

FOR SALE 190 Harry Walker Parkway North Newmarket, ON.



Total Area:	71,057sf on 2.953acres	Office Area:	10,000sf (on two levels)
Asking Price:	\$27,500,000 (CAD)	Heat Factory:	Radiant
Possession:	VACANT (60- 90 days notice)	Heat Office:	Full HVAC
Property Tax:	\$88,500 (approx. 2024)	Shipping Doors:	4 Large Drive In
Power:	1200 AMPS / 600 VOLTS	Clear Height:	24'-28' (Varies)
Parking spaces:	104 (with loads of shipping room)	Zoning:	EG (Employment General)



Marc J. Pumple

Broker of Record

Office: 647-955-9531

Mobile: 905-717-5012

Toll Free: 1-866-955 9531

marc.pumple@pandpproperties.com



P&P PROPERTIES INC.

BROKERAGE

Please Note* The information contained herein was obtained from sources deemed reliable and is believed to be true, it has not been verified and as such the accuracy, correctness, and completeness cannot be warranted or guaranteed, nor form part of any future contract.

Property Features



- Rare opportunity, never been sold, still held by original builders
- Great for heavy industrial uses, cranes from front to back (approx. 450')
- Included approx. 10,000sf of finished office space
- Zoned EG (Employment General) many uses see list below
- Lots of power new 1200Amp / 600-volt supply
- Nearly direct access to highway 404 (under 1km to on ramp)
- Lots of existing distribution of power and compressed air throughout
- Municipal transit stop at front of building
- Original build in 1993with expansions in 2000
- Heavy steel frame, with additional columns for crane
- Washroom/change room facilities front, mid, and back of building
- Warehouse and office lights upgraded to modern LED
- New air curtains installed at all large roll-up doors
- Very clean building, recently professionally cleaned and painted
- Has existing rear outside storage units for multipurpose use propane\compressed gas
- Lots of natural light with windows on both sides of building
- Building has good above average modern clear height
- Existing 2017 Phase 1 Environmental Report
- Office area recently painted, new ceiling tiles, and led lighting
- New electrical supply sub-station, transformer, and main lines
- Sprinkler line supply to back of building
- Radiant heat throughout the plant with insulated walls and roof
- Two transfer cars to move parts from one bay to another on rails
- Tremendous amount of parking spaces, see site plan below



Industrial Crane Info

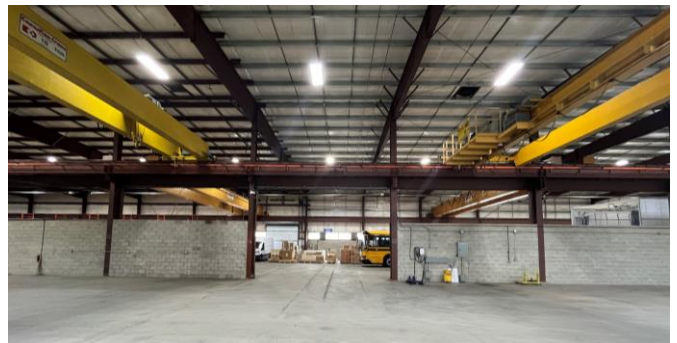
- 8 Cranes Total
- Crane Hook Height 20'

Larger 68' wide Bay

- 22 ton
- 15 ton
- 10 ton

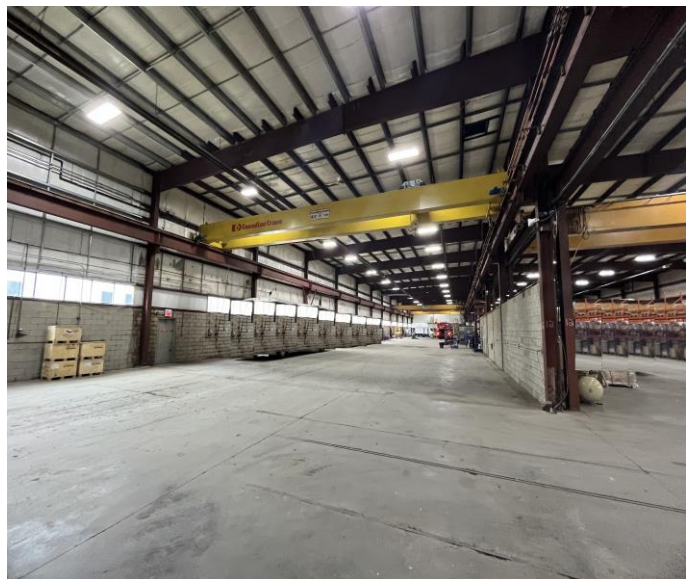
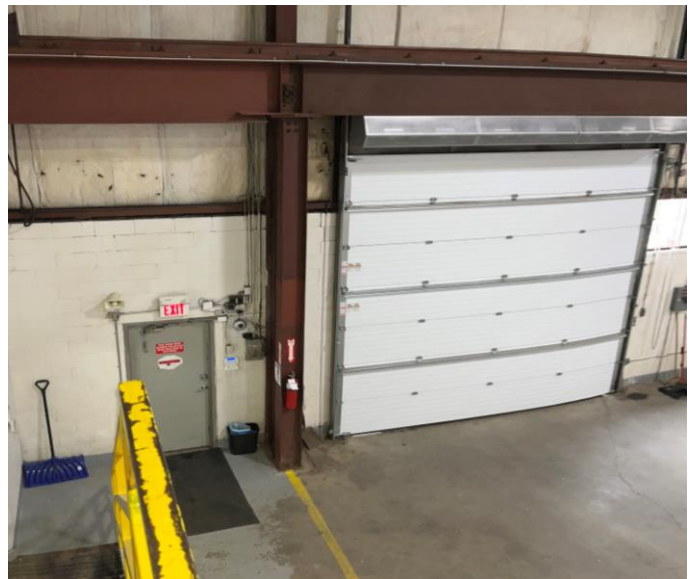
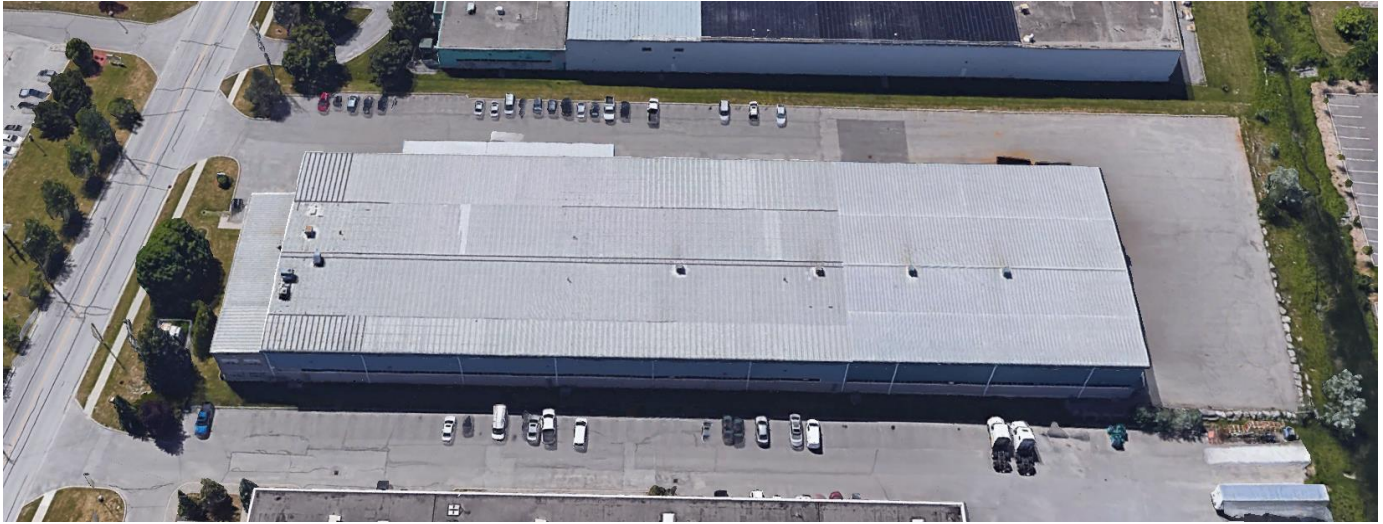
Smaller 57' wide Bay

- 15 ton
- 15 ton
- 10 ton
- 10 ton
- 5 ton



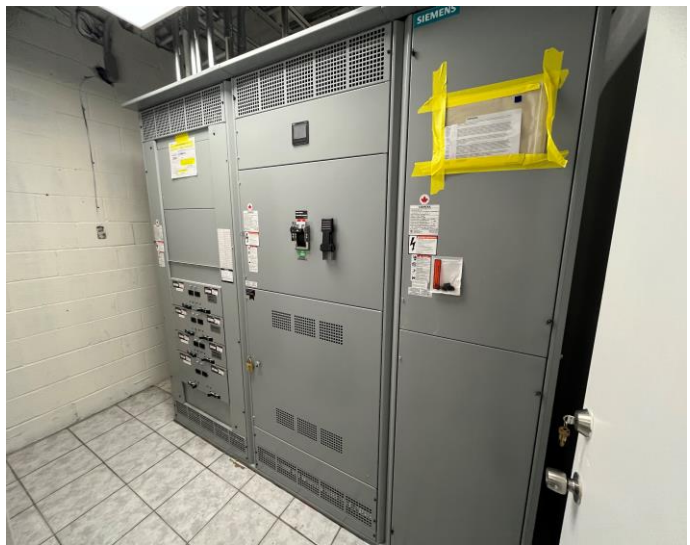


Additional Property Photos 1



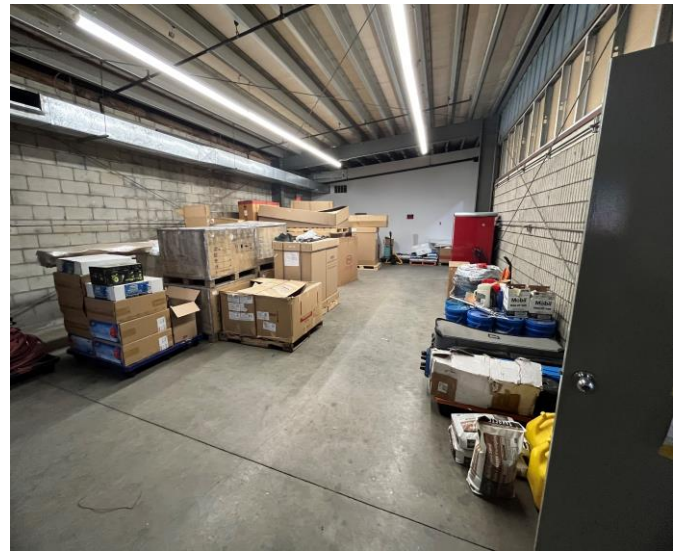


Additional Property Photos 2



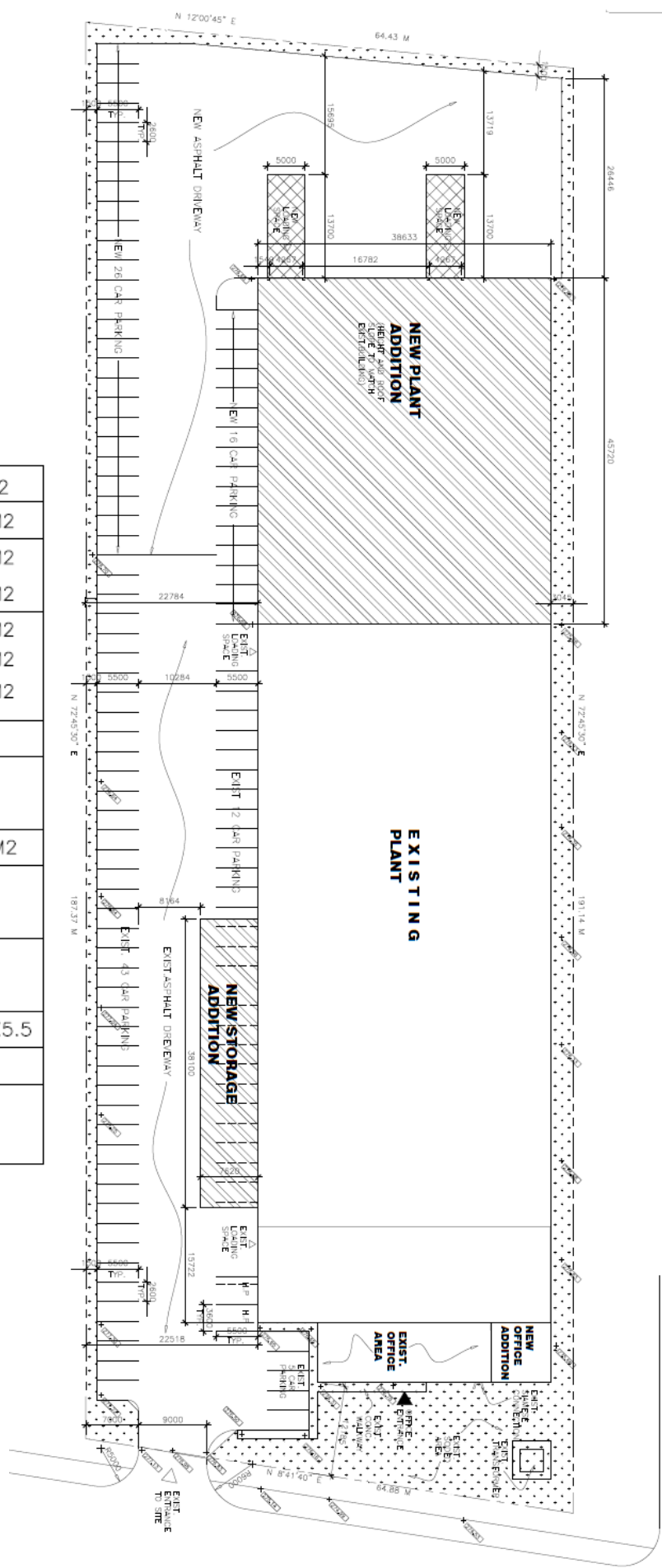


Additional Property Photos 3



Existing Site Plan

LOT AREA :1.195 HA	11950 M2
EXIST.BUILDING COVERAGE	3814.00 M2
NEW ADDITION COVERAGE	2056.62 M2
TOTAL BUILDING COVERAGE	5870.62 M2
EXIST.GROSS FLOOR AREA	4545.15 M2
NEW ADDED GROSS FLOOR AREA	2056.30 M2
TOTAL GROSS FLOOR AREA	6601.45 M2
LANDSCAPED AREA	1222 M2
EXISTING PARKING	76
TOTAL PROVIDED	103
PAVED AREA	4858.34 M2
LOADING SPACES PROVIDED	4
REQUIRED	4
TOTAL LOT COVERAGE	49.76%
HANDICAPPED PARKING	2 - 3.6X5.5
TYPICAL PARKING STANDARD	2.6X5.5
ZONING	M-2
BY-LAW NO:	19-79-50



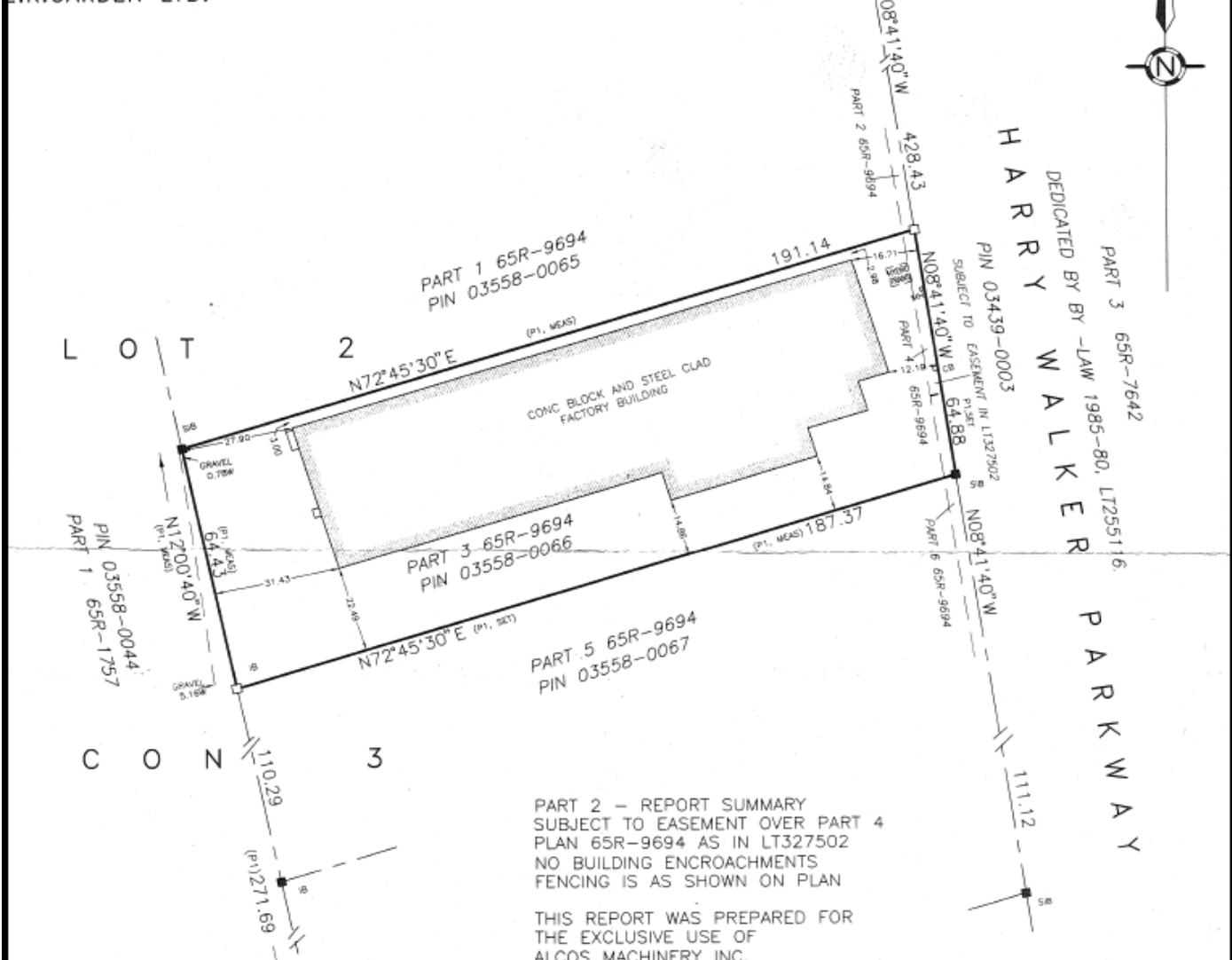
Existing Survey

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF
 PART OF LOT 2, CONCESSION 3
 TOWN OF NEWMARKET - REGIONAL MUNICIPALITY OF YORK
 GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY
 SCALE 1 : 1000



E.R.GARDEN LTD.



PART 2 - REPORT SUMMARY
 SUBJECT TO EASEMENT OVER PART 4
 PLAN 65R-9694 AS IN LT327502
 NO BUILDING ENCROACHMENTS
 FENCING IS AS SHOWN ON PLAN

THIS REPORT WAS PREPARED FOR
 THE EXCLUSIVE USE OF
 ALCOS MACHINERY INC.

BEARING REFERENCE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE WEST LIMIT OF HARRY WALKER PARKWAY HAVING A BEARING OF N08°41'40"W AS SHOWN ON PLAN 65R-9694

LEGEND

- FOUND
- PLANTED
- ROUND
- ▲/L ALONG LINE
- EOF END OF FENCE
- FC FENCE CORNER
- IRON BAR
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- /N OLD NOTE
- (P1) PLAN 65R-9694

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1361694



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1029, Section 29(3).

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF JUNE 2001

July 6, 2001
 DATE
 © E.R.GARDEN LTD.

E.R. Garden
 E.R.GARDEN
 ONTARIO LAND SURVEYOR

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

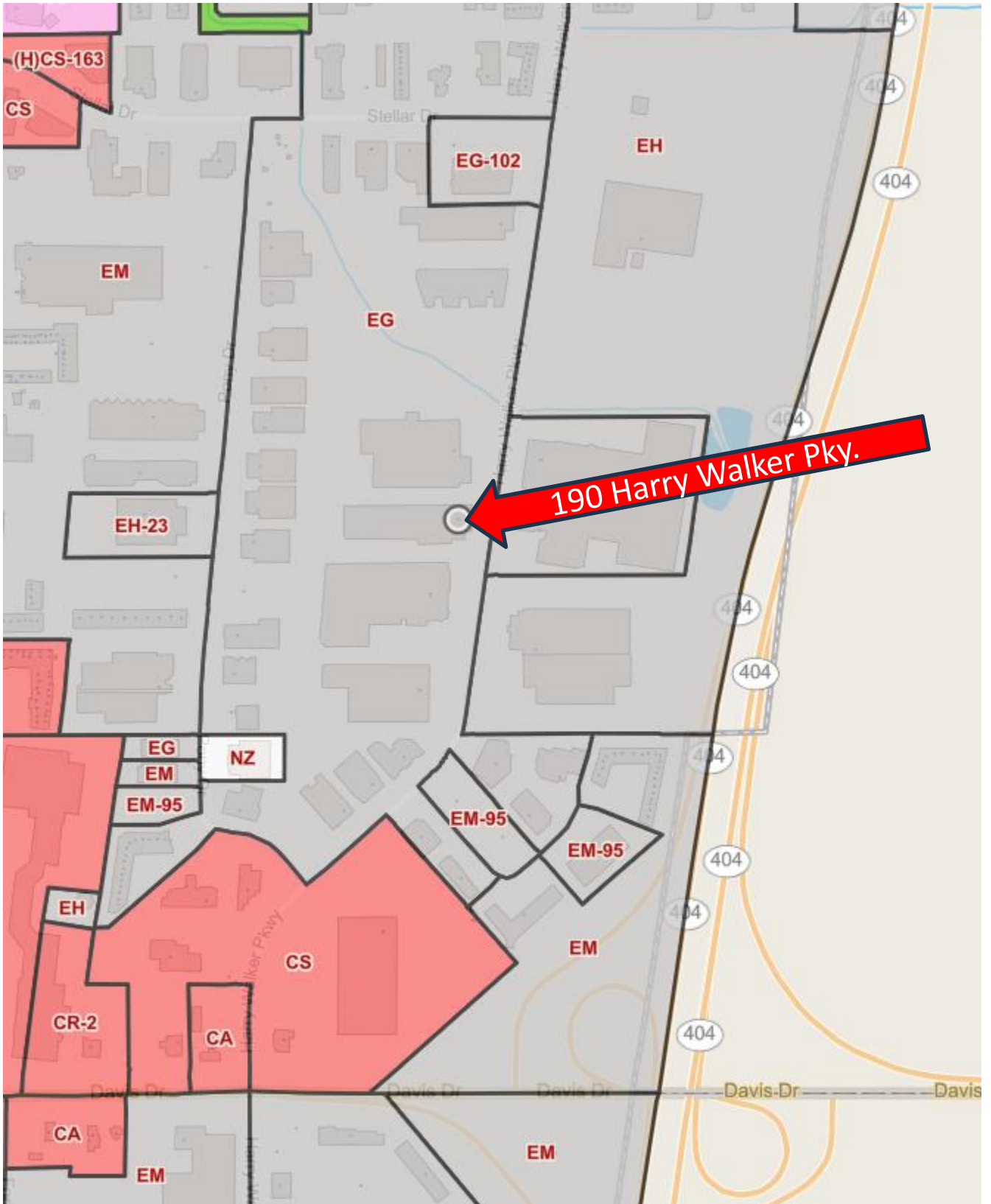
E.R.GARDEN LIMITED
 ONTARIO LAND SURVEYOR
 1260 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 7V1
 PHONE 905-895-5600 FAX 905-895-7127

D.G.GILES

FILE No.

01-2775

Zoning Map



Permitted Use List

Permitted Uses	Mixed Employment Zone (EM)	General Employment Zone (EG)	Heavy Employment Zone (EH)
Accessory Outdoor Storage (*1)			•
Accessory Retail Sales Outlet	(*2)	(*3)	
Adult entertainment parlour (*6)		•	•
Banquet facility	•		
Building Supply Outlet (*4)		(*5)	•
Bulk fuel depot			•
Commercial Recreation Centre	•		
Commercial School	•		
Contractors Yard			•
Domestic Animal Care Facility	•	•	
Drive-Thru Facility	•		
Emergency Service Facility	•	•	•
Financial Institution	•		
Heavy Equipment Sales and Service		•	•
Hotel	•		
Laundromat	•		
Light Equipment Sales and Rental		•	•
Manufacturing		(*5)	•
Manufacturing , Light	•	•	•
Medical Office	•		
Micro-Industrial Use	•	•	•
Motor Vehicle Service Shop	•	•	•
Motor Vehicle Body Shop			•
Motor Vehicle Rental Establishment	•	•	•
Motor Vehicle Sales Establishment	•		
Motor Vehicle Washing Establishment.			•
Motor Vehicle Washing Establishment, Manual			•
Night Club (*7)		•	•
Office (*8)	•	•	
Personal Service Shop	•		
Personal Wellness Establishment (*9)	•		
Private Club	•		
Public Storage Facility		•	•
Restaurant	•	•	•
Service or Repair Shop	•	•	•
Sports Arena	•	•	•
Studio	•		
Transportation Depot		•	•
Veterinary Clinic	•		
Veterinary Hospital	•	•	
Warehouse	•	•	•
Wholesale Operations	•	•	