

FEATURED PROPERTIES

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

11553 Tenth Line, Halton Hills



Industrial Land For Sale

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

155 Archer Drive, Kirkland Lake



Exceptional Investment Opportunity For Sale

- FedEx tenancy (fully leased to September 2028)
- Total building size: +/- 29,736 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



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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INDUSTRIAL MARKET STATISTICS DURING COVID-19 GLOBAL PANDEMIC

Due to the COVID-19 global pandemic, many aspects of life and business have been affected, including the real estate markets.

The economic shutdown has caused widespread industry damage, where the commercial/retail and hotel industry have been highly affected due to the provincial shutdown. The office market will have challenges in the future, however industrial is doing well.

Current Industrial and Commercial Market Observations in Ontario:

- No significant downwards price adjustments yet. All same as pre-COVID.
- Market is very strong generally, especially trucking properties.
- Strong industrial real estate market despite the pandemic, with active Buyers looking to add to their portfolio.
- It remains as a Seller's market with limited available industrial inventory, causing Buyers to act competitively.
- Current commercial deals that are sold conditionally face the biggest issue of financing approval, due to Lenders being hesitant on Buyer's business financial sustainability.
- Banks are very nervous.
- Interest rates have been lowered to help keep the real estate market stable.
- Most commercial tenants have been paying rent.
- Landlords doing "blend and extend" deals.
- On June 18, 2020 the Commercial Tenancies Act was amended following the announcement of Bill 192, Protecting Small Business Act, 2020, which reverses evictions of commercial tenants during COVID-19, or having assets seized due to arrears of rent, retroactive to May 1.
- We are busier than ever and have actually added staff.

For more information on any of these listings please contact:

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# Better Service. Better Results.

## YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

### 28 Trafalgar Road North, Hillsburgh (Erin)



#### Commercial / Redevelopment For Sale

- Size: 4,198 sf (TBV) total on 0.50 acre (MPAC)
- Zoning: C2 (Highway Commercial)
- Shipping: 2 drive-in doors (+2 covered)
- Re-develop or use for automotive/residential
- 132' of frontage (MPAC) TBV
- Very high traffic location with street exposure
- Asking: \$815,000

### 13970 Eighth Line, Halton Hills



#### FOR SALE: FARM / PRIVATE SCHOOL

- ± 94 acre farm located North of Georgetown
- Private school, day nursery and equestrian centre use allowed as per exception 39
- Proposed school concept approved
- Asking: \$4,500,000

### 15760 Robin's Hill Road, London



#### FOR LEASE: INDUSTRIAL CONDO SMALL UNITS

- Design-build manufacturing/warehouse/cross dock (custom design available)
- Possible size configurations
- Access to Highways, Airport & US Border
- Contact Listing Agent for rates

### 21 Coventry Road, Brampton



#### FOR SALE / LEASE: OFFICE / SCHOOL / LAB

- Suitable for office, training centre, school, call centre, labs
- One block south of Queen St E & Airport Rd
- ± 26,237 sf main building; ±6,353 sf rear (± 32,590 sf total) (MPAC)
- 2018 renovation & addition (MPAC)

### 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
- Asking: \$9,000,000

### 29-39 Armstrong Avenue, Georgetown



#### FOR SALE: INDUSTRIAL BUILDING

- 3 multi-unit buildings, total +/- 26,795 sf
- Lot size: +/- 5.0 acres (MPAC)
- Zoning: EMP 1 (Industrial)
- Excess land for outside storage or building
- Asking: \$10,000,000

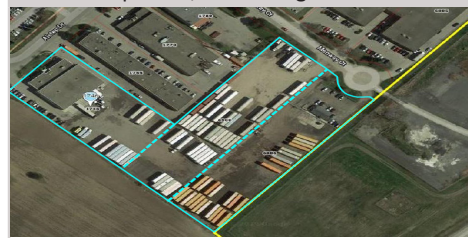
### 99 Mountainview Road North, Georgetown



#### FOR SALE: REDEVELOPMENT/INVESTMENT

- ± 44,513 sf in total (8 properties)
- ± 4.64 acres total (8 properties)
- Zoning: EMP1 (Industrial)
- 1 truck level & 4 drive-in doors
- Asking: \$11,000,000

### 1746 Alstep Drive, Mississauga



#### FOR SALE: INDUSTRIAL/OUTSIDE STORAGE

- ± 14,958 sf on ± 5.39 ac total area(MPAC) - 1746 Alstep, 6900 & 6886 Menway must be sold together. Can be different Buyers
- Zoning: E2 Industrial
- Close to major highways & Pearson Airport

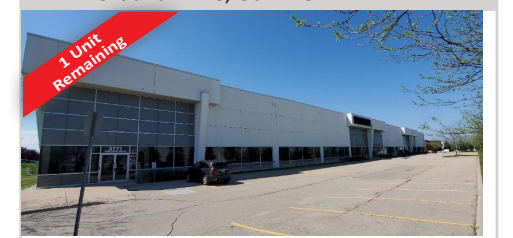
### 114 Armstrong Avenue, Georgetown



#### FOR LEASE: MANUFACTURING/WAREHOUSE

- 10,000 sf available for lease
- 2 dock doors
- Racking available
- Short term lease possible
- Asking: \$11.50 psf net

### 2771 Portland Drive, Oakville



#### FOR LEASE: MANUFACTURING / WAREHOUSE

- Asking rate starting from \$9.75 psf net
- Units 1-2 leased conditional (± 38,207 sf)
- Unit 3 (± 31,816 sf) asking \$10.00 psf net
- Premium quality space & shipping
- No recreational uses permitted

### 257 Guelph Street, Georgetown



#### FOR SALE: COMMERCIAL/OFFICE/ REDEVELOPMENT

- Residential home on Guelph Street with commercial zoning
- Good size lot +/- 0.41 acre
- Retail/commercial uses around
- Asking: \$1,312,500

### 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"

### 2240 Huron Street, London



#### FOR SALE / LEASE: FREESTAND / MULTI-UNITS

- Design-build manufacturing / warehouse
- Size: ± 100,000 sf
- Possible size configurations (up to 100,000 sf)
- Outside storage permitted
- Access to Highways, Airport & US border

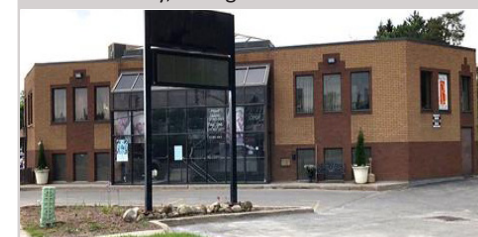
### Business Sale



#### 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

### 279 Broadway, Orangeville



#### FOR LEASE: RETAIL + OFFICE USES

- ± 3,246 sf rentable (TBV)
- Elevator being built
- Reconfiguration possible
- Uses: office, medical practioner, etc.
- Excellent location; 2 entrances/exits

### 32 First Line, Elora



#### FOR SALE / LEASE: INDUSTRIAL LAND / BUILD

- Asking: \$4,000,000 \$3,500,000 (Land only)
- ± 28.94 ac of M1 Service Industrial Light remaining (7.57 ac sold conditional)
- One of the last remaining industrial lots in Wellington County
- Different industrial configurations possible