

OXFORD

James Snow Business Park Milton, ON Phase II

Design Build Opportunities

OPTIONS FROM 79,590 TO 734,461 SQ FT

Jf 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 to 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

Phase II

3

Planned Buildings

1,224,724

Total Square Footage



Available
 Leased

Building M	
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

Building N	
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

Building P	
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



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 energy solution

Enhancing Well-Being & Supporting Healthy Communities

FITWEL CERTIFIED
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.



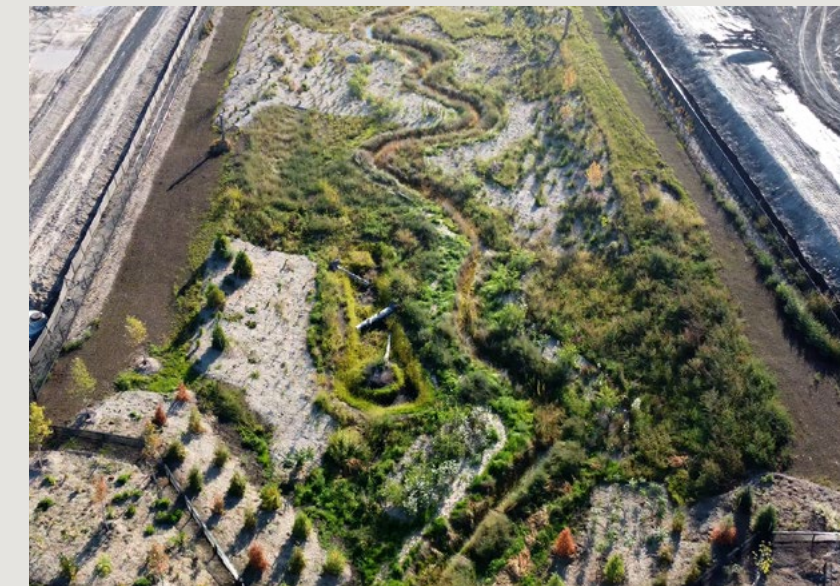
Rock Piles

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)

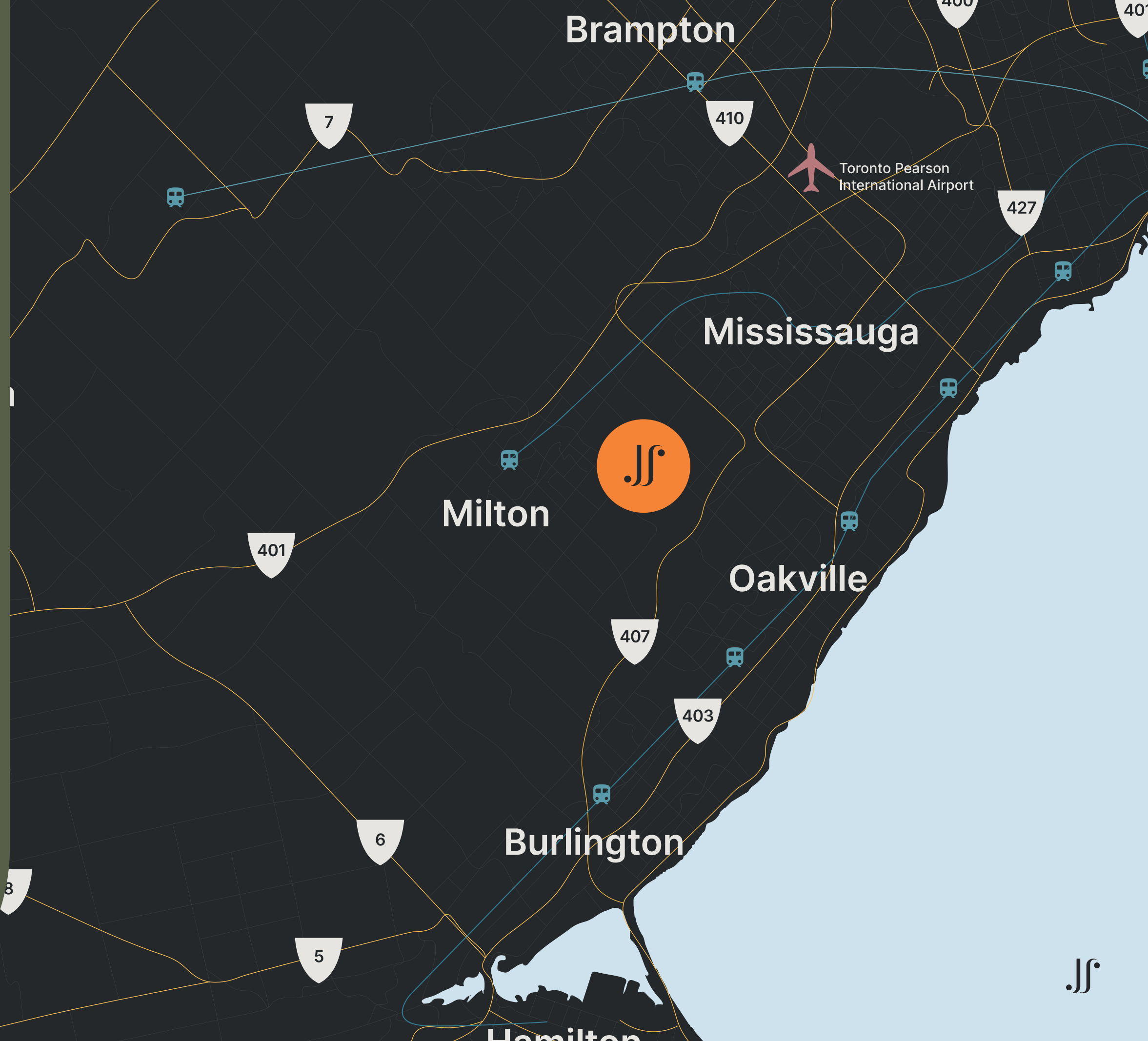
Downtown Toronto
55 km (40 min)

Don Valley Parkway
70 km (45 min)

YYZ Airport
35 km (25 min)

Milton
4 km (10 min)

- Highway
- ✈ Airport
- 🚆 GO Transit



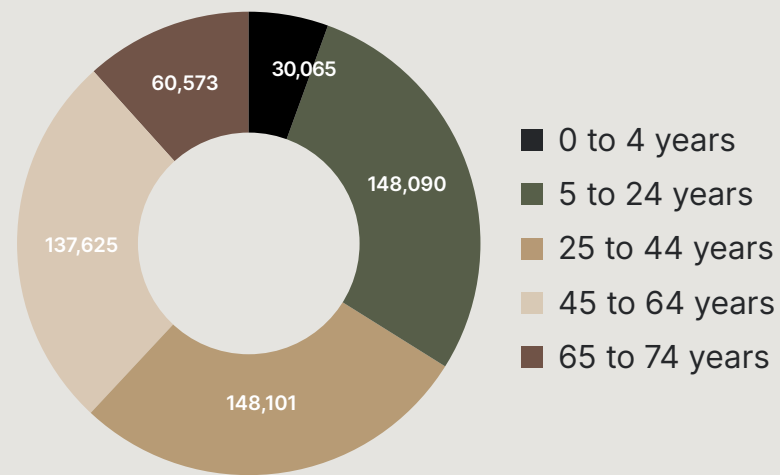
Demographics

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

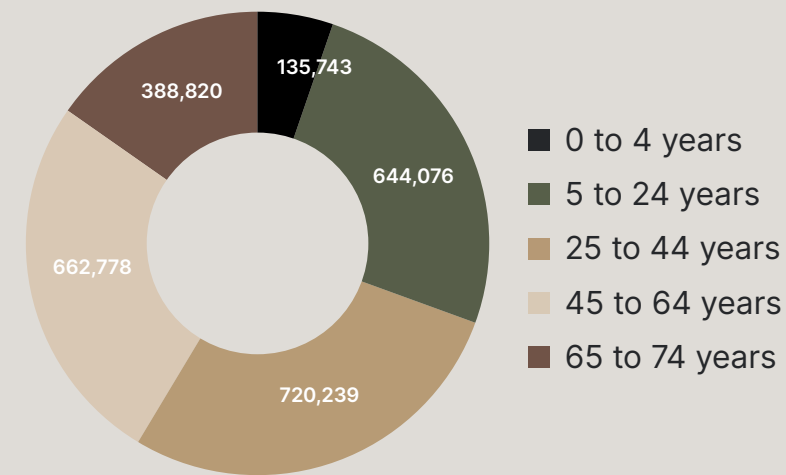


Income & Labour Ref: Stats Canada & Townfolio

\$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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