

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

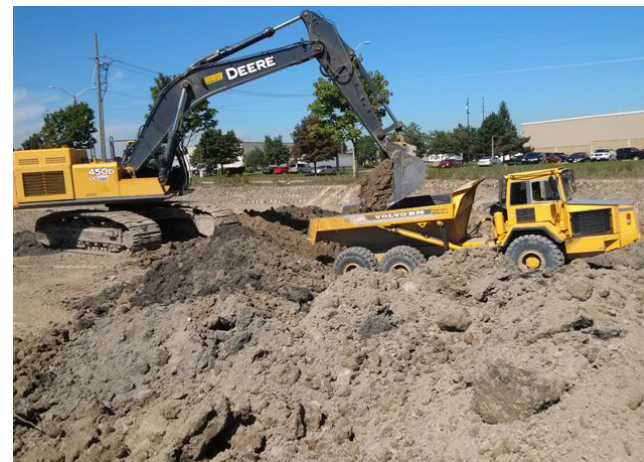
CONSTRUCTION STARTED

NEW INDUSTRIAL MULTI UNIT AND SINGLE TENANT BUILDINGS FOR SALE OR LEASE IN LONDON ON



Skyway Industrial Park Phase 5 Started

- Different industrial / cross dock sizes and configurations possible
- Available for Sale or Lease and available in 180 days or less
- Lease to purchase option available
- High quality construction / very reputable builder
- Custom designs available
- High quality finishes and exceptional shipping
- High power available (600 Volts / 60 – 2,500 Amps)
- 24' to 28' clear height (varies per configuration)
- Outside storage permitted
- Additional acres available for trailer parking in some configurations
- Great location with easy access to HWYs / Airport and US border
- Best location in South Western Ontario for distribution facilities and Foreign Trade Zone applications
- London's location along the North American Free Trade Agreement (NAFTA) Super Highway, at the junction of highways 401 and 402, provides quick access to a wide range of supply chains
- Airport and railway adjacent



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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IMPORTANT TAX IMPACT OF THE SALE OF A PROPERTY

A tax specialist accountant should determine your tax costs for any sale in advance. Consider the points below. Note that a sale can trigger capital gains and / or recapture of CCA taxes.

- Capital Gain taxes depend on your holding structure and exemptions, but in a worst case scenario can approach 25% of the gain over the price you bought at. Note that the capital gains tax effective rate may rise in the next few years such that tax would be paid on 75% of the gain, so the tax at a +/- 50% personal rate could be 37.5% of capital gain.
- Recapture of CCA tax issues cost are based on the difference between what you paid for the property, and what you have as your book value after accumulated depreciation. Unless you have an exemption or tax strategy the cost could be as high as the total difference between values (above) times your personal tax rate, which can be as much as 50% of that difference.

For the two taxes combined, it is not impossible (in the worst case scenario) to see tax costs of up to 35% of the sale price. But it may be possible to "roll" some of those tax costs into the new building purchase if it is done within the same year. Your accountant may know or have already prepared a tax reduction strategy for you.

You may wish to re-structure how the property is held well in advance of listing the property for sale. The tax specialist accountant may help you to review the following and other options with you in determining what are the best strategies for you to employ in legally reducing the tax paid.

1. Family trust
2. Purchases of other property and tax "roll-overs"
3. The tax rates of your current corporation(s)
4. Accumulated losses that may offset upcoming gains
5. Capital gains tax exemptions
6. Other legal tax reduction strategies

2016 Capital Gains Guide: <http://www.cra-arc.gc.ca/E/pub/tg/t4037/t4037-16e.pdf>

For more information on any of these listings please contact:

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812 Woolwich Street | Guelph | Ontario



The Offering

- +/- 8,754 sf professional office building in Guelph
- 0.77 acres
- Beautifully maintained
- Six private offices
- Large meeting room in the basement
- Handicap access, washrooms and parking
- Highway 6 exposure and located in high traffic area
- Lots of amenities nearby - area re-developing
- Walking distance to public transit, shopping and restaurants
- Abundant parking

250 Sidney Street, Belleville



FOR SALE: INVESTMENT/RE-DEVELOPMENT

- Asking: \$3,100,000
- +/- 303,840 sf industrial building
- 33.4 acres with +/-10 acres paved parking
- Heavy Power
- User or Investor

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/INVESTMENT

- Asking \$599,000
- +/- 2,237 sf
- Easy access to Hwy's 403 & QEW
- Well maintained complex
- South exposure

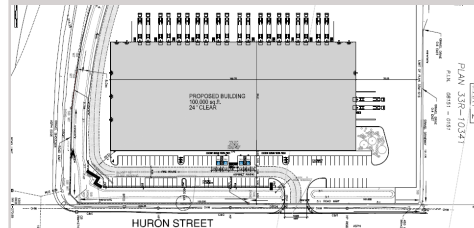
114 Armstrong Avenue, Georgetown



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 & 1 drive-in door
- Heavy power available (1,600 amps)

2240 Huron Street, London



FOR SALE OR LEASE: WAREHOUSE

- Size: 100,000 sf (Other sizes available)
- Shipping: 22 TL & 8 DI doors
- Available in 180 days
- Easy access to HWY's, airport and US border

126 Devon Road, Unit 2, Brampton



FOR LEASE: INDUSTRIAL / HEAD OFFICE

- Bldg Size: +/- 23,230 sf
- Shipping: 2 dock door & 2 drive-in door
- Ideal office with warehouse location
- Close to Pearson Airport with easy access to Hwy's 407 & 427

62 Todd Road, Georgetown



FOR SALE: CRANE / MANUFACTURING

- Asking: \$3,300,000
- Size: +/- 27,843 sf on 1.28 acres
- Shipping: 2 TL & 2 DI doors
- 5 ton crane, 400 amps
- Clear Height: 18'7" to 30' (high bay area)

9 Beech Street, Brampton



FOR SALE: AUTOMOTIVE SHOP

- Size: +/- 5,000 sf of bldgs on 0.46 acres
- Well know garage "Bram City Automotive" plus house with tenant
- Located in Brampton's Urban Growth Centre

18 Wellington Road 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

2055-2075 Forbes Street, Whitby



FOR SALE: INVESTMENT

- Size: +/- 3,000 sf to 23,275 sf
- Brand new industrial building
- Fully leased
- 28' clear height
- Easy access to Hwy's 401, 412 & 407

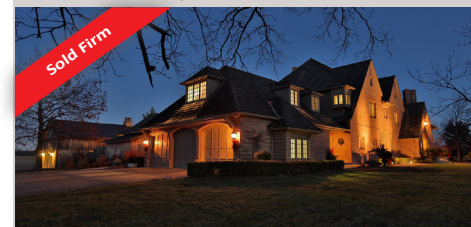
Brampton (Airport Road Area)



FOR LEASE: MANUFACTURING

- Size: +/- 17,500 sf
- 4 truck level doors & 1 drive-in door
- Close to Pearson Airport with easy access to Hwy's 407 & 427

10503 Fifth Line, Halton Hills



FOR SALE: FUTURE DEVELOPMENT

- Asking: \$11,900,000
- 102 acres future development land west side of of Georgetown
- 5,700 sf mansion with resort like pool area
- Two good out buildings

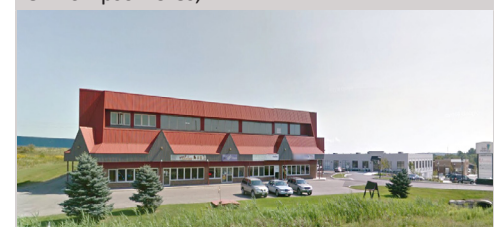
15893 Dakota Place, London



FOR SALE OR LEASE: INDUSTRIAL BLDG

- Various sizes available up to 93,000 sf
- Clear height: 24' to 28'
- Easy access to HWYs/Airport and US border
- High Quality Construction / Very Reputable Builder

8 Thompson Cres, Erin



FOR LEASE: INDUSTRIAL/COMMERCIAL

- Sizes: +/- 1,115 sf to 6,516 sf available
- Zoning: C2 (Highway Commercial)
- Located at the lights at Hwy 124 & 17th Side Rd, next to the new medical center
- 2nd floor office also available