

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

**UP TO 93,000 SF DESIGN BUILD OPPORTUNITY IN LONDON  
OTHER SIZES POSSIBLE TO 250,000 SF, 500,000 SF OR MORE**

FOR SALE OR LEASE: MANUFACTURING / WAREHOUSE / CROSS DOCK OPTIONS

DETAILS			
OPTIONS	#1	#2	#3
SIZES AVAILABLE	38,500 SF	47,500 SF	93,000 SF (5% Office space built to suit)
LAND SIZE	4.5 Acres	4.5 Acres	4.5 Acres
ZONING	GL1 (General Industrial)		
AVAILABILITY	180 days		
SHIPPING	32 TL Dock Doors 1 Drive-In Door	5 TL Dock Doors 7 Drive-In Doors	14 TL Dock Doors 14 Drive-In Doors
CLEAR HEIGHT	24 Feet	24 Feet	28 Feet
POWER	400 Amps / 600 Volts	600 Amps / 600 Volts	1200 Amps / 600 Volts
PARKING	65	60	100

FEATURES

- Different configurations possible
- Additional 1 to 4 acres available for outside storage in some configurations
- Easy access to HWY / airport
- Adjacent to London International Airport / Veterans Memorial Pkwy
- White TPO Roof
- Other sizes possible including 250,000 sf to 500,000 sf
- Availability in 180 days possible
- Food distribution and military equipment manufacturing area



For information, contact:

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*Please call me if your upcoming need is a match for one of these properties or if you wish to list your property for sale. This is not intended to solicit properties already listed, nor clients who have signed Buyer Agency Agreements.*

**D. W. GOULD REALTY ADVISORS INC.**

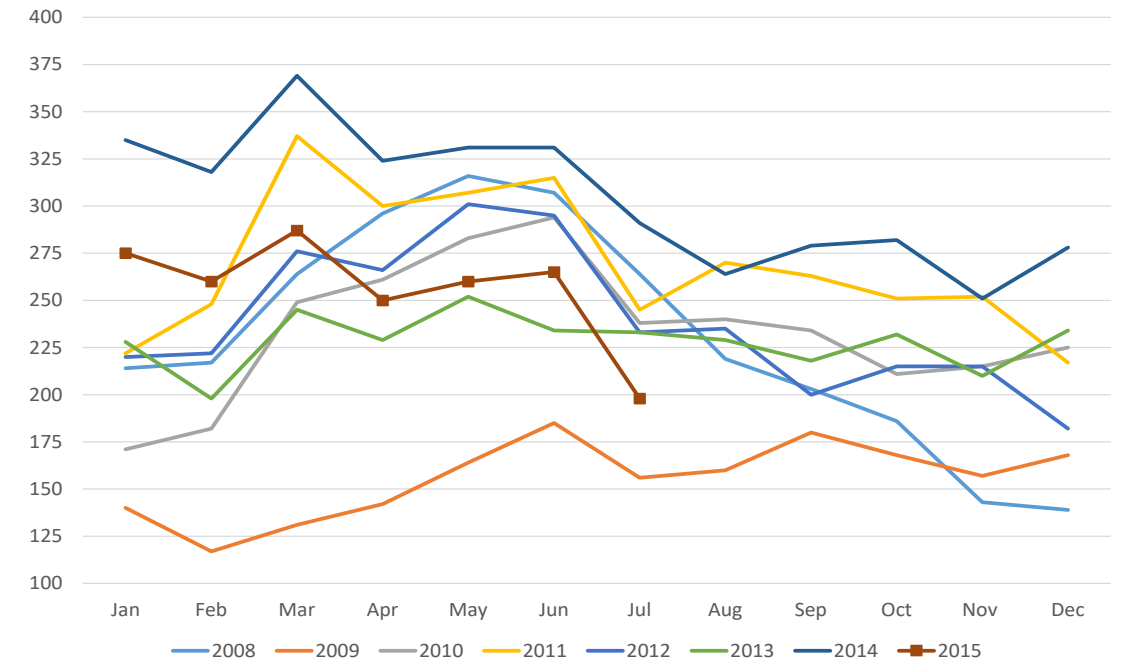
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LEADING ECONOMIC INDICATOR - TRUCK MOVEMENTS - GOODS / INVENTORY SHIPPING INDICATES WHERE THE ECONOMY IS GOING IN THE SHORT TERM, AHEAD OF STATISTICS

TransCore Canadian Spot Market Freight Index 2008-2015



The TransCore Link Logistics Canadian Spot Market Index saw a big spike in truck availability in July, building on June's swell in truck capacity. Equipment capacity jumped in the month of July, as trucks posted were up 10% from last month and 30% year-over-year. The equipment-to-load ratio almost doubled from July 2014's 1.89, to 3.71 – a 96% increase in truck capacity. Month-over-month, the ratio increased from 2.53, representing a 47% change. In addition, TransCore claims the equipment-to-load ratio is the highest reported since 2009.

Though load volumes fell to the lowest levels all year in July, it is typical for the summer months. TransCore also claims July also had two fewer shipping days for separate holidays observed in Canada and in the US. Volumes decreased 25% month-over-month, and 32% year-over-year. Cross-border loads exiting Canada went down 20%, and loads entering Canada dropped 42% year-over-year, while intra-Canada load volumes represented 29% of the total volumes and were down 21% year-over-year.

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**D.W. GOULD REALTY ADVISORS INC. TOP 20 LEASING FIRMS IN 2014!**

Each year, CoStar recognizes the top commercial real estate brokerage firms and brokers with the prestigious Power Broker Award, now in its fourteenth year. D.W. Gould Realty Advisors Inc. has been selected by CoStar Group, Inc. (NASDAQ: CSGP), the leading provider of commercial real estate information, analytics and online marketplaces, to receive a CoStar Power Broker TM Award. This annual award recognizes the "best of the best" in commercial real estate brokerage by highlighting the firms and individual brokers who closed the highest transaction volumes in commercial property sales or leases in 2014 within their respective markets.



For more information on any of these listings please contact:

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2590 Bristol Circle, Unit 1 | Mississauga | Ontario



The Offering

- Industrial / Head office location, +/- 22,633 SF available
- Zoning E2-SP43
- Clear Height is +/- 24'
- 1 Drive-in door and 2 dock doors (9'10" W x 7'8" H)
- Adjacent to large retail plazas on Dundas
- Generous parking, including down east side
- Under floor heat on main floor offices
- Executive office area on second floor with separated entrance / washrooms
- Feb 1st, 2016 (Earlier possible, see L/A)

1650 Wilton Grove Rd, London



INVESTMENT SALE:

- Total Size: +/- 26,275 SF
- 8 Years left on lease
- New building
- Asking: \$4,300,000
- AAA Tenant

360 Market Dr, Milton



FOR LEASE OR SALE: CRANE BUILDING

- Commercial / Industrial space
- Clean uses only
- Zoning: EMP1
- Various sizes available
- Main road exposure

6535 Millcreek Drive, Mississauga



FOR LEASE: INDUSTRIAL UNITS

- Industrial units of various sizes
- Corner of Millcreek & Erin Mills Pkwy
- TMI: \$4.80 PSF (2015)
- Well maintained complex
- Call for current availability & pricing info

9354 Wellington Road 22, Hillsburgh



FOR SALE: DEVELOPMENT LAND

- Lot Size: +/- 36.47 Acres
- Just west of Trafalgar Rd (Main St)
- Available: Immediate
- Zoning: FD (Future Development)
- Designated "Residential" in Official Plan

35 Royal Group Cresc, Unit 11-12, Vaughan



FOR SUBLEASE: INDUSTRIAL UNIT

- Size: +/- 16,100 SF
- TMI: \$3.65 (2014)
- Lease Rate: \$5.75 PSF
- Clear Height: 23'
- Sublease to October 2016

2330 Millrace Crt, Unit 1, Mississauga



FOR LEASE: WAREHOUSE FOR SUB-LEASE

- Bldg Size: +/- 31,588 SF
- Shipping: 6 dock doors & 1 drive-in door
- Clear Height: 17'10"
- Ample parking
- Sub-lease to Nov 30, 2017 or long term

Block 7 Erin Park Dr, Erin



FOR SALE: INDUSTRIAL LAND

- Land Size: +/- 6.8 Acres
- Zoning: M2 (Heavy industrial with outside storage permitted)
- Asking: \$99,500 / acre
- Excellent value

18 Wellington Road 23, Erin



FOR LEASE: CRANE BAY / VACANT LAND

- Size: +/- 5,000 SF or +/- 1.5 Acres
- Building or land option for lease
- Many uses possible (Outside storage)
- Zoning: M2
- Shipping: 2 drive-in doors

8 Thompson Cresc, Erin



FOR SALE: RETAIL / COMMERCIAL

- Building Size: +/- 18,471 SF
- Lot Size: +/- 1.22 Acres
- 3 Drive-in doors & 3 truck level doors
- Zoning: C2 (Highway Commercial)
- Main road exposure

8 Erin Park Drive, Erin



FOR LEASE: D-BUILD

- Lot Size: +/- 2.3 Acres
- D-Build: Up to +/-10,000sf (5% office)
- Available: Immediate
- Zoning: M2
- Fenced, graveled yard / office trailer on site

3939 Cheese Factory Rd, London



FOR LEASE OR SALE: INDUSTRIAL UNITS

- +/- 2,000 SF to 25,950 SF design build
- Warehouse space or Cross dock
- 24' to 28' Clear Height
- 401 adjacent location

Wentworth Street, Whitby



FOR SALE OR LEASE: INDUSTRIAL UNITS

- Size: +/- 2,715 SF - to 19,000 SF
- Dock and drive-in doors
- Pre-cast
- 24' Clear Height
- Exceptional shipping

2055 Forbes Street, Whitby



INVESTMENT SALE: INDUSTRIAL BUILDING

- Size: +/- 23,275 SF
- Lot Size: +/- 6.44 Acres
- Building fully leased
- Entire building or individual units

6472 Trafalgar Rd, Milton



FOR SALE: LAND AND SHOP

- Lot Size: +/- 2.38 Acres with 2,000 SF shop and 1,500 SF house (knock down/rebuild)
- Zoning: Agricultural / Green Lands
- Main road exposure
- Easy access to Hwy's 401, 403 & 407

1 Anne Street, Hillsburgh



FOR SALE OR LEASE: INVESTMENT

- Total Size: +/- 5,750 SF
- Taxes: 2.50 PSF
- C1 & C1(f)
- 2 rented apartments upstairs
- Asking: \$489,900