



For information, contact:

**DEREK GOULD, MBA,
SIOR, PLOG, NAIOP**

Broker of Record
M 416.802.4499
derek.gould@dwgra.com

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
2 Robert Speck Pkwy
Suite 751
Mississauga, Ontario
L4Z 1H8

We are expanding to a new location..

On June 7th I made a strategic choice to leave CBRE after 15 years and open a brand new commercial real estate brokerage. D. W. Gould Realty Advisors Inc. is the new company and I look forward to continuing to providing my clients with the highest level of client service possible.

On September 7th we will be moving to a larger office. Our new location will allow us to start building our brokerage by adding additional sales representatives and support staff. We will be adding only select individuals to our team who meet our standards of professionalism and have the highest degree of competence, commitment and accountability.

Our goal is to become the primary choice for sophisticated clients looking for highly skilled, experienced and capable individuals who can provide the best solutions for complex, as well as every day real estate needs through a single point of contact across Ontario.

Our new address is: **3105 Unity Drive,
Unit 33
Mississauga, Ontario
L5L 4L3**

Main Phone: **905.828.2000**
Email: **Derek.Gould@dwgra.com**

Please update your database.

For more information on any of these listings please contact:

FEATURED PROPERTY

USER / INVESTOR OPPORTUNITY / BROWNFIELD SITE

250 Sidney Street | Belleville | Ontario



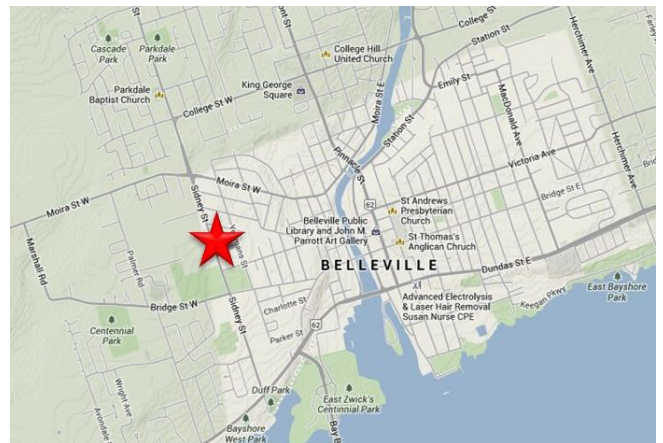
THE OFFERING

- ❑ 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
- ❑ Double digit cap rate
- ❑ 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.

DETAILS	
LOT SIZE	+/- 33.4 Acres (includes baseball and soccer fields)
BUILDING SIZE	+/-303,840 SF
SALE PRICE	\$ 3,100,000.00
TAXES	\$ 221,889.00
SHIPPING	6 truck level doors 2 grade level doors 2 outside detached loading docks
COLUMN SPACING	24 ft. x 30 ft.
PARKING	Approximately 10 acres paved
ZONING	M1-11, M1 & M2
DEBT	Treat as Clear

OFFERING PROCESS

- ✓ Offers to be presented with minimum 48 hours irrevocable
- ✓ Contact Listing Agent for Confidentiality Agreement and Confidential Information Memorandum



D. W. GOULD REALTY ADVISORS INC. | BROKERAGE | MISSISSAUGA, ON | T 416 802 4499

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YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

401 Wheelabrator, Milton



FOR LEASE: ECONOMICAL OFFICE SPACE

- 1st Floor: up to +/- 9,053 SF
- Basement: up to +/- 7,234 SF
- Lease Rate: \$8.00 psf net (1st Floor)
- Lease Rate: \$4.50 psf net (Basement)
- T&O: \$7.50 psf

835 Fourth Line, Oakville



FOR SUBLEASE: INDUSTRIAL SPACE

- Option 2A: +/- 14,000 SF, or
- Option 2B: +/- 10,000 SF
- Zoning: E1
- TMI: \$2.50 (2012)
- Lease Rate: \$5.50 psf net

Wentworth St & Forbes St, Whtiby



FOR SALE or LEASE: UP TO 25,436 SF

- Industrial Condos from 4,239 SF
- Freestand D-build up to 25,436 SF
- Other size combinations possible
- Zoning: M1
- Call for further details & pricing info

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

90, 92 & 94 Main Street, Hillsburgh



FOR SALE: COMMERCIAL / RETAIL

- Retail, storage & residential totaling: +/- 11,683 SF with +/- 4,790 SF Retail
- Total Lot Size: +/- 0.68 Acres
- Zoning: C1 & C1(f)
- Conditionally sold – call for more info

Lot 1 Con 6, Guelph-Eramosa



FOR SALE: INDUSTRIAL LAND

- Lot Size: +/- 2.66 Acres
- Taxes: \$4,600 (2011)
- Zoning: M1(H)
- Asking: \$295,000
- Co-listed with Cushman & Wakefield WR

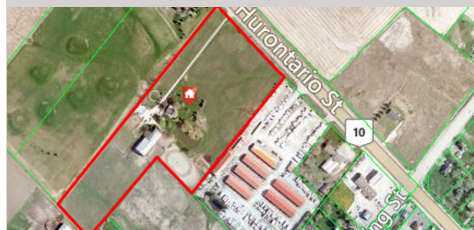
501 Harris Street, Guelph-Eramosa



FOR LEASE: INDUSTRIAL BUILDING

- Total Size: +/- 18,999 SF
- Zoning: (A) 21.38 (call for info re uses)
- Lease Rate: \$3.95 psf net
- Co-listed with Orval S. Gates Realty
- Conditionally Leased

14126 Hurontario Street, Caledon



FOR SALE: LAND & BUILDINGS

- Lot Size: +/- 11.96 Acres
- Zoning: A1 (Agricultural)
- Taxes: \$2,000.00 (2012)
- Asking: \$1,499,000
- Co-listed with CBRE

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

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YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

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.