

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

**LONDON DESIGN BUILD OPPORTUNITIES  
CROSS DOCK / WAREHOUSE / MANUFACTURING**



- Different configurations and sizes 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 and HWY's 401 & Highbury
- Exceptional shipping and clear height
- Custom design possible
- Other sizes possible including 250,000 sf to 500,000 sf
- Availability in 180 days is possible
- One site adjacent to Goderich-Exeter Railway (GEXR) – CN affiliated
- Food distribution and military equipment manufacturing area
- Reputable builder



For more information on any of these listings please contact:

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Q1 2016

AVAILABILITIES REPORT



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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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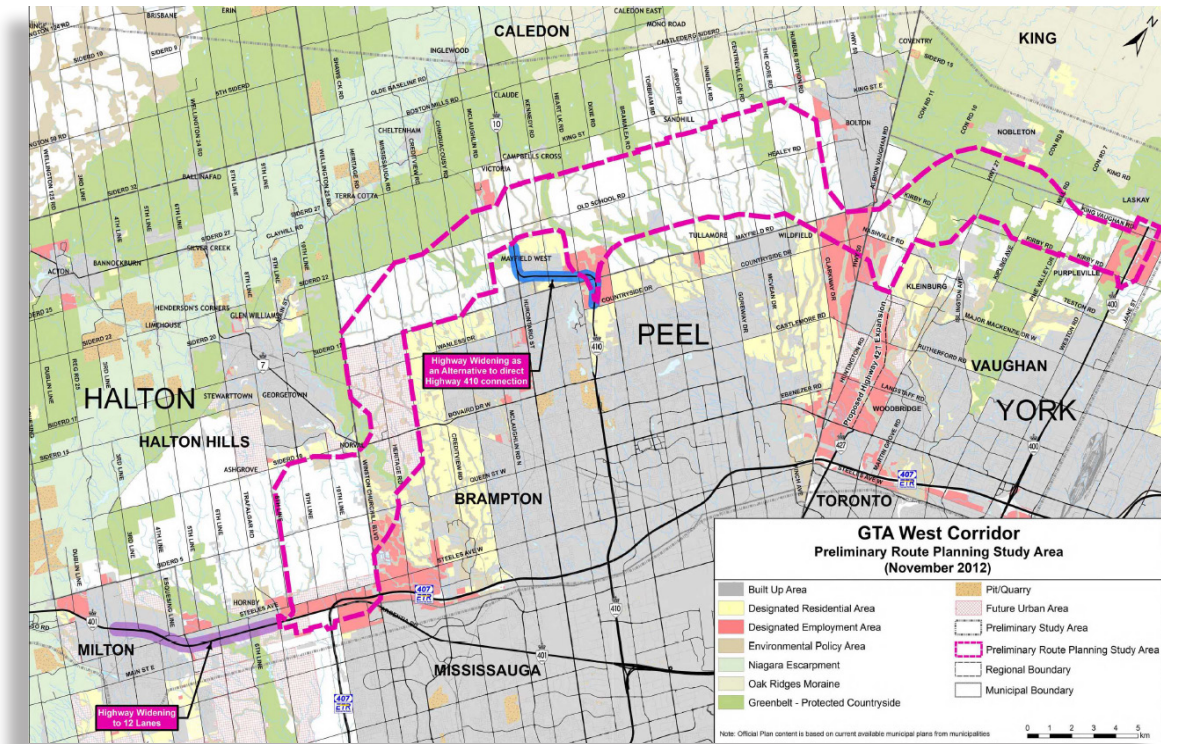
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COMMERCIAL & INDUSTRIAL REAL ESTATE

THE PROVINCE HAS PUT THE BRAKES ON ITS PLANS FOR A NEW 400-SERIES HIGHWAY IN GREATER TORONTO THAT WOULD HAVE BIASECTED THE SOUTH END OF HALTON HILLS.



On Wednesday morning December 16, 2015, the Ministry of Transportation said it “suspended” its work on the GTA West Highway Corridor, the proposed highway of up to six lanes that would connect Vaughan to Halton Hills. The ministry said it will be reviewing the project over the next few months.

The province was deep into Stage 2 of the project, which included detailed environmental assessments of a number of proposed routes, and numerous public meetings. The ministry said its goal was to identify a preferred route by the end of this year that would link Highway 400 in York Region to Highway 401/407 ETR in Halton Hills, and include a dedicated transitway. Instead a ministry spokesman said an update on the future of the project will be provided next spring — and all further public meetings have been cancelled.

*Stay in touch electronically!!!!  
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114 Armstrong Ave | Georgetown | Ontario



The Offering

- Rare Georgetown new clean warehouse / manufacturing space
- Various sizes available (10,000 sf / 20,000 sf / 30,000 sf)
- Clear Height is +/- 28'
- 6 truck level doors (W 9'10" X H 9'10") & 1 drive-in door (W 13'10" X H 11'10")
- Heavily insulated R30 Roof / R20 wall
- Heavy power available
- Easy access to HWY 7
- EMP1 zoning (suitable for many types of industrial uses)
- Available summer 2016

102 Armstrong Ave, Halton Hills



FOR SALE: CRANE / MANUFACTURING

- Size: +/- 16,099 sf on +/- 2.4 acres
- Zoning: EMP1
- 2 x 5 ton crane
- Excess land in rear yard
- Shipping: 2 truck level & 2 drive in doors

2590 Bristol Circ., Unit 1, Oakville



FOR LEASE: INDUSTRIAL/HEAD OFFICE

- Size: +/- 22,633 SF
- Zoning: E2-SP43
- Clear height: +/- 24'
- Shipping: 1drive-in door & 2 dock doors
- Adjacent to large retail plazas on Dundas

6535 Millcreek Drive, Mississauga



FOR LEASE: INDUSTRIAL UNITS

- Industrial units of various sizes
- Corner of Millcreek & Erin Mills Pkwy
- Well maintained complex
- Call for current availability & pricing info

9581 Sideroad 17, Erin



FOR SALE: TRANSPORTATION YARD

- Lot Size: +/- 11.14 acres total
- Contractor / Trucking yard
- Barn on the smaller lot
- Ample truck parking area
- +/-60% graveled

2783 Portland Dr, Oakville



FOR LEASE: CRANE/MANUFACTURING

- Size: +/- 17,346 SF
- Shipping: 2 dock doors & 1 drive-in door
- Clear Height: 20'10"
- 15 ton crane
- Easy access to HWY's 403 & QEW

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
- Excellent location, easy access to HWY 401

11 Thompson Cresc, Erin



FOR LEASE: CRANE / MANUFACTURING

- Bldg Size: +/- 17,409 SF
- Shipping: 2 drive-in doors (front/rear)
- Clear Height: 19'8"
- 4 x 5 ton cranes
- Excess land

18 Wellington Road 23, Erin



FOR LEASE: CRANE BAY / VACANT LAND

- Size: +/- 5,000 SF and/or +/- 1.5 Acres
- Building or land option for lease
- Inside / outside storage uses
- Zoning: M2
- Shipping: 2 drive through drive-in doors

8 Thompson Cresc, Erin



FOR SALE OR LEASE: RETAIL/INDUSTRIAL

- Size: +/- 18,471 SF (multi tenant)
- Warehouse + commercial units + office
- 3 Drive-in doors & 3 truck level doors
- Locate your business, lease out the balance
- Main road exposure

8 Erin Park Drive, Erin



FOR LEASE: D-BUILD

- Lot Size: +/- 2.3 Acres
- D-Build: Up to +/-10,000 sf (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

- 407 connection causing a boom
- Size: +/- 3,050 SF to 22,292 SF
- Dock and drive-in doors
- 28' clear Height
- Exceptional shipping

2693 Barton Street, Hamilton



FOR LEASE: CRANE / MANUFACTURING

- Size: +/- 19,406 SF
- Shipping: 2 dock doors
- Clear Height: from 25'5" to 33'5" (MPAC)
- Cranes: 15 Ton / 2-10 Ton / 5 Ton / 3 Ton / 2 Ton

13908 Hurontario Street, Caledon



FOR LEASE: CRANE / MANUFACTURING

- Size: +/- 10,000 SF (other sizes possible)
- Shipping: 1 drive-in door
- Truck yard also available for lease
- Outside storage permitted

1 Ann Street, Hillsburgh



FOR SALE OR LEASE: INVESTMENT/USER

- Total Size: +/- 5,750 SF
- Downstairs commercial available
- Retail / restaurant possible
- 2 rented apartments upstairs
- Asking: \$489,900