

**EXCEPTIONAL CRANE BUILDING**



**FOR LEASE: INDUSTRIAL FREE STANDING BUILDING**

DETAILS	
SIZES	Office Area: +/-2,076 SF Warehouse: +/-21,700 SF Total: +/-23,776 SF
CRANE	Two X 10 Ton-60 FT span approx. on 20 Ton rail One X 5 Ton-52 FT span approx. 14'6" - 11/16" under hook height on large cranes 15'5" under block 17'3" under crane beam
ZONING	M2
SHIPPING	1 Drive-in Door measuring 16' X 16' 3 Drive-in Doors measuring 14' X 14'
CLEAR HEIGHT	14'10" to 20'10" (majority)

**FEATURES**

- Immaculate tool and die shop, no dirty or automotive uses permitted
- Fully air conditioned, radiant heat
- Under floor machine hookup wiring
- Air lines
- Ceramic office floors, oversized / extra height offices
- Mezzanine not included in space calculation



For information, contact:

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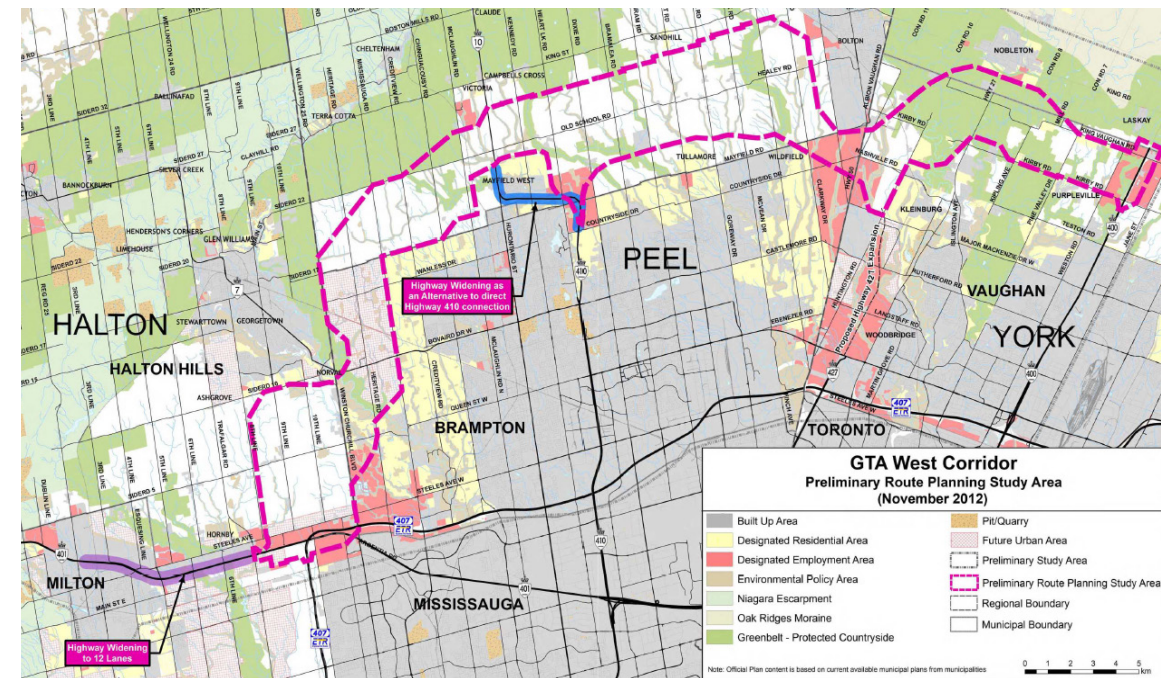
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**NEW HIGHWAY - GTA WEST TRANSPORTATION CORRIDOR**



Stage 2 of MTO's GTA West project is actively underway - building on the recommendations from the first stage. As part of Stage 2, route alternatives for a new transportation corridor will be generated within the Route Planning Study Area illustrated above. The new transportation corridor will feature a 400-series highway, a transitway, and potential goods movement priority features. For more info visit [www.gta-west.com](http://www.gta-west.com)

Once these new highways are built the property values in the adjacent areas will begin to increase. Industrial use owners and Tenants that are not high volume shippers using the 401 corridor will locate further north for lower cost / better lifestyle reasons. Example, where Georgetown is 13 minutes off the highway now, it will be highway adjacent like Milton after the new highway is built, and where Erin is 35 minutes off the 401, it will be 15 or 20 minutes off a 400 series highway.

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### 2330 Millrace Crt, Unit 1 | Mississauga | Ontario



#### The Offering

- +/- 31,588 SF Warehouse space for sublease
- Zoning E2-29
- Clear Height is +/- 17'10"
- 1 Drive-in Door and 6 Dock doors with levelers (7'10" W x 9'10" H)
- Upgraded lighting
- Painted walls and ceilings in warehouse areas
- Excellent location with quick access to Highways 401 & 407
- Ample parking
- Sub-lease to November 30, 2017. Longer direct deal possible.

### 1650 Wilton Grove Rd, London



#### INVESTMENT SALE:

- TOTAL Size: +/- 26,275 SF
- 8 Years left on lease
- Expansion possibility
- Asking: \$4,300,000
- AAA Tenant

### 79 Mountainview Road, Georgetown



#### FOR LEASE: WAREHOUSE & OFFICE

- Commercial / Industrial space
- Clean uses only
- Zoning: EMP1
- Various sizes available
- Main road exposure

### 6535 Millcreek Drive, Mississauga



#### FOR LEASE: INDUSTRIAL UNITS

- Industrial units of various sizes
- Corner of Millcreek & Erin Mills Pkwy
- TMI: \$4.50 psf (2014)
- Well maintained complex
- Call for current availability & 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

### 35 Royal Group Cresc, Unit 11-12, Vaughan



#### FOR SUBLEASE: INDUSTRIAL UNIT

- Size: +/- 16,100 SF
- TMI: \$3.65 (2014)
- Zoning: EM1
- Lease Rate: \$5.75 PSF
- Clear Height: 23'

### Investment Property



#### INVESTMENT SALE: INDUSTRIAL BUILDING

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

### 7 Erin Park Dr, Erin



#### FOR SALE: CRANE BUILDING

- Total Area: +/- 11,234 SF
- Available as investment or vacant sale
- Two 5 Ton crane
- Clear Height: 21'2" to 29'3"
- Zoning M2

### 18 Wellington Road 23, Erin



#### FOR LEASE: VACANT LAND

- Lot Size: +/- 1.5 Acres
- Land on busy Shamrock Road in Erin
- Many uses possible
- Zoning: M2
- Available: Immediate

### 290 Clarence Street, Brampton



#### FOR SALE: EQUIPMENT REPAIR SHOP

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

### 8 Erin Park Drive, Erin



#### FOR LEASE: D-BUILD

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

### 2055 Forbes Street, Whitby



#### FOR SALE OR LEASE: INDUSTRIAL CONDO

- Size: +/- 6,430 SF
- 2 Dock doors
- 28' Clear height
- Available immediately
- Also available as investment sale

### Wentworth Street, Whitby



#### FOR SALE OR LEASE: INDUSTRIAL UNITS

- Size: +/- 2,715 SF - to 19,000 SF
- Dock and drive-in doors
- Pre-cast
- 24' Clear Height
- Exceptional shipping

### 2055 Forbes Street, Whitby



#### INVESTMENT SALE: INDUSTRIAL BUILDING

- Lot Size: +/- 6.44 acres
- 3 of 4 units leased
- 4th unit can be master leased
- Entire building or individual units

### 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 or \$499,000 with 1/2 lot

### 1 Anne Street, Hillsburgh



#### FOR SALE OR LEASE: INVESTMENT

- Total Size: +/- 5,750 SF
- Taxes: 2.50 PSF
- C1 & C1(f)
- 2 rented apartments upstairs
- Asking: \$489,900