

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

Q1 2014

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

FOR SALE: NEW INDUSTRIAL CONDOS OR UP TO +/- 75,000 SF FREESTAND

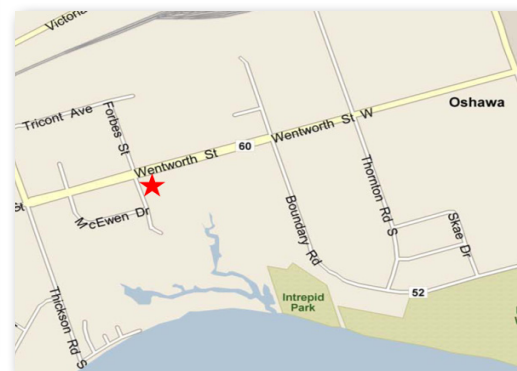
Wentworth Street & Forbes Street | Whitby | Ontario



DETAILS	
UNIT SIZES	BldgA, Unit 4A: +/-3,542 SF (Lease) Office BldgA, Unit 4B: +/-6,430 SF (Lease) BldgA, Unit B: +/-5,985 SF (Lease) BldgB, Unit 4: +/-2,716 SF (Sale) BldgB, Unit 4-5: +/-5,432 SF (Sale) BldgB, Unit 4-6: +/-8,148 SF (Sale) BldgB, Unit 4-7: +/-10,864 SF (Sale) BldgB, Unit 4-8: +/-13,580 SF (Sale) BldgB, Unit 4-9: +/-16,296 SF (Sale) BldgB, Whole +/-19,014 SF (also available for lease)
AVAILABLE	Mid 2014
SHIPPING	Building B: 2 Dock Doors / 9'10" X 8'10" per 2,716 SF unit (Rear units have drive-in doors also) Building A: Unit 4B: 2 Dock Doors / 9'10" x 7'10" Unit 5: 6 Dock Doors (4 regular & 2 low profile)
ZONING	M2

THE OFFERING

- New high quality "spec" condo multi-unit building with exceptional shipping
- Various sizes and combinations possible including design-build
- Permits in place and construction has begun on Building A
- High quality construction / very reputable builder



For information, contact:

DEREK GOULD, MBA, SIOR, PLOG, NAIOP

Broker of Record
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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., Brokerage
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SCOPE OF SERVICE

Our brokerage specializes in the listing of industrial properties within the GTA as well as many other markets across Ontario from London to Kingston and north to Sudbury and North Bay. We have extensive experience in listing both small and large properties for lease or sale within larger urban areas as well as more rural locations throughout Ontario.

Our understanding and appreciation of these markets, experience in successfully marketing properties, along with frequent contacts with tenants and buyers in these areas, greatly increases our ability to market properties to a wide variety of prospects.

Industrial / Office Services Offered:

- Listing Services (Disposition)
- Listing Services (New Product)
- Buyer / Tenant Representation
- Design-Build

VALUE PROPOSITION

- ✓ Boutique brokerage for sophisticated clients requiring specialized real estate services
- ✓ Listing specialists
- ✓ "Single point of contact" industrial / office brokerage services in both large and small markets across Ontario
- ✓ Highly experienced with complex projects including design-build
- ✓ New product listing / representation (industrial / office) services
- ✓ High level of commitment and integrity. We take pride in achieving the best results for our clients.
- ✓ Unparalleled reporting system
- ✓ Strong work ethic: Our team works 7 days a week and knows how to get the job done.

Better Service. Better Results.

For more information on any of these listings please contact:

D. W. GOULD REALTY ADVISORS INC. | BROKERAGE | 3105 UNITY DRIVE, UNIT 33, MISSISSAUGA, ON L5L 4L3

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FEATURED PROPERTY

USER / INVESTOR OPPORTUNITY / BROWNFIELD SITE



250 Sidney Street | Belleville | Ontario

The Offering

- Purchase 303,840 SF of multi-use building on +/- 33 acres with +/- 10 acres of paved parking
- Multiple AAA tenants including Avaya, DND, and Metroland. Uses are office, phone lab, warehouse and physio
- Centrally located in Belleville on two lots / street frontages allowing for re-development potential
- Nortel style finishes and quality with significant upgrades in recent years.
- Contact Listing Agent for Confidentiality Agreement for Rent Roll and additional information

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401 Wheelabrator, Milton



FOR LEASE: ECONOMICAL OFFICE SPACE

- 1st Floor: +/-1,000 SF and up
- Basement: up to +/- 7,234 SF
- Lease Rate: \$9.50 psf net (1st Floor)
- Lease Rate: \$6.00 psf net (Basement)
- T&O: \$7.50 psf

1746 Alstep Drive, Mississauga



FOR LEASE: TRUCK/TRAILER SERVICE SITE

- Option 1: +/- 11,000 SF, or
- Option 2: +/- 7,500 SF
- Trailer yard
- Lease Rate: \$14.00 psf net
- TMI: \$3.50 psf (2013)

6535 Millcreek Drive, Mississauga



FOR LEASE: INDUSTRIAL UNITS

- Industrial units from 4,015 SF to 8,272 SF
- Corner of Millcreek & Erin Mills Pkwy
- TMI: \$4.50 psf (2014)
- Well maintained complex
- Call for further details & 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

14177 Trafalgar Road, Halton Hills



FOR SALE: COMMERCIAL PROPERTY

- Lot Size: +/- 2.42 Acres
- Taxes: \$6,769.04 (2013)
- Zoning: PC (Protected Countryside)
- Asking: \$585,000.00
- Perfect for garden centre use

15790 Robin's Hill Road, London



FOR SALE: INDUSTRIAL / INVESTMENT

- Bldg Size: +/- 140,521 SF
- Lot Size: +/- 14.74 Acres
- Shipping: 6 TL, 2 GL & 2 Outside Docks
- Clear Height: 28 feet
- Fully lease to AAA Tenant to Oct. 2019

251 Attwell Drive, Toronto



FOR LEASE: OFFICE / LAB SPACE

- Total Area: +/- 50,695 SF
- Bell Canada Fibre Optic Service
- Backup diesel generator
- Lease Rate: \$17.00 psf semi-gross
- Co-listed with CBRE

8750 Holgate Crescent, Milton



FOR SUBLEASE: WAREHOUSE & OFFICE

- Warehouse Area: +/-15,000 SF
- Office Area: +/-2,385 SF
- Clear Height: 25 feet
- Zoning: M2
- 2 shared dock doors available

290 Clarence Street, Brampton



FOR SALE: EQUIPMENT REPAIR SHOP

- Building Size: +/- 20,500 SF
- Lot Size: +/- 3.97 Acres
- Shipping: 8 DI Doors
- Zoning: SC-3389
- Zoning variance allows for outside storage

8 Erin Park Drive, Erin



FOR SALE OR LEASE: LAND OR D-BUILD

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

Pt Lt 27 Con 6, Duffy's Lane, Caledon



FOR SALE: RESIDENTIAL LAND

- Lot Size: +/- 14.9 Acres
- Taxes: \$500 (as Managed Forest)
- Zoning: EPA2-ORM
- Asking: \$475,000
- Scenic property with pond & mature forest

Concession 2-3 Road, Grand Valley



FOR SALE: VACANT LAND

- Lot Size: +/- 95.0 Acres
- Frontage: +/- 349 feet on Hwy 7
- Owners applying for re-zoning to General Industrial
- Asking: \$775,000

501 Harris Street, Guelph-Eramosa



FOR LEASE: INDUSTRIAL BUILDING

- Total Size: +/- 19,735 SF
- Zoning: (A) 21.38 (call for info re uses)
- Lease Rate: \$3.95 psf net
- Co-listed with Orval S. Gates Realty
- Sale Price: \$950,000.00

93 Mill Street East, Acton



FOR SALE: OFFICE BUILDING

- Building Size: +/- 6,000 SF
- Lot Size: +/- 0.40 Acres
- Taxes: \$18,000.00 (2013)
- Zoning: DC1 (Urban Commercial)
- Asking: \$699,000

637 Enfield Road, Burlington



FOR SALE: INDUSTRIAL / INVESTMENT

- Building Size: +/- 3,402 SF
- Lot Dimensions: +/-55' (Front) by +/-216'
- GE-2 zoning with main floor shop plus two second floor apartments
- Asking: \$460,000