

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

FEATURED PROPERTIES

175 Lahr Drive, Belleville



- Investment Sale (7.8% Cap) - Industrial Multi-Unit**
- +/- 82,128 sf multi-unit industrial building
 - Lot size: 10 acres
 - Abuts Hwy 401 with easy access to Hwy 62 & 37
 - Trailer parking on site
 - 30,000 sf addition possible at rear
 - Additional small building with Hwy 401 exposure could be built at front
 - Long term tenants (Fedex)
 - 4 drive-in doors and 8 truck level doors
 - Heavy power

610 Dundas Street East, Belleville



- Investment Sale (9% Cap) - Multi-Unit Commercial**
- +/- 52,659 sf commercial multi-unit office / multi-use one storey building
 - Lot size: 4.56 acres
 - Zoning: C3-54 (Commercial)
 - Fully leased (9% Cap)
 - Possible additional space on excess land
 - Long frontage on Dundas St
 - Parking: +/- 375 spots
 - Call for details and brochure

35 Wilson Avenue, Belleville



- Multi-Unit Industrial Building for Sale or Lease**
- +/- 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



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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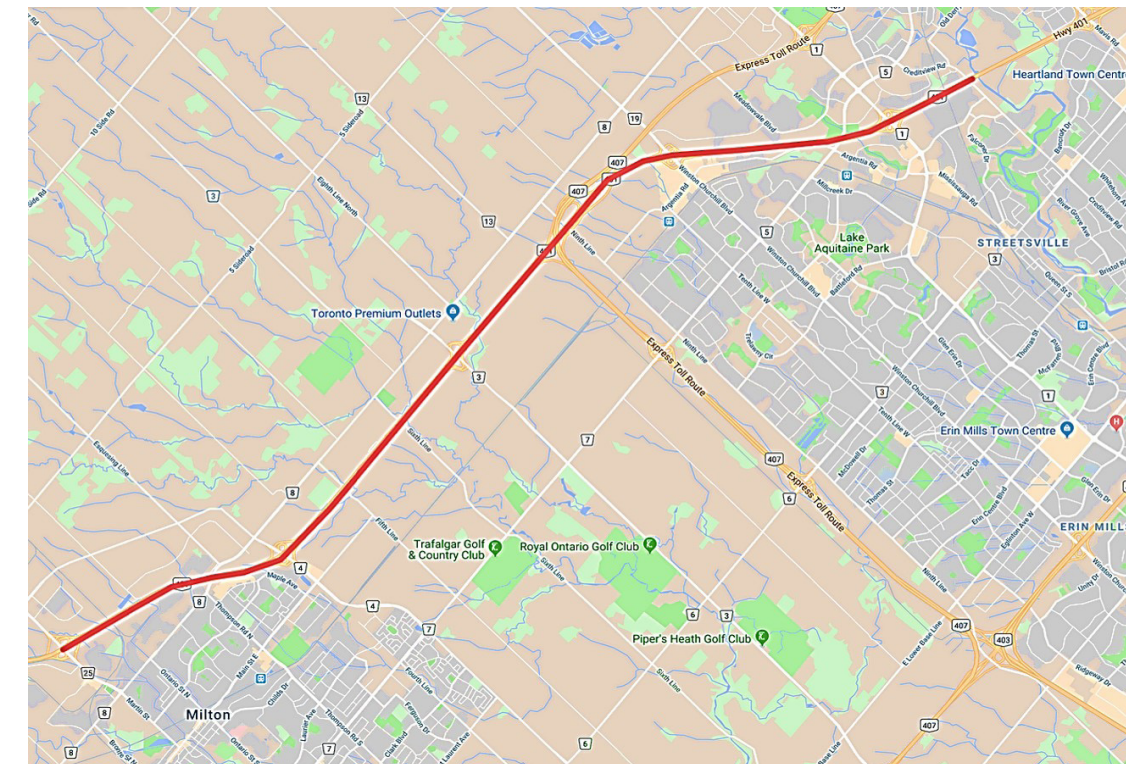
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HIGHWAY 401 EXPANSION

The Government of Ontario announced last year, its plan to widen 18 KM of highway 401 from the Credit River in Mississauga to Regional Road 25 in Milton. The plan includes the following features:

- 12 lane core-collector system from the Credit River to Winston Churchill Boulevard;
- 10 lanes from Winston Churchill Boulevard to Highway 407 ETR/ Highway 401 interchange;
- 12 lane core-collector system from Highway 407 ETR/ Highway 401 interchange to east of the James Snow Parkway;
- 10 lanes from the James Snow Parkway to west of Regional Road 25;
- Median HOV lanes; and
- Support facilities and features - drainage, lighting, signage, ATMS, carpool lots etc.



The expansion will help to alleviate traffic congestion problems through what's considered to be one of the busiest stretches of highway in the GTA. In addition, it is anticipated that it will also aid in employment and population growth in the area. The project is still in the planning stages but it is hoped that construction will begin sometime in 2019.

For more information on any of these listings please contact:

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328-330 Sidney Street, Belleville



Multi-Unit Investment Sale 8% CAP

- +/- 9,676 sf multi-tenant opportunity
- Asking: \$1,625,000 / 8% Cap
- Exceptional government tenant
- Main street exposure / corner property
- 1 drive-in door & 2 truck level doors
- Easy access and close to Hwy 401
- Exceptionally well maintained
- One tenant just renewed

57-75 Cannifton Road, Belleville



FOR SALE: INVESTMENT +/-7% CAP

- 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

114 Armstrong Avenue, Georgetown



FOR SALE: INVESTMENT 5% CAP

- Asking \$18,441,000
- Size: +/- 138,424 sf on 7.16 acres
- Heavy power
- 12 truck level & 5 drive-in doors
- Seller will leaseback for 10 years

1230 South Service Road, Hamilton



FOR SALE: CRANE INDUSTRIAL BUILDING

- Asking: \$5,500,000
- Size: 27,988 sf on 2.90 acre
- Crane / manufacturing
- Excellent location / QEW exposure
- Excess land

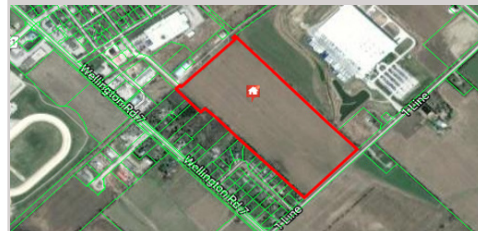
Monora Park Drive, Mono (Orangeville)



FOR SALE: COMMERCIAL LAND

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

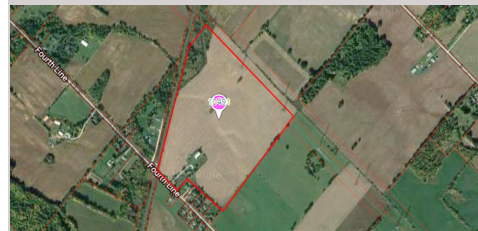
32 First Line, Elora (Wellington)



FOR SALE OR LEASE: DESIGN BUILD

- Asking \$4,500,000 (land only)
- 36.73 acre of M1 Service Industrial Light
- Close to HWY 6
- Automotive uses permitted
- Different configurations available

10491 Fourth Line, Halton Hills



FOR SALE: RESIDENTIAL LAND

- +/- 76 acres farm land
- Asking: \$3,500,000
- House, barn, and other out buildings
- Relatively flat land, almost completely free of greenbelt, almost all "White Land"

2391 Huron Street, London



FOR LEASE: HEAD OFFICE/WAREHOUSE

- Size: 13,799 sf available / divisible
- A class interior finishes
- Asking: \$7.25 psf net
- 2 truck level doors
- Additional 4.5 acres for O/S (extra)

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

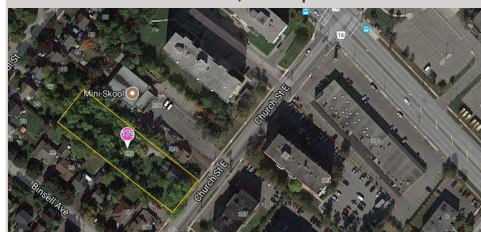
15893 Dakota Place, London



FOR SALE OR LEASE: INDUSTRIAL / MULTI

- Various sizes available up to 93,000 sf
- Clear height: 24' - 28'
- Easy access to Hwys/Airport and US border
- High quality construction / very reputable builder

172 Church Street East, Brampton



FOR SALE: RE-DEVELOPMENT LAND

- 0.73 acre re-development opportunity
- Possible townhouse or institutional re-development
- Kennedy Rd & Church St E
- Near to residential high rise building

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

9605 & 9609 Sideroad 17, Erin



FOR SALE: CRANE / MANUFACTURING

- Asking: \$4,100,000
- +/- 20,102 sf in 4.71 acres
- Multi-tenant configuration
- Outside storage permitted
- 2 x 2 ton crane & 1 x 3.5 ton crane
- 6 drive-in doors / M2 zoning

50 Mountsberg Road, Hamilton



FOR SALE: HOBBY SHOP

- Asking: ~~\$1,950,000~~ \$1,590,000
- Size: +/- 9.97 acres
- Zoning: A2 with small P7 & P8 areas
- House with two truck capable shops
- Hwy 6 adjacent & near Hwys 401 & 403

9103 Highway 6, Kenilworth



FOR SALE: COMMERCIAL / INDUSTRIAL

- Size: +/-3,200 sf storage bldg. on 1.26 acre
- Asking: \$289,900
- Commercial zoning with a residential home build permitted
- Hwy 6 exposure

414 North Service Road East, #300, Oakville



FOR SALE: OFFICE CONDO

- Beautiful professional office condo
- Size: +/- 2,310 sf
- North, East and South views
- Easy access to Hwys QEW & 403
- Excellent exposure. Lots of onsite parking