

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

GEORGETOWN FEATURED PROPERTIES

99 Mountainview Road North, Georgetown



Redevelopment / Investment For Sale (8 Properties)

- ± 44,513 sf in total (8 properties)
- ± 4.64 acres total (8 properties)
- Zoning: EMP1 (Industrial)
- 1 truck level & 4 drive-in doors
- Total of 8 properties, must be sold together
- Corner lot property with high visibility and exposure
- Close to GO Train - excellent exposure

11553 Tenth Line, Halton Hills



Industrial Land For Sale

- ± 1,700 sf building (MPAC); ± 4,000 sf quonset (MPAC)
- ± 7.32 acres (as per MPAC)
- Close proximity to Georgetown / Hwy 7
- Heavy power / sub-station in place
- Quonset hut and office
- Currently used for heavy equipment parking
- DC credits potential for past 50,000 sf (TBV) building

144 Armstrong Avenue, Georgetown



Heavy Power Industrial Building For Sale

- Total building ± 17,500 sf on ± 1.38 ac (MPAC)
- Industrial: ± 15,750 sf; Office: ± 1,750 sf
- Zoning: EMP 1 (Industrial)
- 3 truck level doors & 2 drive-in doors
- Clear height: 15' 15" with 12' 4" in one third of building
- Power: 600 volts / 800 amps (TBV)
- Excess land - outside storage permitted



For information, contact:

Derek Gould, MBA, SIOR, NAIOP, PLog  
 President, Broker of Record  
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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.

D. W. GOULD REALTY ADVISORS INC., BROKERAGE

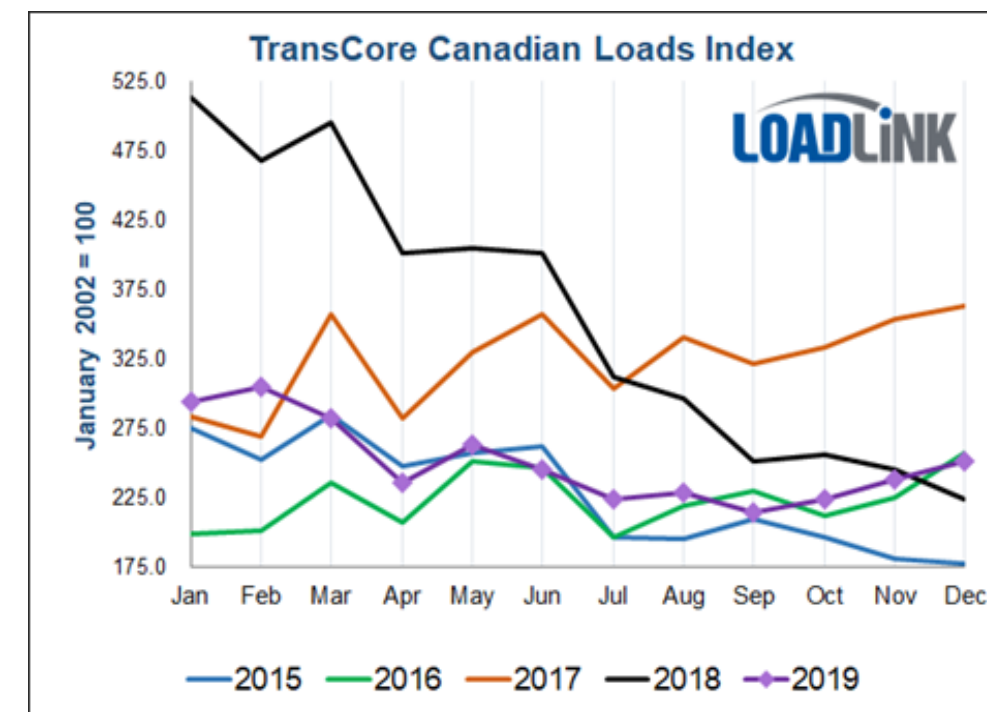
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LEADING ECONOMIC INDICATOR - TRUCK MOVEMENTS - GOODS / INVENTORY SHIPPING INDICATES WHERE THE ECONOMY IS GOING IN THE SHORT TERM, AHEAD OF STATISTICS

TransCore Canadian Spot Market Freight Index 2015 - 2019



The TransCore Link Logistics Canadian Spot Market Index has shown that the past year, 2018, had a steady decline of freight volumes. TransCore reports that factors which played a role in the decline of the overall Canadian freight market were a result of overabundance of capacity, global trade uncertainties, rising insurance costs and depressed rates.

While 2019 started off strong, there was a continued fall in the beginning of the second quarter. As shown in the TransCore graph above, the volume continued to decline throughout the year, impacting a slow summer season. However, within the last quarter of 2019, the loads began to rise. Further, TransCore reports, "January load volumes were the highest in the past 11 months". The rising load volume trendline provides an early optimistic look into 2020, with January being the fourth consecutive month to see volumes rise. The truck load trend is looking positive for 2020 at this time.

Source: [www.transcore.ca](http://www.transcore.ca)

For more information on any of these listings please contact:

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155 Archer Drive, Kirkland Lake



Exceptional Investment Sale Opportunity

- FedEx tenancy (fully leased to September 2028)
- Total building size: ± 29,746 sf
- Office: 2,642 sf; warehouse: 27,094 sf
- Lot size: ± 8 acres, adding 2 acres soon
- Outside storage permitted
- New design build (year built 2018)
- 10 drive-in doors; 5 dock doors

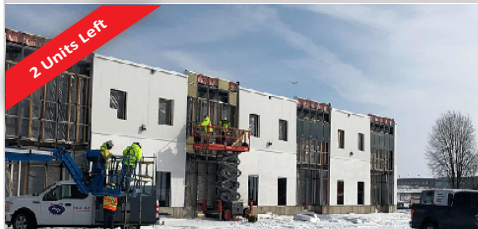
2771 Portland Drive, Oakville



Manufacturing / Warehouse For Lease

- Premium quality space & shipping
- Unit 1: 27,570 sf at \$9.75 psf net (\$4.50 TMI)
- Unit 2: 10,637 sf at \$12.50 psf net (\$4.50 TMI)
- Unit 3: 31,816 sf at \$10.00 psf net (\$4.50 TMI)
- Unit 1-2: 38,207 sf at \$10.52 psf net (\$4.50 TMI)
- Unit 2-3: 42,453 sf at \$10.63 psf net (\$4.50 TMI)
- Unit 1-3: 70,023 sf at \$10.30 psf net (\$4.50 TMI)

16025 & 16035 Robin's Hill Road, London



FOR SALE / LEASE: SMALL MULTI-UNITS

- Construction underway
- 2 units remaining in Building I
- Building J completely leased
- Design build industrial / office / medical
- 20 ft clear height

2240 Huron Street, London



FOR SALE / LEASE: FREESTAND / MULTI-UNITS

- Design-build manufacturing / warehouse / cross dock (custom design available)
- Possible size configurations (up to 100,000 sf)
- Outside storage permitted
- Access to Highways, Airport & US border

15893 Dakota Place, London



FOR SALE / LEASE: INDUSTRIAL / MULTI-UNITS

- Various sizes available up to 93,000 sf
- Clear height: 24 ft - 28 ft
- Access to Highways, Airport & US border
- High quality construction
- Very reputable builder in the industry

8 Erin Park Drive, Erin



FOR LEASE: INDUSTRIAL DESIGN-BUILD

- Design-build truck / trailer shop to be built
- Lot size: ± 2.3 acres (ex. 10,000 sf bldg size)
- Zoning: M2 - Industrial
- Newly fenced graveled yard available
- Office trailer on site

114-116 Main Street, Erin



FOR SALE: RETAIL + OFFICE USES

- ± 3,001 sf on main; ± 3,001 sf basement
- Central Main Street exposure
- Existing business available for purchase (not through brokerage)
- Zoning: C1 Commercial

279 Broadway, Orangeville



FOR LEASE: RETAIL + OFFICE USES

- ± 3,246 sf (TBV) - upper level (elevator being built)
- Salon set up; reconfigure possible
- Other uses: medical practitioner, etc.
- Excellent location; 2 entrances/exits

29-39 Armstrong Avenue, Georgetown



FOR SALE: REDEVELOPMENT / INVESTMENT

- 3 multi-unit buildings, total± 26,795 sf (aerial) (plus 3 additional structures)
- Lot size: ± 5.0 acres (as per MPAC)
- Zoning: EMP1 (Industrial)
- Total of 12 drive-in doors

32 Todd Road, Georgetown



FOR SALE: TRUCKING BUILDING

- ±14,400 sf total building; ±3.90 ac
- 7 drive-in doors & 1 truck-level door
- Rare newer small freestanding building
- Converts to truck repair/transport terminal (tank wash business available separately)

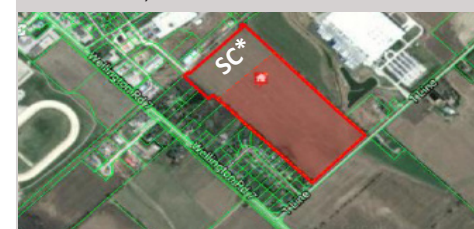
191279 13th Line, East Garafraxa



FOR SALE: INDUSTRIAL BUILDING

- ± 13,800 sf (as per MPAC)
- ± 5.16 acres (as per MPAC)
- Rare M1 zoning allowing outside storage
- 5 drive-in doors
- Clear height: 19' 9"

32 First Line, Elora



FOR SALE: INDUSTRIAL BUILDING

- ± 28.94 ac of M1 Service Industrial Light remaining; ± 7.79 ac sold conditionally\*
- Servicing near rear of lot
- Design-build for lease / sale possible
- One of the last remaining large industrial lots in Wellington County

5 Off-Market Properties

**FOR SALE**

**OFF-MARKET PROPERTIES**

FOR SALE: USER / INVESTOR PROPERTIES

- Properties located within the GTA
- Cash flow and land investment properties available
- For more information, contact Derek Gould

Business for Sale

**FOR SALE**

**MILLWRIGHTING BUSINESS**

FOR SALE: MILLWRIGHTING BUSINESS

- Full service millwrighting & contracting company (Southern Ontario based)
- Well known, turn-key stable growing business since early 90's
- Sales of \$2,500,000 to \$3,500,000 per year