

BROKERS VACANCY REPORT
AVAILABLE SPACE FOR LEASE

ORLANDO CORPORATION

December 2012

Phone: (905) 677-5480

Fax: (905) 677-2824

OFFICE SPACE

ORLANDO CORPORATION - 905-677-5480

AVAILABLE FOR LEASE

ADDRESS	SUITE/ FLOOR	RENTABLE AREA	Strictly on an "as is" basis NET RATE	ESTIMATED 2012 COSTS			COMMENTS
				OPERATING COSTS	TAXES	HYDRO	
AIRPORT BUSINESS PARK, MISSISSAUGA							
<u>6205A Airport Road</u>							
6205A Airport Road	3rd Floor	13,314	Yrs. 1-5 @	\$11.25	\$7.01	\$2.76	\$3.13 Fully improved (Immediate occupancy of 4,624 s.f., balance available upon 90 days notice)
<u>6205B Airport Road</u>							
6205B Airport Road	Gr. Floor	1,336	Yrs. 1-5 @	\$11.25	\$7.15	\$2.77	\$2.76 Fully improved.
6205B Airport Road	Gr. Floor	2,228	Yrs. 1-5 @	\$11.25	\$7.15	\$2.77	\$2.75 Fully improved.
6205B Airport Road	2nd Floor	1,617	Yrs. 1-5 @	\$11.25	\$7.15	\$2.77	\$2.76 Fully improved, 4 PO's.
 <i>Special Note: 6205"B" offers back up power</i>							
HEARTLAND BUSINESS COMMUNITY							
<u>Heartland Corporate Centre</u>							
** 5770 Hurontario Street	3rd Floor	1,264	Yrs. 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Ready for tenant leaseholds. Free space planning
** 5770 Hurontario Street	3rd Floor	2,466	Yrs. 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Fully improved.
** 5770 Hurontario Street	3rd Floor	1,729	Yrs. 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Will require build out.
5770 Hurontario Street	4th Floor	5,744	Yrs 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Will require build out. Available April 1, 2013.
5770 Hurontario Street	6th Floor	4,452	Yrs. 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Can demise, corner suite ready for build out.
5770 Hurontario Street	8th Floor	4,465	Yrs 1-5 @	\$13.25	\$5.52	\$4.14	\$2.95 Partially improved (can demise)

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

OFFICE SPACE

ORLANDO CORPORATION - 905-677-5480

AVAILABLE FOR LEASE

ADDRESS	SUITE/ FLOOR	RENTABLE AREA	Strictly on an "as is" basis NET RATE	ESTIMATED 2012 COSTS			COMMENTS
				OPERATING COSTS	TAXES	HYDRO	
<u>100 Milverton</u>							
100 Milverton	6th Floor	4,212	Yrs 1-5 @ \$15.95	\$6.42	\$4.46	\$3.25	Fully improved, mainly open area with boardroom, kitchen and meeting rooms.
<u>110 Matheson</u>							
** 110 Matheson	1st Floor	2,798	\$12.45	\$5.50	\$3.95	\$3.90	Ready for Tenant leaseholds
** 110 Matheson	1st Floor	6,951	\$12.45	\$5.50	\$3.95	\$3.90	Ready for Tenant leaseholds
110 Matheson	1st Floor	2,807	\$12.45	\$5.50	\$3.95	\$3.90	Ready for Tenant leaseholds
110 Matheson	3rd Floor	2,550	\$12.45	\$5.50	\$3.95	\$3.90	Ready for Tenant leaseholds
<u>55 Standish Court</u>							
55 Standish Court	Lower Level	1,702	TBD	\$5.30	\$4.57	\$3.34	Could be utilized as office or retail use.
<u>5800 Hurontario</u>							
5800 Hurontario	10th Floor	3,140	Yrs 1-5@ \$16.00	\$5.69	\$4.24	\$3.02	Partially improved, lobby exposure.
5800 Hurontario	12th Floor	22,569	Yrs 1-5@ \$16.00	\$5.69	\$4.24	\$3.02	Partially improved (can demise)

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
1	6467	Northam Drive	4,519	2,316	51%	Yrs 1-2@ \$6.50 Yrs 3-5@ \$6.75	\$1.77	\$2.15	\$0.05	\$3.97	1	0	14'-8"	100	Immediate	This unit is well suited for a user needing a generous amount of office. The warehouse has one (1) truck level door. The unit is located in a multi building industrial mall complex within a well maintained courtyard and landscaping. This location provides transportation convenience with quick access to Lester B. Pearson International Airport as well as Highways 401, 407, 403 and 427.
1	6480	Viscount Road, Unit #3	4,823	939	19%	Yrs 1-2@ \$5.75 Yrs 3-5@ \$6.25	\$1.57	\$2.84	\$0.05	\$4.46	2	0	13'2"	60	Thirty (30) Days	Unit with three (3) private offices and clean warehouse is ideally suited for the user seeking quick access to Lester B. Pearson International Airport. Ample room at rear for shipping and receiving.
1	6449 to 6451	Northam Drive	6,031	633	10%	Yrs 1-2@ \$6.75 Yrs 3-5@ \$6.95	\$2.05	\$1.76	\$0.05	\$3.86	2 <u>Revised</u>	0	14'-0"	100 & 60	Ninety (90) Days <u>Revised</u>	This combination of units is located in a multi-building industrial mall complex with a well maintained courtyard and landscaping. The location provides transportation convenience with quick access to Lester B. Pearson International Airport as well as Highways 401, 403, 407, 409 and 427. Landlord to complete office area shown on plan.
1	3182	Orlando Drive, Unit 2	7,536	2,450	33%	Yrs 1-2@ \$5.75 Yrs 3-5@ \$5.95	\$1.43	\$1.54	\$0.05	\$3.02	1	0	16'	100	Immediate	Multi-tenanted building within a well preserved small user's industrial complex, with quick access to Highways 401, 403, 407 and 427, and is adjacent to Lester B. Pearson International Airport. The office can be reduced.

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
1	3182	Orlando Drive, Unit 1	9,845	8,205	83%	Yrs 1-2@ \$6.95 Yrs 3-5@ \$7.45	\$1.42	\$1.79	\$0.05	\$3.26	0	1 <i>Revised</i>	16'	200	Immediate	<i>This well maintained end unit in an industrial complex features a generous office area and minimal warehouse space accessible by a drive-in door. Ideally suited for assembly/repair of electronic components. Location is ideal, with quick access to Hwys 401, 403, 407 and 427 and is adjacent to Lester B. Pearson International Airport.</i>
5	5865	McLaughlin Road	12,774	4,642	36%	Yrs 1-2@ \$6.50 Yrs 3-5@ \$6.95	\$2.77	4.33 <i>Revised</i>	\$0.05	\$2.82	3	1	18'-0"	200	Immediate	Centrally located in Orlando's prestigious Heartland Business Community, this unit offers excellent street exposure combined with functional ground floor office space and a clean warehouse. This site offers convenient access to Highways 401, 403, 407, 427 and QEW, as well as Lester B. Pearson International Airport. *NOTE: TMI includes hydro charges (estimated to be \$2.45 psf per annum - billed monthly by Landlord)*

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
1	3190	Orlando Drive, Unit A	13,352	6,204	46%	Yrs 1-2@ \$5.95 Yrs 3-5@ \$6.25	\$1.42	\$1.54	\$0.06	\$3.02	2	0	13'10"	100	Immediate Revised	Located within a well landscaped courtyard and has a large open office area with a lunchroom and large boardroom. Minutes from Pearson International Airport and Hwys. 401, 407, 409, 410 & 427.
1	6503	Northam Drive	15,000	5,622	37%	Yrs 1-2@ \$5.95 Yrs 3-5@ \$6.25	\$2.19	\$1.87	\$0.06	\$4.12	2	1	14'8"	200	Sixty (60) Days	Part of Northam Mall. Private offices & open office areas. Close to Hwys 401, 403, 407, 410 and Pearson Airport.
5	5700	Keaton Crescent	51,456	6,273	12%	Yrs 1-2@ \$5.75 Yrs 3-5@ \$5.95	\$1.62	\$1.47	\$0.05	\$3.14	4	1	24'	600	Thirty (30) Days Revised	Part of a larger facility located in Orlando's Woodland Business Court. This facility provides an excellent opportunity for head office & distribution on a mature site with natural setting. Additional office space can be negotiated. Potential for additional truck level doors.
2	6300	Ordan Drive <i>New Listing</i>	80,963	10,172	13%	Yrs 1-2@ \$5.95 Yrs 3-5@ \$6.25	\$1.27	\$1.00	\$0.04	\$2.31	7	1	30'-0"	800	August 1, 2013 New Listing Contact: Doug Garrigan Aldo Dall'Acqua Nick Stryland Antonio Papaleo	<i>Centrally located just West of Dixie Road, this freestanding facility offers easy and direct access to Highways 401, 410 and 427 plus the advantage of being minutes from the Airport. The office area includes numerous private offices with separate washrooms for the plant.</i>

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET	RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
5	6150	McLaughlin Road, Unit 3	92,583	7,756	8%	Yrs 1-5 @	\$5.95	\$1.48	\$0.88	\$0.06	\$2.42	11	2	30'-0"	800	May 1, 2013	Conveniently located at the intersection of Britannia Road and McLaughlin Road, this high profile facility is within walking distance from an abundance of local amenities available in Orlando's Heartland Town Centre Development. This location is further enhanced by exceptional highway accessibility with Hwys 401,403,407,409,410 and 427 in the vicinity. The finished office area provides a multitude of perimeter offices with separate washrooms available for the office and warehouse employees. A truly high profile facility with great exposure on McLaughlin Road.
9	8	Van der Graaf Court	120,673	3,192	3%	Yrs 1-2@ Yrs 3-5@	\$5.75 \$5.95	\$2.42	\$0.90	\$0.04	\$3.36	13	1	28'	800	One Hundred and Twenty (120) Days	Recently constructed, single-tenant industrial facility located in the western part of Walker Industrial Park in Brampton. Located at the end of a cul-de-sac, with excellent exposure along Hwy 407 and Steeles Ave.
5	6185	McLaughlin Road, Unit B <i>Revised (183,578 s.f. Leased)</i>	150,349	32,754	22%	Yrs 1-2@ Yrs 3-5@	\$5.50 \$5.75	\$1.93	\$0.72	\$0.03	\$2.68	7	0	37'	600	Immediate	Located in Orlando's prestigious Heartland Business Community, this industrial unit offers a unique opportunity to a user requiring a high cube, clean distribution space in the heart of Mississauga. This location provides an abundance of local amenities available in adjacent Orlando's Heartland Town Centre development, and is further enhanced by exceptional accessibility to Hwys 401, 407, 410 & 427, in the vicinity. POTENTIAL FOR ADDITIONAL TRUCK LEVEL DOORS.

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
5	5875	Falbourne Street	154,182	620	0%	Yrs 1-2@ \$5.50 Yrs 3-5@ \$5.75	\$1.53	\$0.79	\$0.03	\$2.35	16	2	30'-0"	1,200	February 1, 2013	Located in Orlando's prestigious Business Community, this high profile building offers high cube, clean distribution space in the heart of Mississauga. This location is enhanced by an abundance of local amenities in the adjacent Heartland Town Centre development by Orlando, and quick access to Highways 401, 407, 410 and 427 in the vicinity. Sprinkler system to be upgraded to ESFR.
5	6099	McLaughlin Road <i>New Listing</i>	176,804	10,000	6%	Yrs 1-2@ \$5.75 Yrs 3-5@ \$5.95	\$1.74	\$0.80	\$0.05	\$2.59	23	3	30'-0"	1,200	May 1, 2013 <i>New Listing</i> Contact: Doug Garrigan Aldo Dall'Acqua Nick Stryland Antonio Papaleo	<i>This modern freestanding facility located in prestigious Heartland Business Community, ideally suited for warehouse and distribution, having good clear height and shipping/receiving area. Minutes away from Pearson International Airport with excellent access to nearby Highways 401, 403, 407, 410 and 427. Warehouse has cooling.</i>
6	1	Hereford Street	195,230	4,024	2%	Yrs 1-2@ \$5.95 Yrs 3-5@ \$6.25	\$1.97	\$0.74	\$0.03	\$2.74	23	1	30'-0"	800	Immediate	Located in Orlando's prestigious Churchill Business Community. A first class industrial unit within a high cube distribution facility prominently located at the crossroads of Hereford Street and Edgeware Road, with easy access to highways 401, 407, 410 and 427, via Mississauga Road.

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE

INDUSTRIAL SPACE

ORLANDO CORPORATION - 905-677-5480

1	Airport Business Park	2	Airport Business Park West	3	Airport Business Park North	4	Etobicoke	5	Heartland Business Community
6	Churchill Business Community	7	410/Derry Business Park	8	Millcreek Business Park	9	Other		

Park	No.	STREET	RENTABLE AREA	FINISHED OFFICE	% Office	NET	RATE	Taxes 2012 Est.	Main. 2012 Est.	Insurance 2012 Est.	Total TMI	T/L Doors	D/I Doors	Clear Ht.	Amps	Available	Comments
5	6200	Cantay Road	251,002	10,436	4%	Yrs 1-5 @	\$5.95	\$1.98	\$0.65	\$0.03	\$2.66	16-new 15 existing	1	28'-0"	3,000	January 1, 2013	A first class facility located in Orlando's prestigious Heartland Business Community, with excellent street exposure on Cantay Rd, combined with convenient access to nearby Hwys 401,403,407,410 and 427. Ideally suited for light manufacturing and distribution. Sprinkler system to be upgraded to ESFR. Lighting to be upgraded to T5 with motion sensors. Potential for additional truck level doors and some trailer parking.
5	6100	Freemont Blvd.	270,739	10,987	4%	Yrs 1-2@ Yrs 3-5@	\$5.75 \$5.95	\$1.58	0.65 <i>Revised</i>	\$0.03	\$1.61	25 <i>Revised</i>	1	31'-8"	1,600	January 1, 2013 <i>Revised</i>	This modern freestanding facility located in prestigious Heartland Business Community, ideally suited for warehouse and distribution, having good clear height and shipping/receiving area. Minutes away from Pearson International Airport with excellent access to nearby Highways 401, 403, 407, 410 and 427. Potential for some trailer parking. <i>Revised</i>
6	7995	Winston Churchill Blvd.	520,736	9,148	2%	Yrs 1-2@ Yrs 3-5@	\$6.25 \$6.50	\$1.86	\$0.62	\$0.03	\$2.51	51	2	32'-0"	3,000	Summer/Spring 2013	Orlando is pleased to announce that 7995 Winston Churchill Blvd., a new facility comprising 520,736 sq. ft. is now under construction, with completion scheduled for Spring/Summer 2013. Conveniently located at the crossroads of Winston Churchill Blvd. and Steeles Avenue West, just north of Highway 407 ETR, in Orlando's prestigious Churchill Business Community in the City of Brampton, this high profile facility with easy access to Hwys 401, 403, 407 and 410 can be expanded to 788,000 sq. ft. Storage for up to 142 trailers is available.

All rates are quoted per square foot per annum and are subject to change.

** Contiguous
E and OE