

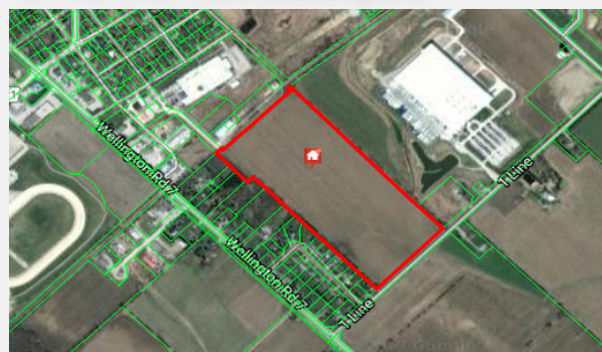
YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

FEATURED PROPERTIES

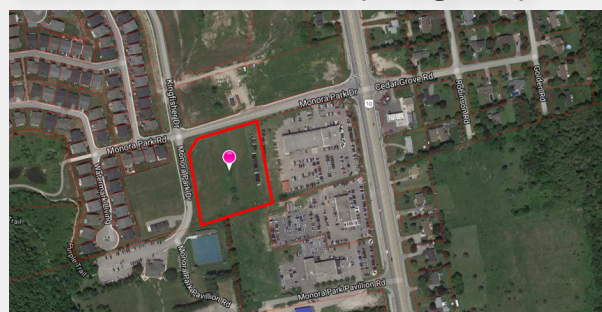
32 First Line, Elora (Wellington)



Industrial Land For Sale or Lease

- +/- 36.73 acres of M1 Service Industrial Light
- Different configurations or custom design available
- Asking price \$4,500,000 (land only)
- Close to Hwy 6
- Automotive uses permitted
- Warehouse / manufacturing / cross dock
- 32 foot clear height
- Additional acres available in some configurations
- 3% finished office included in lease option
- Brand new building to be built or land for sale

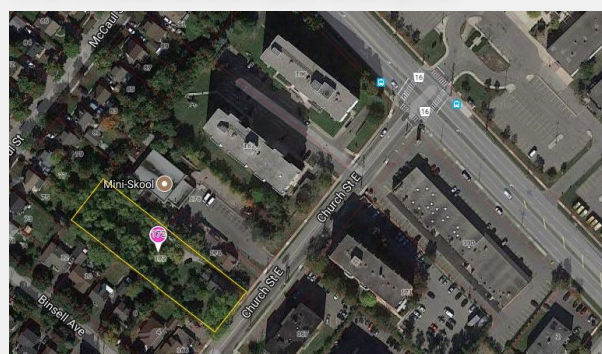
Monora Park Drive, Mono (Orangeville)



Commercial Land For Sale

- +/- 2.94 acres of commercial land in Mono, just north of Orangeville (Hwy 10 & Monora Park Dr.)
- Adjacent to car dealership & commercial developments
- Asking price \$1,250,000
- Relatively square lot
- Servicing available
- Automotive + hotel uses permitted
- Preliminary site plan available

172 Church Street East, Brampton



Residential Re-Development Lot For Sale

- +/- 0.73 acres residential re-development land
- Kennedy Road & Church Street East
- Asking price \$1,700,000
- R1B (residential zoning & mature neighbourhood)
- Near to residential high rise buildings / commercial daycare
- Possible townhouse or institutional re-development
- Place of worship use permitted
- Area re-developing



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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PEEL REGION 5,001 SF TO 15,000 SF TREB* INDUSTRIAL SALE STATISTICS

Recent Trends:

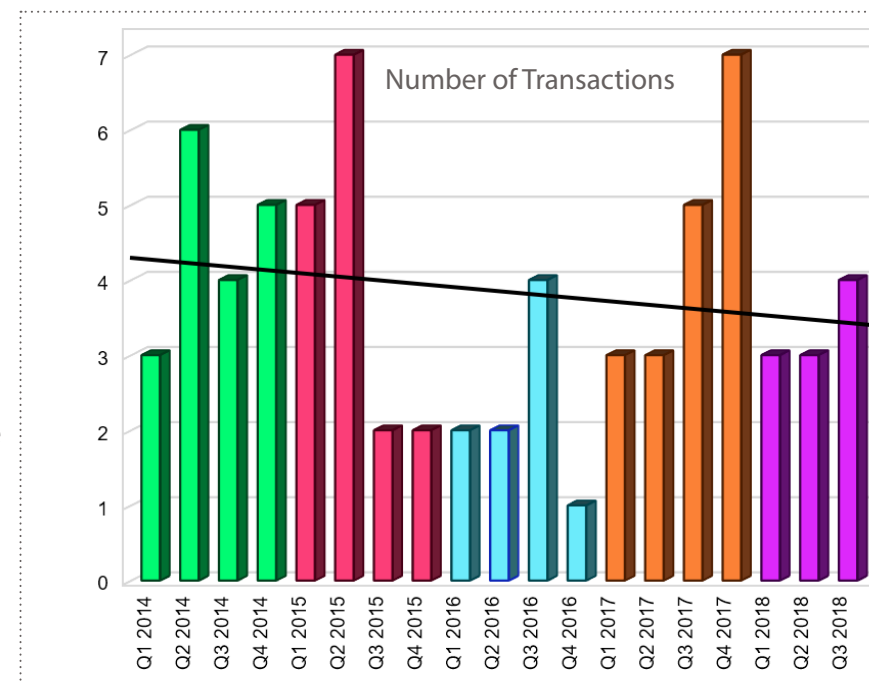
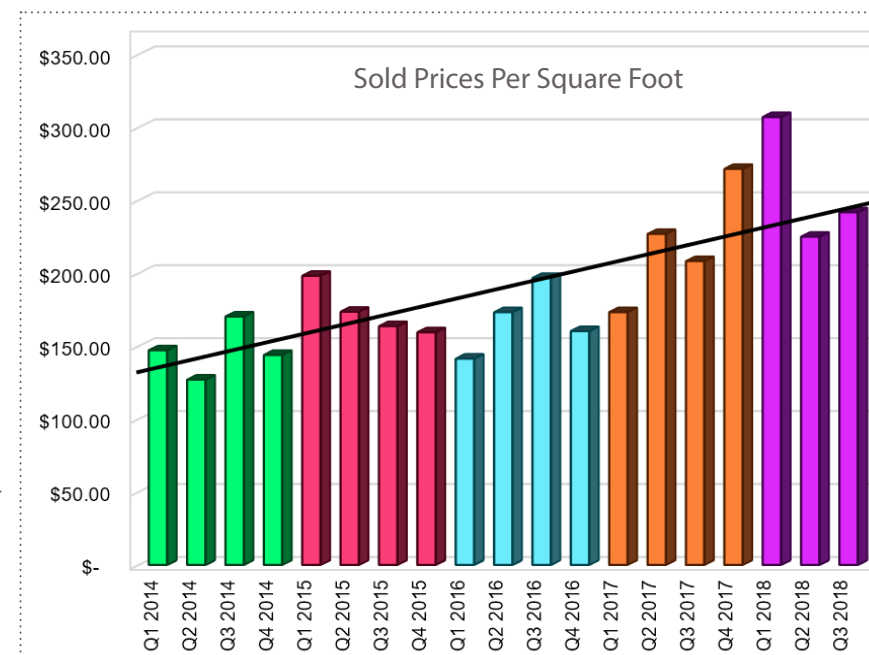
Peel Region small building statistics have been used to demonstrate general market conditions as there is adequate volume to reflect what is happening in the overall market.

Sold price + demand spiked dramatically starting in Quarter 2 of 2017, matching what happened in the residential market.

Availability has dropped dramatically. We have not seen such low building availability in 20 years.

Note that the number of actual transactions per quarter has been declining, and more importantly in this popular size range an average of less than four per month are completed.

* Toronto Real Estate Board



For more information on any of these listings please contact:

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57-75 Cannifton Road, Belleville



Multi-Unit Investment Sale 7% CAP

- +/- 14,789 sf multi-tenant building on 1.99 acres
- Excess land for future expansion
- Site plan available. Two street frontage
- Asking \$ 1,999,999
- Fully leased / 4 tenants / 1 small vacancy
- 3 drive-in doors & 2 truck level doors
- 17'7" clear height
- Easy access to Hwy's 401, 62 & 37
- Two different zoning (C3 & M1)

300 Market Drive, Milton



FOR SALE: MANUFACTURING/WAREHOUSE

- Size: +/-10,600 sf on 0.44 acre
- Asking: \$2,750,000
- Can be divided into two units
- Heavy power
- Call us re availability

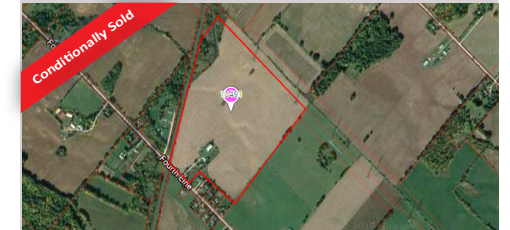
9605 Sideroad 17, Erin



FOR SALE: INVESTMENT

- +/- 20,102 sf on 3.11 or 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

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"

610 Dundas Street East, Belleville



FOR SALE: INVESTMENT SALE (9% CAP)

- +/-52,659 sf commercial multi-unit
- Lot size: 4.56 acres
- Fully leased
- Possible additional space on excess land
- Zoning: C3-54 (Commercial)

35 Wilson Avenue, Belleville



FOR SALE OR LEASE: INDUSTRIAL MULTI

- +/-38,654 sf multi-unit industrial building
- Asking: \$2,325,000
- 4 truck level & 1 compactor door
- Easy access to Hwy's 401, 62 & 37
- Heavy power / fibre optics

114 Armstrong Avenue, Georgetown



FOR SALE: INVESTMENT SALE (5% CAP)

- Size: +/- 138,424 sf on 7.16 acres
- Building can be split in four units
- Heavy power / clear height from 16' to 28'
- 12 truck level & 5 drive-in doors
- Seller will leaseback for 10 years

2240 Huron Street, London



FOR LEASE: SMALL INDUSTRIAL CONDO

- Various sizes available from 1,600 sf
- \$3.95 PSF Net promotional rate available. Contact L/A for details
- 20' clear height
- Lower operating cost / premium material

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

175 Lahr Drive, Belleville



FOR SALE: INVESTMENT SALE (7.8% CAP)

- +/-82,128 sf industrial multi-unit
- Lot size: 10 acres
- Abuts Hwy 401
- Trailer parking on site
- Long term tenants (FedEx)
- Heavy power

328-330 Sidney Street, Belleville



FOR SALE: INVESTMENT SALE (8% CAP)

- +/-9,676 sf multi-tenant building
- Fully leased with long term tenants
- Exceptional government tenant
- Asking: \$1,625,000
- Main street exposure / corner property

20 Stewart Court, Orangeville



FOR SALE: INVESTMENT SALE (5.63% CAP)

- +/-65,886 sf building in 6.09 acres
- Long term lease in place
- Heavy power
- Clear height varies from 16'to 45'
- 6 truck level & 1 drive-in door
- M1 (Industrial) 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