

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

TEN ADVANTAGES OF USING DWGRA TO LIST YOUR PROPERTY

1. Derek Gould Sales Team is a "Non Commission" Sales Team

Ensuring the delivery of quality services to build repeat clients is our goal, not collection of an individual commission. On my 5 person sales team there are no commissions paid to the team, ensuring the most ethical performance.

2. "Hardest working team in real estate"

We often have other brokers tell us we are the hardest working people in real estate. We have staff starting as early as 7:00 am and some leaving no earlier than 6:00 pm. When circumstances require, staff work paid overtime in addition to the above hours.

3. "Best and most complete marketing brochures"

Our marketing packages are the most complete in the industry. Where most brokerages will hand out 2 - 4 pages brochure ours are often 30 - 70 pages or more packed with data about your building / offering.

4. "No lock boxes - showings done personally"

We don't send other agents to see your property using a lock box to get entry in to and to lock up your building. We attend every showing, hand out the complete packages, explain the building and purchase / lease opportunity, and lock it up afterwards.

5. "Double-Ending, done ethically"

You have no doubt seen the newspaper and television exposes about the unethical performance of some residential agents "Double-Ending" residential sales. Facilitating double-end deals is done ethically, and yields a better done deal.

6. Unsurpassed Reporting

DWGRA will provide you with frequent and regular written status reports regarding listing progress. These status reports will outline all ongoing marketing activity and listing activity, status of all interested parties as well as relevant changes or activity in the local marketplace. DWGRA can provide these reports in hard copy, or via electronic e-mail or both depending on your needs.

7. Confidentiality of data

Only possible in a small brokerage where your data is kept private. In a large brokerage everyone sees your lease expiries and can call your tenants to take them to other opportunities.

8. Privately owned boutique brokerage

Focused on your needs, not our operating budgets and the stock price of our publicly traded multinational corporation.

9. Listing Specialists

We specialize in the more difficult "Listing Side" of the transaction that requires and utilizes more effort, skills, and resources than the "Selling Side". Selling side focused sales teams are not equipped with the same staff levels and resources.

10. Professionalism

The Derek Gould sales team commits to act with the highest degree of professionalism, embodying the qualities of empathy, sincerity, trustworthiness, friendliness, ethical behavior and respect for others at all times.

www.ontarioindustrialrealestate.ca

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Q3 2017

AVAILABILITIES REPORT



COMMERCIAL & INDUSTRIAL REAL ESTATE



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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www.dwgra.com

RARE 1,600 SF UNITS FOR SALE OR LEASE

PERFECT FOR SMALL BUSINESSES OF ALL TYPES. WE HAVE TWO BRAND NEW OFFERINGS

Stouffville Beacon Hill Business Park / 1,625 sf each



- Shell is already up
- Fast occupancy possible
- Fast growing community
- Fully air conditioned (5 ton roof top heat/cool)
- Office or industrial use
- Exceptional parking
- Drive-in doors
- Combine units up to 27,625 sf



London Skyway Business Park / 1,654 sf each



- Site fully prepped - permits being applied for
- 1 dock door per unit
- Drive in doors also on some units
- Combine units up to 23,000 sf
- Easy access to HWYs / Airport and US border
- Best location in South Western Ontario for distribution facilities and Foreign Trade Zone applications
- 24' to 28' clear height

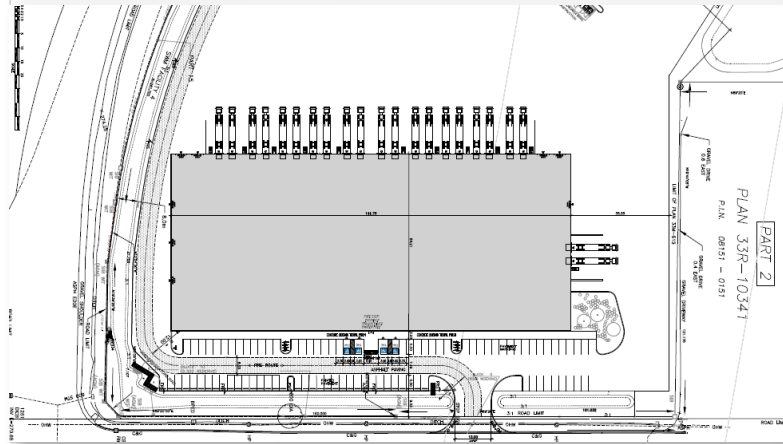


For more information on any of these listings please contact:

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100,000 SF Opportunity



The Offering

- 100,000 sf new design for lease or sale
- Can be ready in 150 - 180 days
- Splits 75k / 50k / 25k for lease
- Special features can be added as needed (extra)
- Call for details and electronic brochure
- Various configurations possible
- Custom designs available
- 24' to 28' clear height (varies per configuration)
- Additional acres available for trailer parking

24 Commerce Crescent, Halton Hills



FOR SALE: INDUSTRIAL BLDG

- Sizes: +/- 12,065 sf
- Clear Height: +/- 24'
- Shipping: 5 drive-in doors
- Excess land for trailer parking
- Outside storage permitted

812 Woolwich Street, Guelph



FOR SALE: OFFICE

- Size: +/- 8,754 sf professional office
- Highway 6 exposure
- 0.77 acres
- Abundant parking

2 Rosetta Street, Georgetown



FOR LEASE: OFFICE

- Inexpensive office space
- Unit Size: 2,500 sf
- 4th floor
- Large private offices
- Abundant parking space (shared)

8 Erin Park Drive, Erin



FOR LEASE: D-BUILD / TRANSPORTATION

- Lot Size: +/- 2.3 Acres
- D-Build: +/- 10,000 sf (trailer shop)
- Available: 270 days
- Zoning: M2
- Fenced, graveled yard / office trailer on site

2055-2095 Forbes Street, Whitby



FOR SALE: 3 BLDGS INVESTMENT

- Size: +/- 69,857 sf (3 Bldgs)
- 3 Brand new industrial buildings
- Fully leased
- 28' clear height
- Easy access to Hwy's 401, 412 & 407

1182 South Service Road West, Oakville



FOR SALE: MULTI-UNIT BUILDING

- Size: +/- 14,789 sf
- Asking: \$3,500,000
- 3 drive-in and 2 truck level doors
- 17'7" clear height
- Easy access to Hwy's Qew & 403

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

8616 Highway 7, Guelph/Eramosa



FOR SALE: TRANSPORTATION YARD

- Asking: \$4,500,000
- Size: +/- 14.32 acres
- Zoning: M1 & EP
- Property facing highway 7 near Acton
- Transport establishment permitted

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

Two Investment Portfolios



FOR SALE: INVESTMENT SALE

- Two investment portfolios
- 6.15% to 10% cap rate
- Outside GTA
- Register now to get the offering package

9 Beech Street, Brampton



FOR SALE: AUTOMOTIVE SHOP

- Size: +/- 5,000 sf of bldgs on 0.46 acres
- Well known 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

50 Mountsberg Road, Hamilton



FOR SALE: HOBBY SHOP

- Asking: \$1,950,000
- Size: +/- 9.97 acres
- Zoning: A2 with small areas P7 & P8
- House with two truck capable shops
- Hwy 6 adjacent & Near to Hwy 401 & 403

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 Crescent, Erin



FOR LEASE: INDUSTRIAL/COMMERCIAL

- Sizes: +/- 1,089 sf to 2,204 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