



DTZ Barnicke

Featured Properties

September 2011

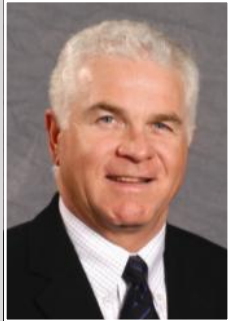


DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

Locally focused. Globally connected.

Manufacturing facility for sale 250 Royal Oak Road, Cambridge



John Whitney
HBA, SIOR
President
Broker of Record
x 224

Locally Focused

Globally Connected

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com



Total building area: 365,876 sq ft
290,876 sq ft—manufacturing
75,000 sq ft—office

Land Area: 24.79 acres

- Fully air conditioned advanced manufacturing building adjacent to Toyota's Cambridge production facility
- 2 floors of fully finished office and engineering offices
- Various size cranes and rail
- Easy access to Highway #401 and Highway #8

Asking price: \$19.9M (\$54.39/sq ft)

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

High profile retail plaza for sale

200 Preston Parkway, Cambridge



Christopher Coupal
CCIM, Broker
x 238



James Craig
Sales Representative
x 259



Available area: Building A — 27,500 sq ft
 Building B — 7,970 sq ft
 Total 35,470 sq ft

Zoning: C-5

- Great owner/user opportunity
- High exposure plaza with Hwy 401 visibility
- Ample free parking
- Signage available

Asking price: \$3,900,000

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
 219 Labrador Drive, Suite 200
 Waterloo, Ontario N2K 4M8
 Tel: 519 746 6300
 Fax: 519 746 0455

www.dtzbarnicke.com

Industrial/warehouse building for sale

525 Southgate Drive, Guelph



George Tsintaris
Sales Representative
x 241



Grant Hagerty
Sales Representative
x 237

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com



Available area: 109,758 sq ft

Land area: 7.53 acres

Zoning: B-1

- Guelph Hanlon Business Park location
- Great proximity to Hwy 6—401 and major urban markets
- First-class multi-tenant industrial/warehouse building
- Suitable to investor or owner user
- Precast construction

Asking price: **\$6,300,000**

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)



Peter Kruschen
SIOR
Sales Representative
x 223

Locally Focused

Globally Connected

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com



Available area: 6,468 sq ft

Zoning: I-6

- Located in the Dutton Business Park
- Fully finished
- Single story building
- Office space with lots of natural light
- Ample on-site parking

Additional rent: \$6.45/sq ft

Lease rate: \$10.75/sq ft Net

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

Commercial development site for sale

289 Hespeler Road, Cambridge



Darren Shaw
SIOR
Sales Representative
x 226



Christopher Coupal
CCIM, Broker
x 238



DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

Land area: 5.09 acres
Frontage: 350 feet
Zoning: C4
Existing building Area: 13,160 square feet
Traffic count: 43,000 +/- AADT

Offering Price: \$5,200,000

[Click here for Marketing Brochure](#)

An exceptional opportunity to acquire a strategically located redevelopment site on a major arterial road.

Property highlights

- Centrally located and highly accessible site
- Located on a regional road
- Walking distance to Regional shopping centre
- Accessible by public transit
- Existing zoning permits a wide range of commercial uses; official plan provides for mixed-use development and significant density (Proposed 2.5 FSI or 550,000 sq ft buildable area)

[Click here for Location Map](#)

Development opportunity for sale

1015-1051 King Street East, Kitchener



James Craig
Sales Representative
x 259



John Markou
Sales Representative
x 242



Location: King Street East and Ottawa Street South, Kitchener
 Land area: 25,250 sq ft on 1.19 acres
 Zoning: MU-3 (New mixed use zoning for high density development)

- Rare 1.19 acre re-development site
- Located close to future light rail transit terminal
- Existing income in place
- Total of 5 buildings with varied uses

Asking price: \$2,299,000

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
 219 Labrador Drive, Suite 200
 Waterloo, Ontario N2K 4M8
 Tel: 519 746 6300
 Fax: 519 746 0455

www.dtzbarnicke.com

Prestigious residential lots for sale

Hidden Valley Estates, Kitchener



Colleen Whitney
Sales Representative
x 233



Matthew Dickson
Sales Representative
x 261



- Variety of lot sizes available from 0.29 to 1.17 acres with 78' frontage
- Choose your own builder
- Subdivision features: amazing views, wildlife sanctuaries, walking/hiking trails, scenic spring-fed pond, tranquil setting, neighbouring Bridle Path Estates — an established collection of luxury homes
- Minimum size requirements: Bungalow — 2,500 sq ft , Two-storey — 3,500 sq ft
- Single detached, one, two, 1/5 storey, split level, bi-level, multi-level homes
- Full city services
- Now is a great opportunity to purchase two adjoining lots
- Developer to approve builder, building plans, grading, etc.

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

Lots From: \$260,000

[Click here for Marketing Brochure](#)

[Click here for Site Plan](#)



Ginger Whitney
Sales Representative
x 267

Locally Focused

Globally Connected

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com



Available area: 615 sq ft office

Zoning: I—6

- Located close to Uptown Waterloo
- Available immediately
- 5 rear parking spots
- Allowed uses include: Office, Customer Service Shops, and Office and Clinics for Health Practitioners

Additional rent: \$12.00/sq ft

Lease rate: \$11.50/sq ft Net

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

Commercial condominium units for sale or lease

42 Bridgeport Road East, Waterloo



James Craig
Sales Representative
x 259



Christopher Coupal
CCIM, Broker
x 238



DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

<u>Available Unit</u>	<u>Available Area</u>	<u>Asking Price</u>
Unit 1-1	1,345 sq ft	\$403,500
Unit 2-1	1,485 sq ft	\$445,500
Unit 3-1	LEASED	

- Fantastic Bridgeport Road East exposure
- Base building provided - create our own unit!
- 1 parking space included; option to purchase 2nd or 3rd space

Additional rent: \$14.66—\$14.82/sq ft

Lease rate: ~~\$25.00/sq ft Net~~ **\$20.00/ sq ft Net**

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

Hotel development site for sale

31 Kingsbury Drive, Kitchener



Darren Shaw
SIOR
Sales Representative
x 226



Nick Boertien
Sales Representative
x 249



Land area: 2.49 acres
Zoning: C-6; Bylaw 85-1
Services: Available
AADT: 18,178 (Kingsbury Drive / King Street East)
34,716, (King Street East / Fairway Road)

- Excellent visibility potential to Hwy 8
- Zoning in place permits hotel. Ready for immediate development
- Minutes from Hwy 7/8 and many nearby amenities
- Complete development package available for qualified prospects.

Sale Price: \$2,500,000

[Click here for Marketing Brochure](#)

[Click here for Location Map](#)

DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

Industrial building for lease and land for sale

695 Bishop Street, Cambridge



Mike Conrad
Sales Representative
x 254



Matthew Dickson
Sales Representative
x 261



DTZ Barnicke
Waterloo Wellington Ltd.
Real Estate Brokerage
219 Labrador Drive, Suite 200
Waterloo, Ontario N2K 4M8
Tel: 519 746 6300
Fax: 519 746 0455

www.dtzbarnicke.com

Industrial facility for lease

Available area: 58,100 sq ft
Zoning: M3
Power: 1200 amp; 550/600 V
Loading: 3 Grade level 16'x16'
2 Grade level 8'x8'

- Excellent location off Hwy 401 near Industrial Road
- Craned facility featuring 1, 2 and 25 tone cranes
- Lease rated based on "As Is"

Additional rent: \$0.97/sq ft

Lease rate: \$1.95/sq ft Net

Land for Sale

Property Size: 203' frontage x 575' deep
2.59 acres
Zoning: M3
Services: Hydro, gas, municipal water/
sewer

- Existing entrance
- Quonset hut will be removed at Buyer's request
- Seller to provide Phase I and II ESA

Asking Price: \$589,000

[Click here for
Marketing Brochure](#)

[Click here for
Location Map](#)