

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

Q3 2020

AVAILABILITIES REPORT

COMMERCIAL & INDUSTRIAL REAL ESTATE

FEATURED AVAILABLE 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: EMP1 (Industrial)
- 3 truck level doors & 2 drive-in doors
- Clear height: 15' 5" with 12' 4" in one third of building
- Power: 600 volts / 800 amps (TBV)
- Excess land - outside storage permitted

1746 Alstep Drive, Mississauga



Airport Service / Trucking Property For Sale

- ± 14,958 sf transportation building on ± 5.39 acres (MPAC)
- Zoning: E2 Industrial
- 1746 Alstep, 6886 Menway and 6900 Menway must be sold together - Can be different buyers
- Close to major highways and Pearson International Airport
- Currently fully tenanted, half of building could be made available plus some yard area

279 Broadway, Orangeville



Retail / Office Available For Lease

- ± 3,246 sf rentable space (TBV)
- Excellent location with 2 entrances/exits
- Uses: office, medical practitioner etc.
- Reconfiguration possible
- Elevator being built
- Additional parking across the street



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.

D. W. GOULD REALTY ADVISORS INC., BROKERAGE

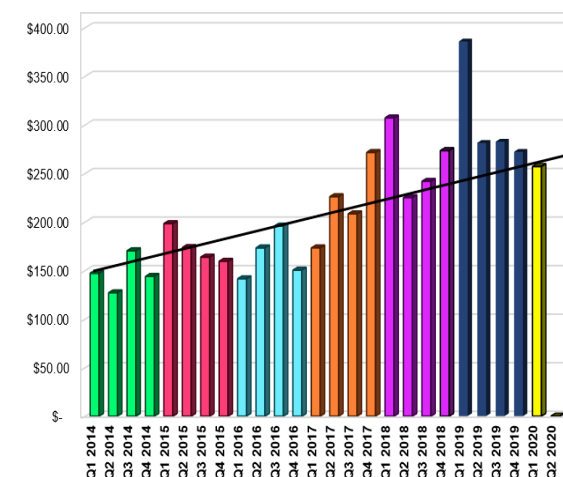
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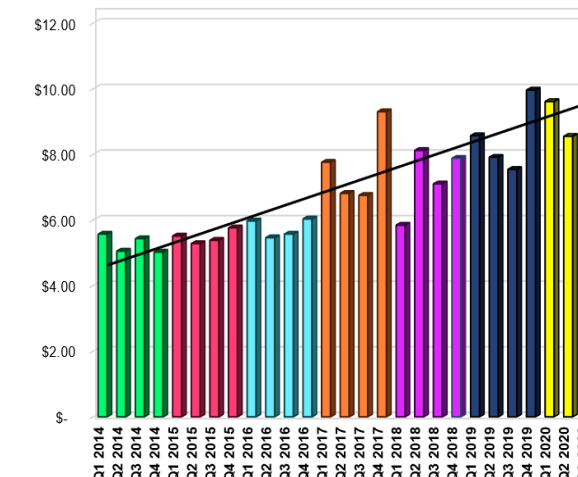
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TRREB* SOLD PRICES
5,001 SF TO 15,000 SF IN PEEL REGION
Q1 2014 - Q3 2020

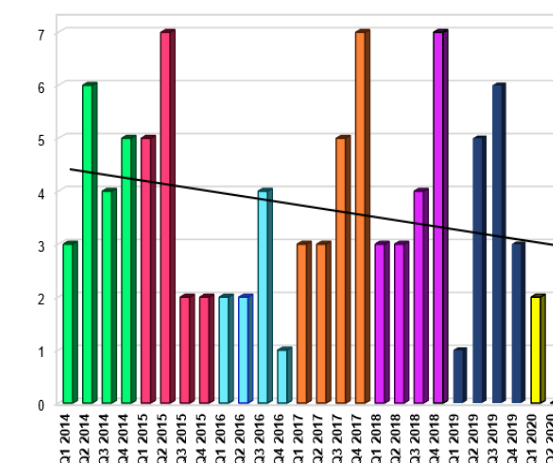


Even in a COVID-19 environment, prices continue to climb strongly with lease rates on many properties much higher than the graph indicates. Rents on small industrial spaces can be in the \$14.50 psf range now, when they were \$8.50 psf four years ago.

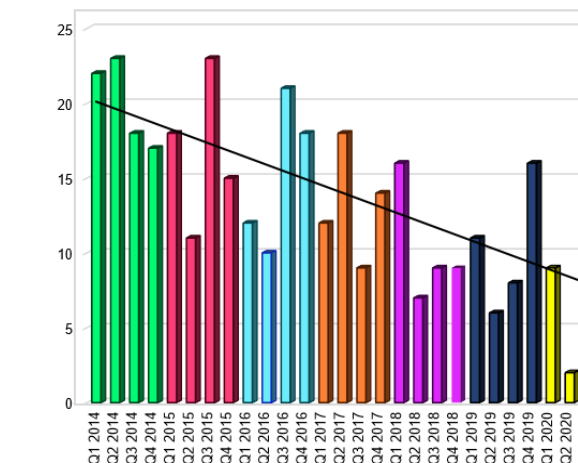
TRREB* LEASE RATES
5,001 SF TO 15,000 SF IN PEEL REGION
Q1 2014 - Q3 2020



TRREB* # OF SALE TRANSACTIONS
5,001 SF TO 15,000 SF IN PEEL REGION
Q1 2014 - Q3 2020



TRREB* # OF LEASE TRANSACTIONS
5,001 SF TO 15,000 SF IN PEEL REGION
Q1 2014 - Q3 2020



There are fewer properties available than we have ever seen before and therefore fewer transactions occurring. That lower availability number is driving the price increases that we are seeing. Land prices for truck parking are in the \$2m to \$3.5m per acre range now. Prices continue to rise to never before seen levels.

* TRREB = Toronto Regional Real Estate Board

For more information on any of these listings please contact:

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21 Coventry Road, Brampton



- Office / School / Lab For Sale and For Lease*
- ☒ Size: ± 26,000 sf main building (MPAC), ± 6,981 sf rear building (Construction plan) = ± 32,981 sf total
 - ☒ Located one block south of Queen St. E & Airport Rd
 - ☒ Suitable for office, training centre, school, call centre, labs etc.
 - ☒ 2018 renovation and addition (MPAC)

13970 Eighth Line, Halton Hills



- Farm / Private School For Sale*
- ☒ Size: ± 94 acre (MPAC) farm with century home and two barns located North of Georgetown
 - ☒ Private school, day nursery and equestrian centre use permitted as per exception 39
 - ☒ Proposed school concept approved

28 Trafalgar Road North, Hillsburgh (Erin)



- FOR SALE: AUTOMOTIVE / REDEVELOPMENT**
- Size: ± 4,198 sf (TBV) on 0.50 acre (MPAC)
 - Zoning C2 (Highway Commercial)
 - Shipping: 2 drive-in doors (+2 covered)
 - Very high traffic location with long street exposure

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

#6-7- 2391 Huron Street, London



- FOR LEASE: WAREHOUSE / MANUFACTURING**
- ± 8,212 sf with ± 14,000 sf expansion possible for total of ±22,212 sf
 - Prestige flex building adjacent to the London Airport
 - Drive in and truck level shipping

11553 Tenth Line, Halton Hills



- FOR SALE: TRUCKING/CONTRACTORS YARD**
- ± 1,700 sf building (MPAC) ±4,000 sf quonset (MPAC) on ±7.32 acres
 - Currently used for heavy equipment / truck parking
 - Close proximity to Georgetown/Highway 7

155 Archer Drive, Kirkland Lake



- FOR SALE: INVESTMENT OPPORTUNITY**
- ± 29,736 sf new design build (2018)
 - Lot size is 8 acres + adding 2 acres soon
 - Fully leased by FedEx until September 2028
 - Outside storage permitted
 - 10 drive in doors ; 5 dock doors

#8-9- 2351 Huron Street, London



- FOR LEASE: WAREHOUSE / HIGH OFFICE**
- ± 5,000 sf with ± 3,000 sf of office
 - Prestige flex building adjacent to the London Airport
 - Exceptional office build out
 - 24' clear height and 2 truck level doors

15760 Robin's Hill Road, London



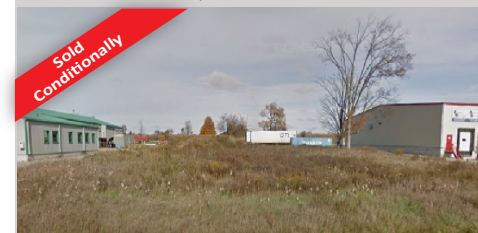
- FOR LEASE: INDUSTRIAL CONDO SMALL UNITS**
- Design-build manufacturing/warehouse/ cross dock (custom design available)
 - Possible size configurations
 - Access to Highways, Airport & US Border
 - Contact Listing Agent for rates

114 Armstrong Avenue, Georgetown



- FOR LEASE: MANUFACTURING/WAREHOUSE**
- ± 10,000 sf available for lease
 - 2 dock doors
 - Racking available
 - Short term lease possible

22 Erin Park Drive, Erin



- FOR SALE: INDUSTRIAL LAND**
- ± 1.22 acres of industrial land
 - Located in Erin Business Park
 - M2 zoning
 - Municipal water in the street

15760 Robin's Hill Road, London



- FOR SALE: BRAND NEW DESIGN BUILDS**
- Brand new industrial building to be built
 - 54,500 sf / 4.4 acres or 25,500 sf / 2.2 acres
 - Best location in SW Ontario for distribution facilities and foreign trade zone
 - Other sizes possible

2771 Portland Drive, Oakville



- FOR LEASE: MANUFACTURING / WAREHOUSE**
- Unit 3 ± 31,816 sf
 - Excellent shipping
 - Premium quality space & shipping
 - Easy access to Hwy 403 and QEW
 - No recreational uses permitted

32 First Line, Elora



- FOR SALE / LEASE: INDUSTRIAL LAND / BUILD**
- ± 28.94 ac of M1 Service Industrial Light remaining
 - One of the last remaining industrial lots in Wellington County - Best Value
 - Relatively flat / rectangular