

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

Q3 2018

AVAILABILITIES REPORT



COMMERCIAL & INDUSTRIAL REAL ESTATE

FEATURED COMPANY

Dancor is one of Canada's best-managed companies, and they design and build superior quality industrial buildings that project success, enhance productivity and work as hard as you do. Dancor Construction is a trusted builder with a solid reputation in the construction market and because of this, they have been chosen once again, as the builder of choice by Fedex. Whether you need Design/ Build services, need a General Contractor or are looking for space to lease, the team at Dancor is always ready to perform and help you get exactly what it is that you need. Below are some sample photos of the high quality product they provide. In the market for new high quality space? Call us today!



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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www.dwgra.com

Introducing 2240 Huron Street, London...

Brand new, high quality warehousing, manufacturing, industrial condo construction project by Dancor. Construction about to begin. **1,655 sf to 22,988 sf sizes available.**



OPTION	BUILDING I	BUILDING J
SIZE	Office: 5.0 % Warehouse: 95.0 % Total: 22,988 SF	Office: 5.0 % Warehouse: 95.0 % Total: 22,988 SF
UNIT SIZES AVAILABLE	Various unit sizes available from 1,653 SF. Contact us for more details.	
ASKING SALE PRICE	\$311 PSF (whole bldg.)	\$311 PSF (whole bldg.)
ASKING LEASE RATE	\$3.95 PSF Net (Yr. 1 on 10yr deal)	\$3.95 PSF Net (Yr. 1 on 10yr deal)
T.M.I.	\$8.25 PSF Net (Yrs. 2 - 10)	\$8.25 PSF Net (Yrs. 2 - 10)
SPRINKLERS	\$3.70 PSF	\$3.70 PSF
AVAILABILITY	Ordinary Hazard	Ordinary Hazard
SHIPPING	180 days or less	180 days or less
POWER	10 Truck Level Doors 3 Drive-In Doors	10 Truck Level Doors 3 Drive-In Doors
CLEAR HEIGHT	21 Feet	21 Feet
SERVICING	Water & Sewer	Water & Sewer

Dancor's specialty is creating spectacular spaces for small growing companies. Dancor's small multi-unit "growth incubator" spaces are often occupied by new and growing companies requiring premium quality space, with an opportunity for expansion. Typical Buyers and Tenants include environmental companies with labs, office users and distributors of electronic and mechanical parts for industries including nuclear, electrical and defence, automotive/heavy trucks, aviation services and many others.

These spaces are fully customizable to suit your needs, and would be ideal for medical device/research or other high end office/lab/warehouse uses.



For more information on any of these listings please contact:

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2240 Huron Street, London - Building K



New Industrial Building For Sale

- Size: 100,000 sf warehouse / manufacturing
- Asking: \$11,675,000
- Outside storage permitted
- 27 Truck Level & 6 Drive-In Doors
- GI1 (General industrial) & HI1 (Heavy Industrial)
- 28' Clear Height
- Best location in southwestern Ontario for distribution facilities
- Automobile, manufacturing, truck terminal, etc uses permitted

2240 Huron Street, London



New Multi-Unit Industrial Building For Lease

- Rates starting from \$6.00 PSF Net with \$3.95 PSF Net offered for Year 1 (10 Year deal)
- +/- 25,000 / 50,000 / 75,000 / 100,000 sf
- 600 Volts / 400 Amps (Higher power available)
- Outside storage permitted
- TL & DI Doors (Custom options available)
- 28' Clear Height
- Can be available for occupancy 220 days from signed lease agreement
- Lower operating cost due to premium materials

2240 Huron Street, London - Building L



New Multi-Unit or Freestand Industrial For Lease

- Sizes: +/- 10,000 / 20,000 / 30,000 sf
- Land size: 2.4 acres
- Additional acres for outside storage available
- 600 Volts / 400 Amps (Higher power available)
- 6 Truck Level with & 2 Drive-In Doors (Levelers)
- GI1 (General industrial) & HI1 (Heavy Industrial)
- 28' Clear Height
- Can be available for occupancy 220 days from signed lease or purchase agreement

15893 Dakota Place, London



FOR SALE OR LEASE: INDUSTRIAL BUILDING

- Various sizes available up to 93,000 sf
- Clear height: 24' to 28'
- Easy access to HWYs/Airport and US border
- High Quality Construction
- O/S available

2391 Huron Street, London



FOR LEASE: INDUSTRIAL UNIT

- Size: 13,799 sf available / divisible
- High end office finishes
- Asking: \$7.25 psf net
- Immediately available
- Additional 4.5 acres for O/S storage (extra)

2240 Huron Street, London



FOR SALE OR LEASE: CROSS DOCK

- Size: 38,500 sf in 4 acres
- Build to suit Buyer's needs
- Different sizes available
- 32 truck level doors and 1 drive-in door
- Paved and fenced yard

2240 Huron Street, London - Building I



FOR LEASE: UNIT 1

- Size: 4,430 SF
- \$3.95 PSF Net on Yr 1 with 10 yr lease only
- 21' Clear Height
- 5% finish office included
- Municipal water & sewer

2240 Huron Street, London - Building I



FOR LEASE: UNIT 1-4

- Size: +/- 12,918 SF
- 5 truck level doors & 1 drive-in door
- Lease to purchase option available
- 21' Clear Height
- Contact L/A for other unit sizes available

2240 Huron Street - Building I



FOR SALE: ENTIRE BUILDING

- Size: +/- 22,988 SF
- Asking: \$7,150,000
- Multi-Unit Industrial Condo Building
- 10 truck level & 3 drive-in doors
- 600 Volts / 600 Amps

2240 Huron Street - Building J



FOR SALE: UNIT 1-2

- Size: 6,362 SF
- Industrial Condo to be built
- 1 truck level & 1 drive in door (levelers)
- 21' Clear Height
- Various other sizes - Contact L/A for details

2240 Huron Street - Building J



FOR LEASE: UNIT 4

- Size: +/- 3,108 SF
- \$3.95 PSF Net promotional rate available. Contact L/A for details
- 21' Clear Height
- Lower operating cost / Premium material

2240 Huron Street - Building I & J



FOR SALE: TWO BUILDINGS

- Size: 45,976 SF (Two bldgs)
- Land: 8.6 acres
- Excelent investment
- Asking \$311.00 PSF
- Custom design and features possible