

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

COMMERCIAL & INDUSTRIAL REAL ESTATE

57-75 Cannifton Road Unit #3, Belleville



For Lease: Commercial / Industrial Space

- 2,437 sf industrial / commercial space available
- Two street frontages and high traffic area
- Many industrial uses permitted
- Easy access to Hwy's 401, 62 & 37
- Other office units also available
- For more details visit: www.57-75Cannifton.com

57-75 Cannifton Road PAD A & B, Belleville



For Lease: Retail / QSR Space

- Two 2,000 sf pad sites available for lease
- Two street frontage and high traffic area
- Easy access to Hwy's 401, 62 & 37
- QSR with drive through capability
- For more details visit: www.57-75Cannifton.ca

12707 Ninth Line, Halton Hills



For Sale: 153 Acre Farm / Commercial Building

- 153 acre farm includes: 3 Bedroom home, 3,000 sf commercial building, barn and drive shed
- Beautiful rolling land featuring two ponds
- Located in the Greenbelt, adjacent to house development just north of Glen Williams (Georgetown)
- For more details visit: www.12707NinthLine.com

AVAILABILITIES REPORT



For information, contact:

Derek Gould, MBA, SIOR, NAIOP, P.Log

President, Broker of Record

M 416-802-4499

derek.gould@dwgra.com

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

3105 Unity Drive, Unit 33

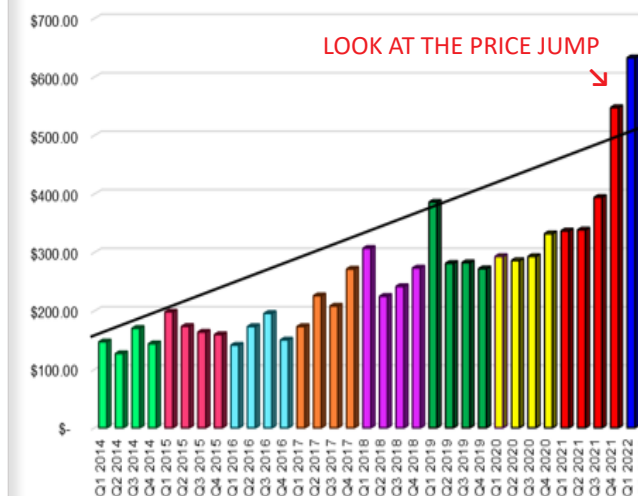
Mississauga, ON L5L 4L3

Tel: 905-828-2000

TF: 1-855-828-1500

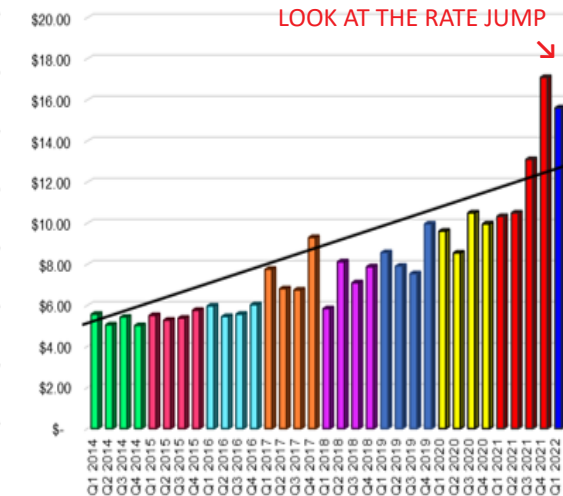
www.dwgra.com

TRREB Sold Prices
5,001 sf to 15,000 sf in Peel Region
Q1 2014 - Q2 2022



LOOK AT THE PRICE JUMP

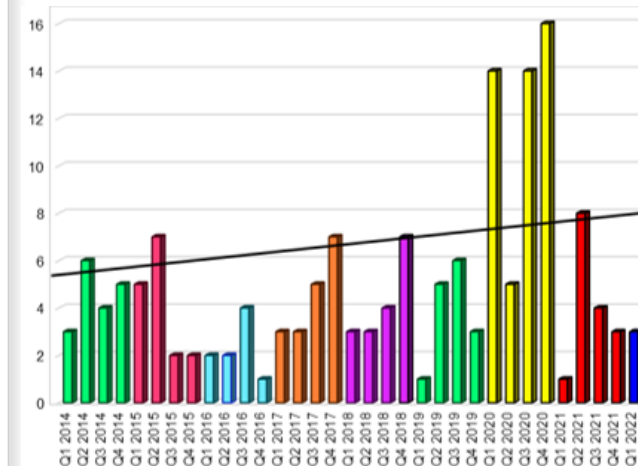
TRREB Lease Rates
5,001 sf to 15,000 sf in Peel Region
Q1 2014 - Q2 2022



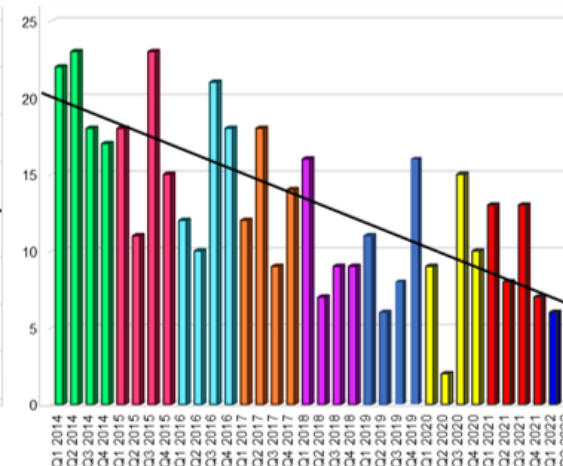
LOOK AT THE RATE JUMP

Will the prices and lease rates come down? Sale prices and lease rates have jumped up dramatically in the last two years. It is unknown what level the sale prices will adjust to as we head into a period of high interest rates due to inflation. Lease rates for new product of \$18 to \$20 psf and higher have been seen recently, and prices will likely not come down until availability increases.

TRREB # of Sale Transactions
5,001 sf to 15,000 sf in Peel Region
Q1 2014 - Q2 2022



TRREB # of Lease Transactions
5,001 sf to 15,000 sf in Peel Region
Q1 2014 - Q2 2022



The number of transactions continue to drop due to the lack of availability, and that lack of availability pushed prices even higher as seen in the graphs at the top of the page.



To Learn More About Each Property
Visit The Links Provided Below

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AVAILABILITIES REPORT Q3 2022



328 Wellington Road 7, Elora

FOR SALE: COMMERCIAL DEVELOPMENT LAND

- 1-11 acres available in growing Elora
- Suitable for many uses including hotel, automotive, and possibility of multi-res, and condo development
- For more details visit: www.328Wellington7.com



20 Side Road, Halton Hills

FOR SALE: LAND AVAILABLE

- ± 79.69 acres (as per MPAC)
- Triangular shaped lot which includes a creek that runs through the property
- Build a custom home or hold as investment
- For more details visit: www.20SideRoad.com



493 Eliza Street, Arthur

FOR SALE: STORAGE BUILDING / CAR WASH

- ± 9,800 sf storage building includes ± 2,318 sf car wash and ± 1,900 sf shop on ± 2.28 acres
- Storage building can be used for many uses
- Two different zonings
- For more details visit: www.493Eliza.com



13970 Eighth Line, Halton Hills

FOR SALE: FARM/PRIVATE SCHOOL DEVELOPMENT

- ± 94 acre (as per MPAC) farm located North of Georgetown, includes a century home & 2 barns
- Private School, Equestrian Centre or Day Nursery use permitted as per Zoning Exception 39
- For more details visit: www.13970EighthLine.com



244 Mill Street, Kitchener

FOR SALE: FUTURE MIX RES / HOUSE / SHOP

- ± 2,246 sf residential building, ± 2,511 sf rear shop = 4,757 sf total on ± 0.79 acres
- Great location, growing community with possible mix residential redevelopment (TBV)
- For more details visit: www.244Mill.com



63063 County Rd 3, East Garafraxa

FOR SALE: RETAIL / COMMERCIAL / INDUSTRIAL

- ± 3,152 sf freestanding building on 0.36 acres
- Wide frontage with County Rd 3 exposure
- High traffic – just west of Trafalgar
- Zoning allows for a variety of commercial uses
- For more details visit: www.63063CountyRd3.com



60 Armstrong Avenue, Georgetown

FOR SALE: INVESTMENT / MANUFACTURING

- ± 58,520 sf total on ± 5 acres (as per MPAC)
- Located in Georgetown Industrial Park
- Corner lot with two street access
- Tenants can stay if desired
- For more details visit: www.60Armstrong.com



35 Sinclair Avenue, Georgetown

FOR SALE: INVESTMENT / MANUFACTURING

- Corner building, two street access and exposure
- ± 92,973 sf (as per MPAC) on ± 6.20 acres
- Tenants can stay if desired
- Cranes: 5-10 ton
- For more details visit: www.35Sinclair.com



15760 Robin's Hill Road, London

FOR SALE/LEASE: BRAND NEW DESIGN BUILDS

- ± 54,500 sf on 4.4 acres or ± 25,500 sf on 2.2 acres brand new design build
- Access to highways, Airport and U.S. Border
- Other sizes and configurations possible
- For more details visit: www.15760RobinsHill.com



22 Erin Park Drive, Erin

FOR SALE: BUILDING BEING BUILT

- 4,000 sf truck/equipment shop to be built on ± 1.22 acres (as per MPAC)
- Foundation in and steel is up
- Zoning: M2 - General Industrial
- For more details visit: www.22ErinPark.com



8 Erin Park Drive, Erin

FOR LEASE: MULTI-TENANT BUILDING

- ± 14,700 sf multi-unit industrial building almost completed
- Two 4,900 sf end units available
- Only clean uses permitted
- For more details visit: www.8ErinPark.com



9572 Sideroad 17 Road, Erin

FOR SALE: INDUSTRIAL / AUTO RECYCLING

- Industrial property with established auto recycling business
- Includes 28 Pioneer Drive (± 3.02 acres total) house, several industrial buildings & coverall
- For more details visit: www.9572SideRoad17.com



620 Dundas Street. E, Belleville (Hwy 2)

FOR LEASE: RETAIL / COMMERCIAL PAD

- Two Middle Units Available From 1,425 sf to 2,862 sf
- AAA Fast Food Anchor Neighbours
- Area redeveloping, possibility of new housing across the street
- For more details visit: www.610Dundas.ca



610 Dundas Street. E, #3 Belleville (Hwy 2)

FOR LEASE: OFFICE SPACE / RETAIL / CALL CENTRE

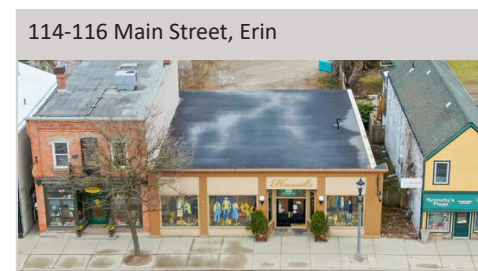
- 2,000 - 35,721 sf retail / office space
- Currently set up as a call centre
- Zoning allows many uses including: business professional, administrative and/or government office; educational facilities (assembly hall)
- For more details visit: www.610Dundas.com



175 Lahr Drive Unit B, Belleville

FOR LEASE: INDUSTRIAL SPACE

- +/- 5,250 sf rentable
- Highway 401 exposure
- 40% office space (can be modified)
- Zoning: M1-2
- Drive-in door can be added
- For more details visit: www.175Lahr.com



114-116 Main Street, Erin

FOR SALE: RETAIL / COMMERCIAL SPACE

- Central Main Street exposure
- ± 3,001 sf main floor, ± 3,001 sf basement = 6,002 sf total
- Municipal parking lot nearby
- For more details visit: www.114-116Main.com



308 Main Street, Erin

FOR SALE: COMMERCIAL BUILDING

- Freestanding building available in Erin
- Main street exposure
- ± 1,820 sf on 0.42 acres (as per MPAC)
- Business must sell first
- For more details visit: www.308Main.ca

COMING SOON

FOR LEASE:

- 2,000-2,500 sf industrial units with drive-in doors

FOR SALE:

- Industrial land
- Automotive property
- Farm

D. W. GOULD REALTY ADVISORS INC., BROKERAGE | MISSISSAUGA, ON | T 416 802 4499

D.W. GOULD REALTY ADVISORS INC., BROKERAGE | 3105 UNITY DRIVE, UNIT 33, MISSISSAUGA, ON L5L 4L3 | WWW.DWGRA.COM

For more information on any of these listings please contact:

Derek Gould, MBA, SIOR, NAIOP, P.LOG
President, Broker of Record
M: 416-802-4499 | O: 905-828-2000 | TF: 1-855-828-1500
derek.gould@dwgra.com | www.dwgra.com | www.ontarioindustrialrealestate.ca



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