

# Market *Focus*

We are pleased to announce the formation of a new partnership.

Binswanger was founded in 1931 by Frank G. Binswanger, Sr., in the midst of the Great Depression, and his energy and vision have characterized the company throughout its history. By anticipating trends and seizing opportunities, Binswanger has grown from a single Philadelphia office to an international real estate leader with offices on five continents.

Foreseeing the movement to the Sunbelt, Binswanger first began its U.S. expansion in the 1950's by establishing a southern division, with headquarters in Charlotte, North Carolina. During the 1960's and 1970's, Binswanger expanded into the Midwest and western United States.

In 1990, the company reorganized its full range of services under two operating divisions: Binswanger Advisory Group, which provides real estate consulting services, and Binswanger Realty Group, which provides brokerage services. One of Binswanger's unique characteristics is the integration of these groups to form cross-functional teams for specific client projects.

Continuing this trend into the 21st century, Binswanger is steadily penetrating new markets and strategically enhancing existing market coverage with new alliances and office locations. In just the past two years, Binswanger has established a presence in several major international metropolitan areas including Warsaw, San Juan and Taipei.

Today's global business environment has created a movement among major corporations toward the outsourcing of real estate functions and the formation of strategic alliances between corporations and service providers. A forerunner in this movement, Binswanger serves such clients as Motorola, Shell, Intel, ExxonMobil, Nextel, Crown Cork & Seal, Hoechst, Comcast and Wal-Mart just to name a few.

Now in its third generation, Binswanger remains a family-owned company managed in the spirit of Frank G. Binswanger, Sr.'s vision more than 80 years ago.

### FEATURED LISTING



FOR LEASE

#### IDEAL FOR LOGISTICS COMPANIES REQUIRING CRANES

NEW TECUMSETH, ON Hwy. 400 / Hwy. 9

- 57,344 sq. ft. precast industrial facility
- 24' clear height
- Cranes throughout
- Very economical lease rates
- Prime location just North of GTA
- Great highway access
- Over 5 acres of extra land

#### RARE TRUCK SALES / REPAIR FACILITY MISSISSAUGA, ON



FOR LEASE

9 TRUCK SERVICE BAYS  
585 Southdown Road

- 24,919 sq. ft. on 2.76 acres (approx.)
- Fenced / paved / lit yard
- Functional office on 2 levels
- Ample land for outside storage
- Full-length drive-thru pit bay

#### LOGISTICS WAREHOUSE SHORT AND LONG TERM DEALS



FOR LEASE

McLAUGHLIN ROAD  
MISSISSAUGA, ON

- 164,164 sq. ft. divisible to 10,000 sq.ft.
- Excellent highway 401 access
- 30' clear height
- 36' x 40' bay size

#### ECONOMICAL DISTRIBUTION / LOGISTICS WAREHOUSE



FOR LEASE

BRAMPTON, ON

- 50,451 - 196,496 sq. ft. available
- 24' clear height
- 30' x 40' bay size
- Economical net rent & TMI
- Minimal Office

# BINSWANGER HECTARE

GLOBAL DISTRIBUTION AND LOGISTICS SOLUTIONS

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# Available *properties*

<p><b>EXCELLENT CROSSDOCK SPACE AVAILABLE</b></p>  <p><b>FOR LEASE</b></p> <p>MISSISSAUGA, ON</p> <ul style="list-style-type: none"> <li>• 12 truck-level crossdock doors</li> <li>• 90 trailer parking positions</li> <li>• 3,000 sq. ft. of office space</li> <li>• Truck repair and fueling services available on-site</li> <li>• Prime Mississauga location</li> </ul>	<p><b>FREESTAND INDUSTRIAL BUILDING</b></p>  <p><b>FOR LEASE</b></p> <p>MISSISSAUGA, ON</p> <ul style="list-style-type: none"> <li>• 18,600 sq. ft. on 1.34 acres</li> <li>• <u>3/4 acres for outside storage</u></li> <li>• <u>Heavy power</u></li> <li>• Close proximity to Pearson Airport and 400 series hwy.</li> </ul>	<p><b>WAREHOUSE WITH EXTRA LAND FOR OUTSIDE STORAGE</b></p>  <p><b>FOR LEASE</b></p> <p>BARRIE, ON</p> <ul style="list-style-type: none"> <li>• 19,708 sq. ft. with just over an acre of extra land</li> <li>• 10% functional office component</li> <li>• 1 TL / 1 DI door</li> <li>• <u>VERY LOW NET RENT</u></li> </ul>	<p><b>TRANSPORT YARD / OUTSIDE STORAGE FACILITY</b></p>  <p><b>FOR LEASE</b></p> <p>MISSISSAUGA, ON</p> <ul style="list-style-type: none"> <li>• 1.42 acre lot zoned for outside storage</li> <li>• 1,200 sq. ft. office building</li> <li>• Truck plug-ins on-site</li> <li>• Video surveillance included</li> <li>• Bonus 600 sq. ft. garage / storage facility included</li> </ul>
<p><b>LOGISTICS WAREHOUSE DIRECT ROUTE TO USA BORDER</b></p>  <p><b>FOR SALE/LEASE</b></p> <p>SPEERS RD., OAKVILLE</p> <ul style="list-style-type: none"> <li>• 50,902 sq. ft. on 3.07 acres</li> <li>• <u>1.5 truck-level</u> shipping doors</li> <li>• Quick access to QEW and Hwy. 403</li> <li>• 45 minutes to USA border</li> <li>• Low rental rate: <u>\$2.95</u> / sq. ft. (net)</li> </ul>	<p><b>UNIQUE REPAIR FACILITY PRIME TORONTO LOCATION</b></p>  <p><b>FOR LEASE</b></p> <p>UNION ST., TORONTO</p> <ul style="list-style-type: none"> <li>• 18,600 sq. ft. on <u>1.8 acres</u></li> <li>• 4 oversized drive-in doors</li> <li>• Clear span body shop with spray booth included</li> <li>• Large fenced / partially paved yard for outside storage</li> </ul>	<p><b>LOGISTICS WAREHOUSE FACILITY</b></p>  <p><b>FOR LEASE</b></p> <p>MISSISSAUGA, ON</p> <ul style="list-style-type: none"> <li>• 50,000 - 200,000 sq. ft.</li> <li>• <u>Short and long term</u> deals available</li> <li>• 25 truck-level doors</li> <li>• 35' clear height</li> <li>• <u>Immediate occupancy</u></li> </ul>	<p><b>PRIME OUTSIDE STORAGE OPPORTUNITY</b></p>  <p><b>FOR LEASE</b></p> <p>MAJOR MACKENZIE, VAUGHAN</p> <ul style="list-style-type: none"> <li>• Up to 4 acres of M2 "outside storage" land available</li> <li>• Directly across from Vaughan intermodal yard</li> <li>• Fully fenced, lighted, gated &amp; graveled</li> </ul>

## GLOBAL DISTRIBUTION AND LOGISTICS SOLUTIONS - TEAM MEMBERS



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PROUD MEMBERS OF THE ONTARIO TRUCKING ASSOCIATION