

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

FEATURED PROPERTIES

35 Wilson Avenue, Belleville



Industrial / Manufacturing (Multi-Unit Possible)

- 38,654 sf industrial building on 1.59 acres for sale or lease
- Asking \$2,325,000
- Building can be split into 3 units
- 4 truck level doors & 1 compactor door
- Easy access to HWY's 401, 62 & 37
- Three 20 ton HVAC roof mounted - Fully A/C'd
- Fully sprinklered interior
- Heavy power - Fibre optics

32 First Line, Elora (Wellington County)



Land / Design Build / Industrial / Warehouse / Cross Dock

- Sale or lease option
- Asking \$4,500,000 (land only)
- 36.73 acres of M1 Service Industrial Light
- Industrial land as per official plan
- Different industrial configurations available
- Custom design possible
- Close to HWY 6
- Brand new building to be built or land sale
- 3% office build-out included in lease
- Automotive uses permitted

2240 Huron Street, London



Multi-Unit Industrial Building for Sale or Lease

- Construction starting
- Sizes available from 1,526 sf to 23,291 sf (Bigger possible)
- Industrial zoning / Outside storage permitted
- Additional acres available for truck parking
- High quality construction & finishes
- Exceptional shipping / very reputable builder
- Lease to purchase option available
- Easy access to HWYs / Airport and US border



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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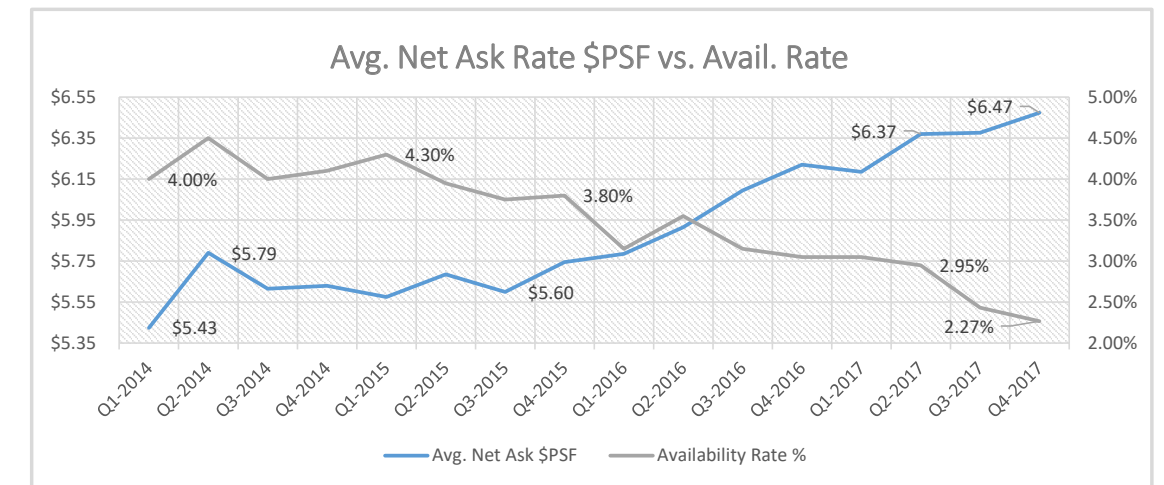
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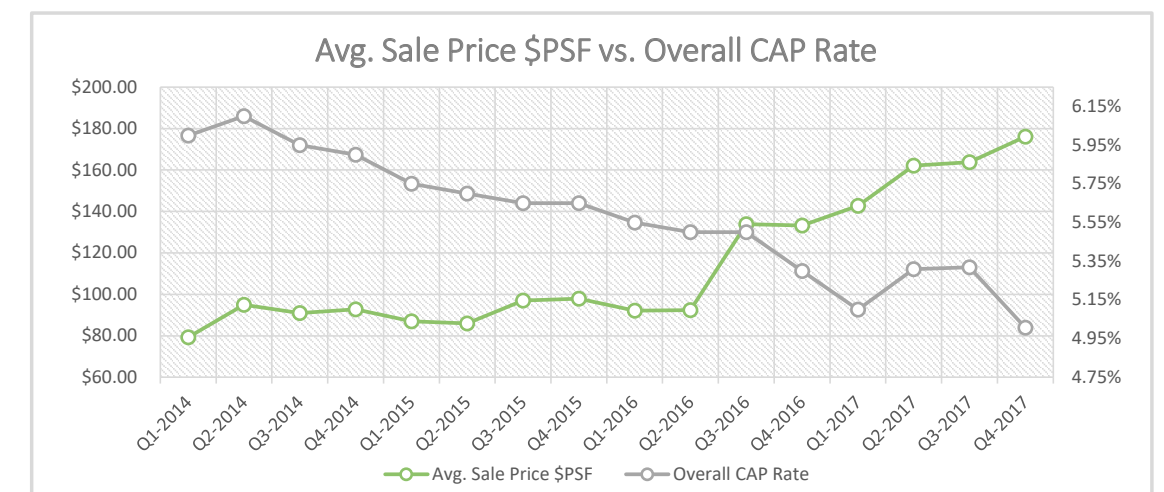
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GTA INDUSTRIAL MARKET RED HOT

Over the past year, the GTA has seen very high demand for industrial space pushing vacancy rates to an all time low. This has also led to an increase in investor interest and an upward pressure on sales prices and lease rates. Demand for industrial space within the GTA as well as across the country, will remain strong through 2018 due in large part to the rapid growth of e-commerce and resulting requirements for logistics and distribution facilities.



In the fourth quarter of 2017, the GTA saw the availability rate drop to 2.47% with the average net asking rent increasing to \$6.47 per square foot. Due to the lack of availability and increasing lease rates within the Toronto market, the 905 markets are expected to see vacancy rates fall as businesses look for alternative and more economical space in nearby markets. In addition, sale prices have risen steadily with the average sale price per square foot increasing from \$142 in Q1 2017 to \$176 in Q4 2017.



For more information on any of these listings please contact:

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2391 Huron Street, London



Warehouse / Manufacturing Building For Lease

- Prestige flex building airport adjacent / 10 minutes to HWY 401
- Various sizes available from 5,000 sf to 47,000 sf
- Outside storage of up to 4.5 acres available
- Class A interior finishes - Full A/C available
- Additional shipping doors possible - as needed
- Natural gas powered generator on site
- 24' clear height
- +/- 60 parking spots (varies with space sizes)

328-330 Sidney Street, Belleville



FOR SALE: INVESTMENT

- 9,676 sf investment opportunity
- +/- 6.5% cap rate return
- Multi-tenant configuration
- Exceptional government tenant
- Main street / corner property

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

2240 Huron Street, London



FOR SALE OR LEASE: INDUSTRIAL/MULTI

- Manufacturing, warehouse, cross dock
- Brand new 100,000 sf bldg to be built
- Different configurations possible
- Custom design available
- Outside storage permitted

Monora Park Drive, Mono (Orangeville)



FOR SALE: COMMERCIAL LAND

- Asking: \$1,250,000
- Sizes: +/- 2.94 acres commercial land
- Servicing available
- Just north of Orangeville
- Automotive uses permitted

7351 Bramalea Road, Mississauga



FOR LEASE: DOCK DESIGN BUILD

- +/- 8,220 sf dock door design build
- Different sizes and configuration available
- North of Pearson Airport with easy access to Hwy's 407, 410, 427 & 401
- Near CN Yard in Brampton

Eastern Ontario

Coming Soon

FOR SALE: RETAIL PLAZA / INVESTMENT

- 2 Retail plaza investments available soon
- From \$5,000,000 to \$15,000,000
- Good stable tenants
- Call for details or email us to be the first to hear about these new opportunities

2891 Plymouth Drive, Oakville



FOR SALE: INDUSTRIAL BUILDING

- Asking: \$4,450,000
- Size: 20,127 sf on 1.10 acre
- Multi-unit building potential
- Easy access to Hwy's 403, 407 & QEW

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

9605 Sideroad 17, Erin



FOR LEASE: OUTSIDE STORAGE / CRANE

- Size: +/- 9,325 sf (crane bay)
- +/- 1.6 acre (upper lot) also available
- Located on busy street in Erin's west industrial park
- Design build available on upper lot

8 Erin Park Drive, Erin



FOR LEASE: D-BUILD / TRANSPORTATION

- Lot Size: +/- 2.3 Acres
- Design 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 BUILDING 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

57 Cannifton Road, Belleville



FOR SALE: INVESTMENT

- Size: +/- 14,789 sf multi-tenant building on 1.99 acres
- Excess land for future expansion
- 3 drive-in and 2 truck level doors
- 17'7" clear height
- Easy access to Hwy's 401, 62 & 37

50 Mountsberg Road, Hamilton



FOR SALE: HOBBY SHOP

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

1 Shamrock Road, Erin



FOR SALE: COMMERCIAL BUILDING

- Bldg size: 5,280 sf municipal building
- Land size: 1.98 acres
- Zoning: C2 Highway commercial
- Best location in Erin
- 3 large drive-in doors