-Being & Supporting Healthy Communities

FITWEL CERTIFIED
TARGETING:
LEED CERTIFICATION



- 1.4 Km of Bicycle Paths
- 4.7 Km of Walking Paths
- 2.7 Km of Multi-use Path
- 676,748 SF (62,872 M²) of added green space
- 2,262,100 SF (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

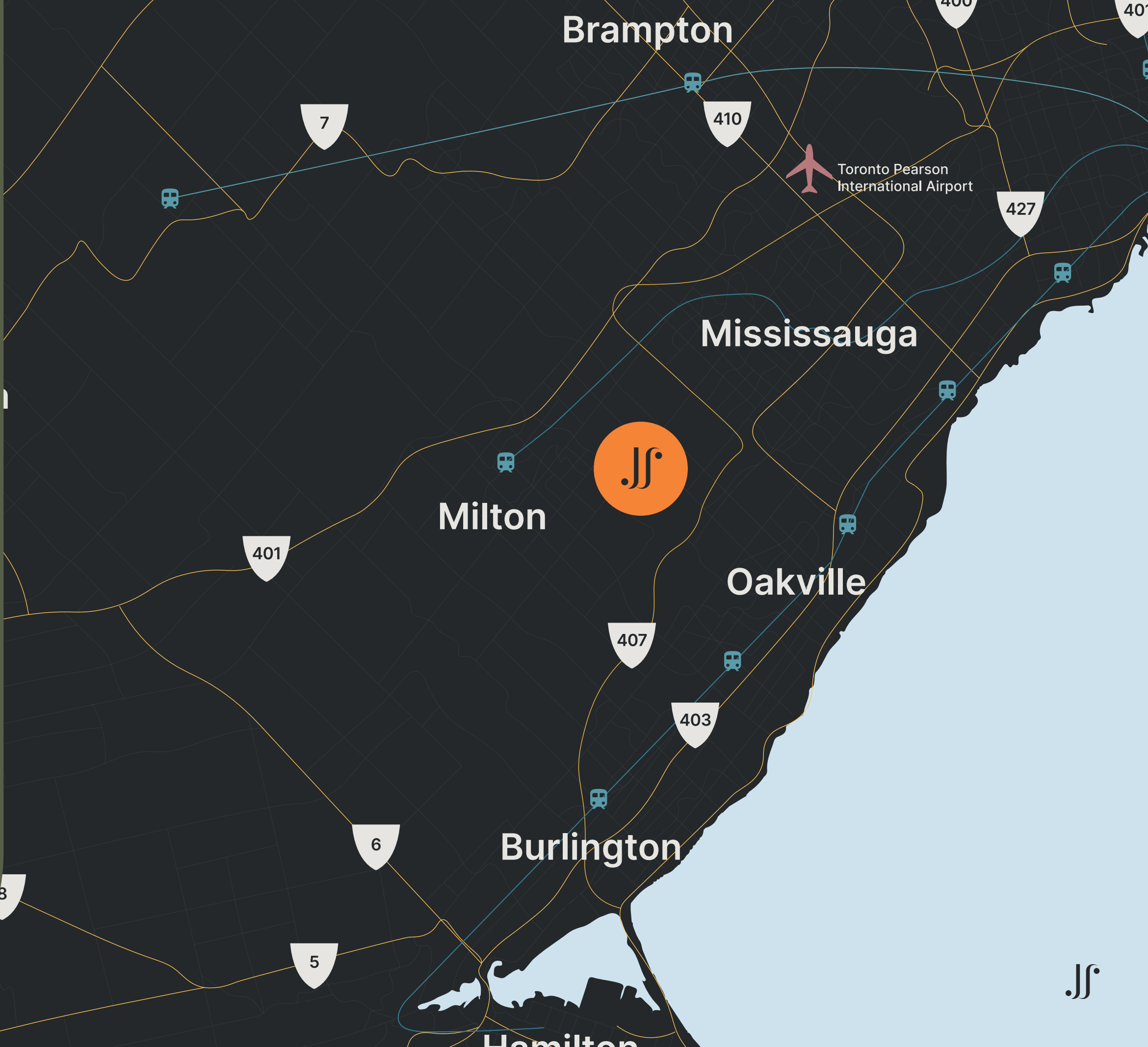
HIGHLIGHTS

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
-  Airport
-  GO Transit



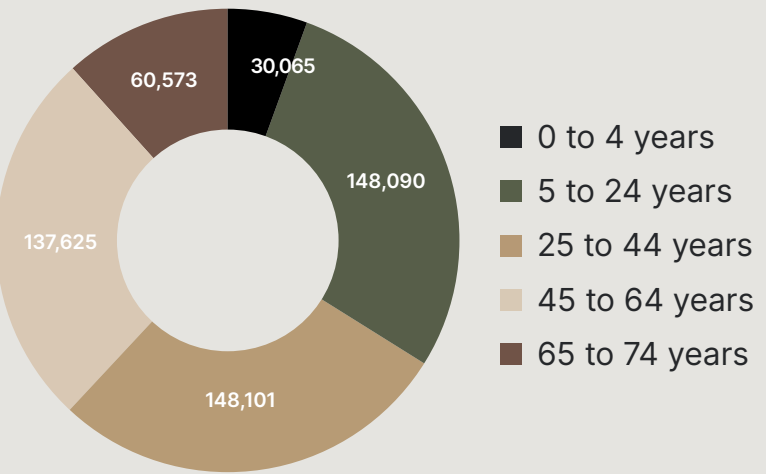
Demographics

15 MIN DRIVING DISTANCE

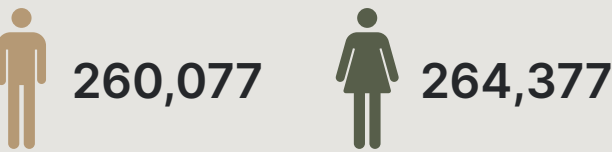
Population Ref: Stats Canada

524,454 + 11% – 2021-2026 increase
2021 population + 20% – 2021-2031 increase

Age Ref: Stats Canada



Gender Ref: Stats Canada

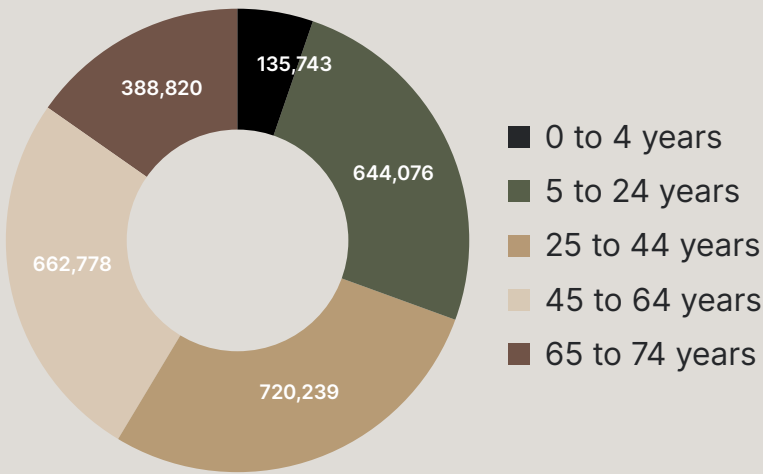


Income & Labour Ref: Stats Canada & Townfolio

\$145,610 – 2020 Average Household Income
71.30% Labour Force Participation Rate

30 MIN DRIVING DISTANCE

2,551,657 + 8% – 2021-2026 increase
2021 population + 15% – 2021-2031 increase



\$130,248 – 2020 Average Household Income
67.30% Labour Force Participation Rate



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

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OXFORD

Jf JAMES SNOW
BUSINESS PARK

6440
COMPANY #1