

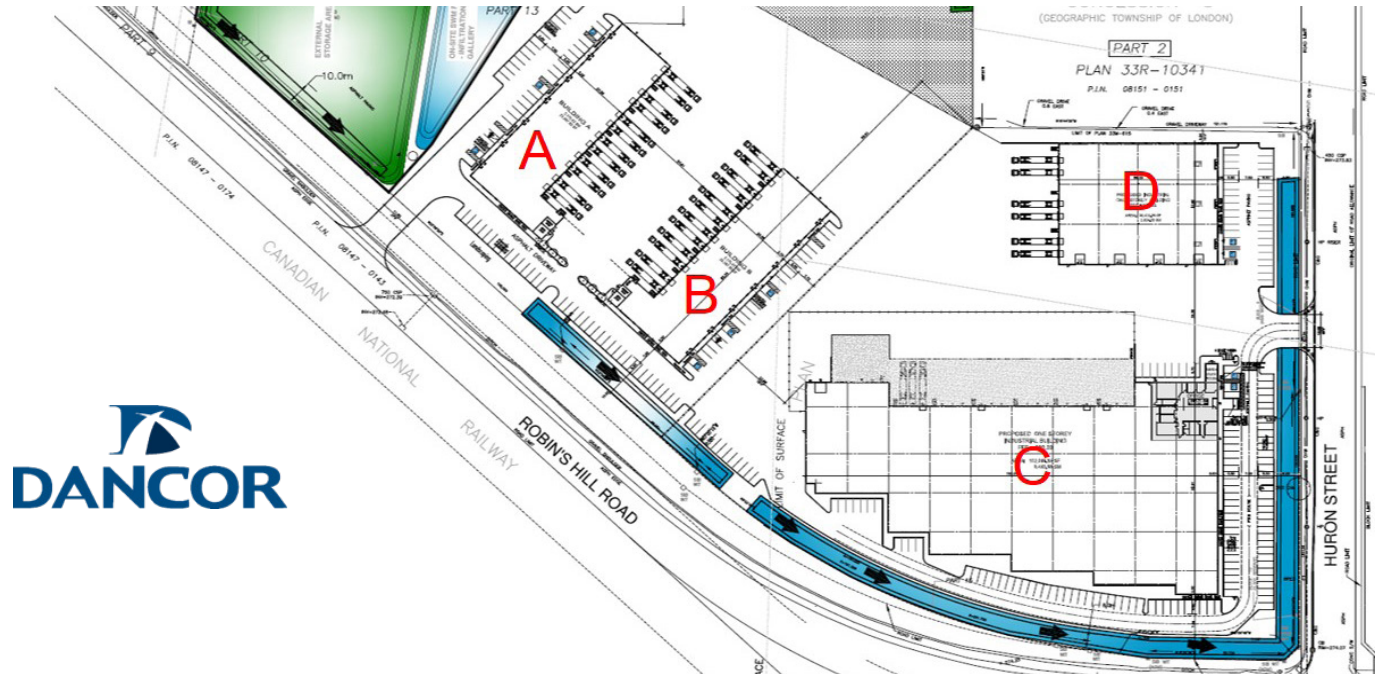
YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

Q3 2016

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

NEW INDUSTRIAL MULTI UNIT BUILDINGS FOR SALE OR LEASE IN LONDON



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.

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KEEP THIS IN YOUR REAL ESTATE FILE

INDUSTRIAL CONSTRUCTION COSTS PSF - WHAT DOES IT COST TO BUILD?

To accurately price and compare the design-build option, one has to consider the total project cost not just the building shell. In the table below we have listed out an appropriate range of costs for new buildings in two different sizes in a particularly inexpensive area. It quickly becomes apparent that where you build and the size of the building are the biggest controllable cost issues. Compare these prices to the GTA.

Note that the quoted values are directional basic building numbers. Exact specifications, optional features, product supplier choices, and market forces (i.e. steel prices) can change pricing.	London 100 K 100,000 SF building @ 28' clear with 5% office, 1 drive-in & 20 dock doors, 600 volt / 400 amp entry - cost PSF:	London 30 K 30,000 SF building @ 28' clear with 5% office, 4 drive-in & 6 dock doors, 600 volt / 400 amp entry - cost PSF:
Generic building shell (foundation, steel, pre-cast & roof):	\$45.00	\$58.50
5% Office area build-out:	\$3.00	\$3.75
Dock / drive-in doors (1 per 5,000 sf with levelers):	\$0.90	\$1.00
Electrical service installation:	\$4.00	\$6.50
Mechanical equipment (HVAC, typical):	\$5.65	\$7.80
Site services / hookups:	\$2.65	\$2.90
Site work (landscaping & paving):	\$3.25	\$4.25
Storm water management system:	\$1.35	\$2.05
Builder contingency:	\$2.95	\$4.25
Architectural / engineering and other fees:	\$3.50	\$3.50
Special features / equipment:	As determined by client	As determined by client
Sub-Sub-Total:	\$ 72.25	\$94.50
Builder overhead (10.0%):	\$8.60	\$9.35
Builder profit (5.0%):	\$4.30	\$4.68
Sub-Total (approximate plus or minus 10%):	\$85.15	\$108.53
Development charges & City fees (budget): Note: No DC's payable in London if you have a committed Tenant/User	\$0	\$0
Land cost per built square foot (+/- London \$75 K per acre):	\$4.50	\$5.35
Grand total real London cost PSF: (all taxes & construction financing extra)	\$89.65	\$113.88

Please call if you are looking for a building and/or considering a design-build solution. We can assist you with sourcing a precise quotation for a building that meets your needs and the land to build it on. We would like to thank Sean Ford of Dancor Construction Development for providing the above up to date construction cost data from our current London project. Dancor is available for both design-build and renovation construction projects.

OPTIONS	Bldg. A	Bldg. B	Bldg. C	Bldg. D
SIZE	5% Office 95% Warehouse 23,291 SF Total	5% Office 95% Warehouse 23,291 SF Total	3% Office 97% Warehouse 102,080 SF Total	5% Office 95% Warehouse 30,271 SF Total
LOT SIZE	8.6 Acres	8.6 Acres	7 Acres	2.4 Acres
ASKING SALE PRICE	\$205 psf (Whole bldg.) (Pre-construction)	\$205 psf (Whole bldg.) (Pre-construction)	\$87 psf (Special price) (Pre-construction)	
ASKING LEASE RATE	\$3.50 psf net (Yr 1) \$6.50 psf net (yrs. 2 – 6)	\$3.50 psf net (Yr 1) \$6.50 psf net (yrs. 2 – 6)	\$3.50 psf net (Yr 1) \$5.60 psf net (yrs. 2 – 6)	\$3.50 psf net (Yr 1) \$6.50 psf net (yrs. 2 – 6)
SHIPPING	12 Truck Level Doors 3 Drive In Doors	12 Truck Level Doors 3 Drive In Doors	20 Truck Level Doors 1 Drive In Door	6 Truck Level Doors 4 Drive In Doors
CLEAR HEIGHT	24 Feet	24 Feet	28 Feet	28 Feet
FOR MORE INFO SCAN QR-CODE				

For more information on any of these listings please contact:

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8 Thompson Cres | Erin | Ontario



The Offering

- Commercial / retail / industrial multi-tenant building for sale
- Warehouse plus commercial units in the front plus office
- 3 drive in doors & 3 truck level doors
- Main street exposure "at the lights" in Erin
- Locate your business and lease out the balance
- Warehouse area at rear
- Commercial units in front
- Office on 2nd floor
- +/- 18,000 sf total
- Only \$1,620,000 (under \$100 psf)

9577 Sideroad 17, Erin



FOR SALE: MULTI-UNIT INDUSTRIAL BLDG

- Asking: \$1,350,000
- 7.76 Acres of excess land
- Outside storage permitted.
- Shipping: 3 drive-in doors
- M2 & EP1 zoning

71 Melford Drive, Unit 1 & 2, Toronto



FOR LEASE: MANUFACTURING

- Size: +/- 30,277 SF (13% office)
- Heavy power available
- Zoning: EH
- Shipping: 5 dock doors
- Easy access to Hwy's 401 & 407

416 North Service Rd E, Unit 300, Oakville



FOR SALE: OFFICE CONDO

- Asking \$615,000
- +/- 2,237 SF
- Easy access to Hwy's 403 & QEW
- Well maintained complex
- South exposure

114 Armstrong Ave, Georgetown



FOR LEASE: INDUSTRIAL UNITS

- Sizes: 10,000 SF / 20,000 SF / 30,000 SF
- New warehouse / manufacturing space
- Clear Height: +/- 28'
- Shipping: 6 dock doors
- Heavy power available (2,000 amps)

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

126 Devon Rd, Unit 2, Brampton



FOR LEASE: INDUSTRIAL / HEAD OFFICE

- Bldg Size: +/- 12,230 SF
- Shipping: 1 dock door & 1 drive-in door
- Ideal office with warehouse location
- Close to Pearson Airport with easy access to Hwy's 407 & 427

13908 Hurontario Street, Caledon



FOR LEASE: CRANE / MANUFACTURING

- Size: +/- 10,000 SF or more
- Shipping: 1 drive-in door
- Truck yard also available for lease (Extra)
- Outside storage permitted
- 10 ton crane available (extra)

26 French Dr, Mono



FOR LEASE: TRANSPORTATION YARD

- Truck parking space for lease
- Lot: 100' x 175'
- Easy access to Hwy 10
- Additional storage space available
- Orangeville adjacent

18 Wellington Rd 23, Erin



FOR LEASE: OUTSIDE STORAGE

- Size: +/- 1.6 Acres - M2 zoning
- Outside storage land for lease
- Located on busy street in Erin's west industrial park
- Other storage options possible

8 Erin Park Drive, Erin



FOR LEASE: D-BUILD / TRANSPORTATION

- 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

- +/- 25,950 SF design build
- Warehouse space or cross dock
- 24' to 28' clear height
- 401 adjacent location

2055 Forbes Street, Whitby



FOR SALE: INVESTMENT

- Size: +/- 3,000 SF to 23,275 SF
- Brand new industrial building
- 8 dock doors & 6 drive-in doors
- 28' clear height
- Easy access to Hwy's 401, 412 & 407

9728 Wellington Rd 124, Erin



FOR SALE: VACANT LAND / INVESTMENT

- Size: +/- 118.38 Acres
- Adjacent NE corner of Erin town limit
- +/- \$14,000 Yr. from solar panel income
- Long term hold for growth / appreciation

2075 Forbes St, Unit B4, Whitby



FOR LEASE OR SALE: INDUSTRIAL UNIT

- Size: +/- 3,108 SF
- Clear height: +/- 28'
- Shipping: 2 dock doors
- Newly built building
- Easy access to Hwy's 401, 412 & 407

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: Only \$389,900