



For Sale

125 Ferris Drive, North Bay, ON

The Offering

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in 125 Ferris Drive (the "Property" or the "Site"), a 94,347-square foot ("sf") industrial asset located in North Bay, ON. The Property is currently vacant, providing a value-add opportunity for investors or an immediate owner-occupier opportunity for users looking to take advantage of the limited supply of high-quality industrial assets of scale in the area.

Situated on 12.4 acres, west of Highway 11 and the Trans-Canada Highway in southern North Bay, the Property is equipped with six truck-level docks and two drive-in doors, 1,200 amps and 600 volts of power and includes ancillary office and lab space. The Site is zoned M2 (General Industrial), allowing for a wide range of uses including manufacturing, assembly, processing, warehousing and other treatment of goods, substances and items.

Property Overview



94,347 SF

Net rentable area



12.4 AC

Lot area



710 FT

Frontage



2008

Year built



113

Parking stalls



6 TL & 5 DI

Shipping doors



14.4%

Lot coverage



M2

Zoning

Asking price | **\$9,900,000**





Investment Highlights



Value-add/User opportunity

In-place vacancy provides an immediately value-add opportunity to mark rents to market or the ability for users to reposition the asset for their own use.



Flexible zoning

Zoning that permits a broad range of uses including manufacturing, assembly, processing, warehousing, or other treatment of goods, substances and items.



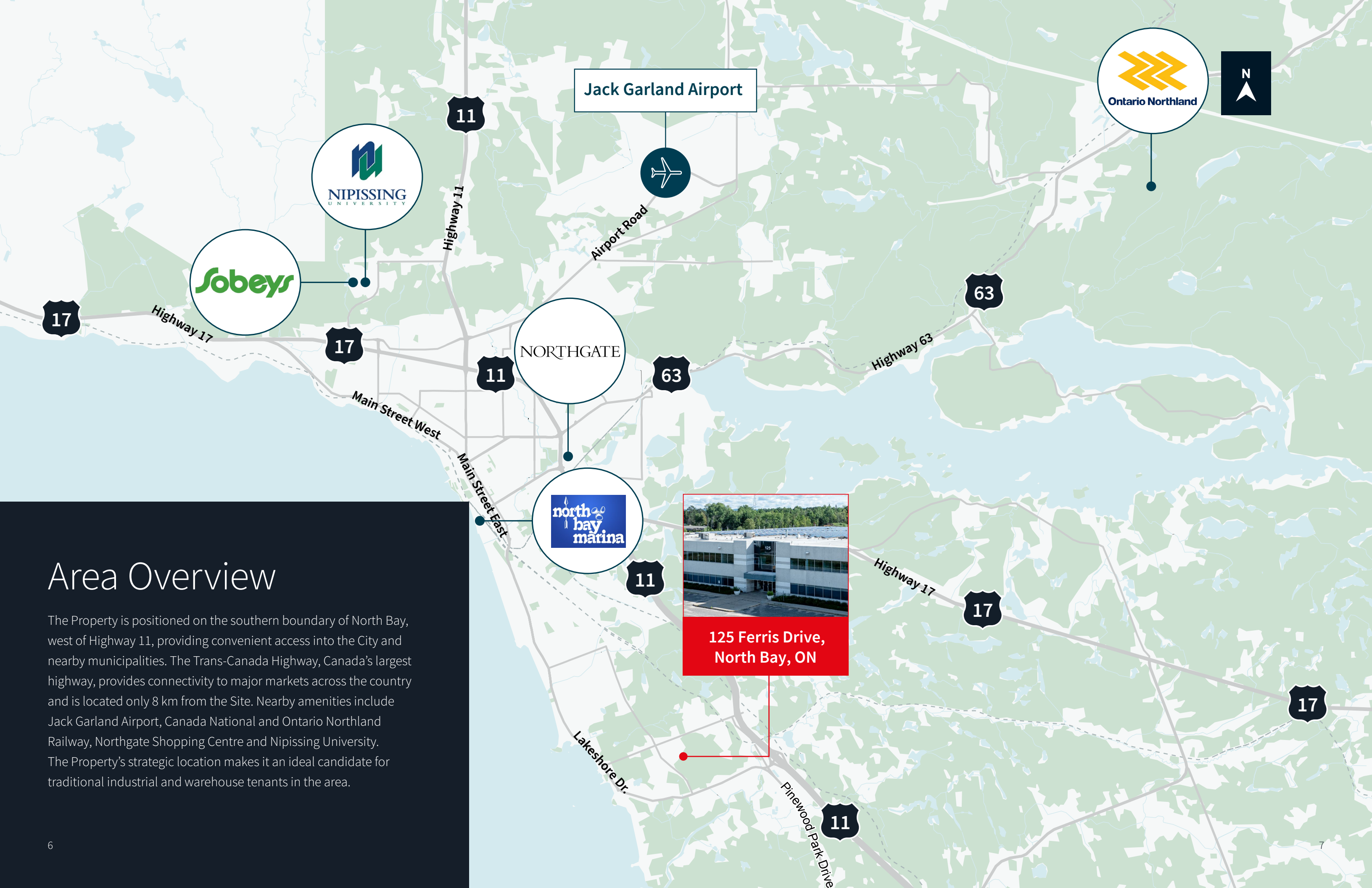
Seamless mobility

Nearby rail, air and road transportation including immediate access to the Tran-Canada Highway which serves as the locales' major transit artery, ensuring seamless connection to the surrounding major Canadian markets.



Superior asset quality

Newly constructed building that offers excellent utility for a variety of industrial uses.



Area Overview

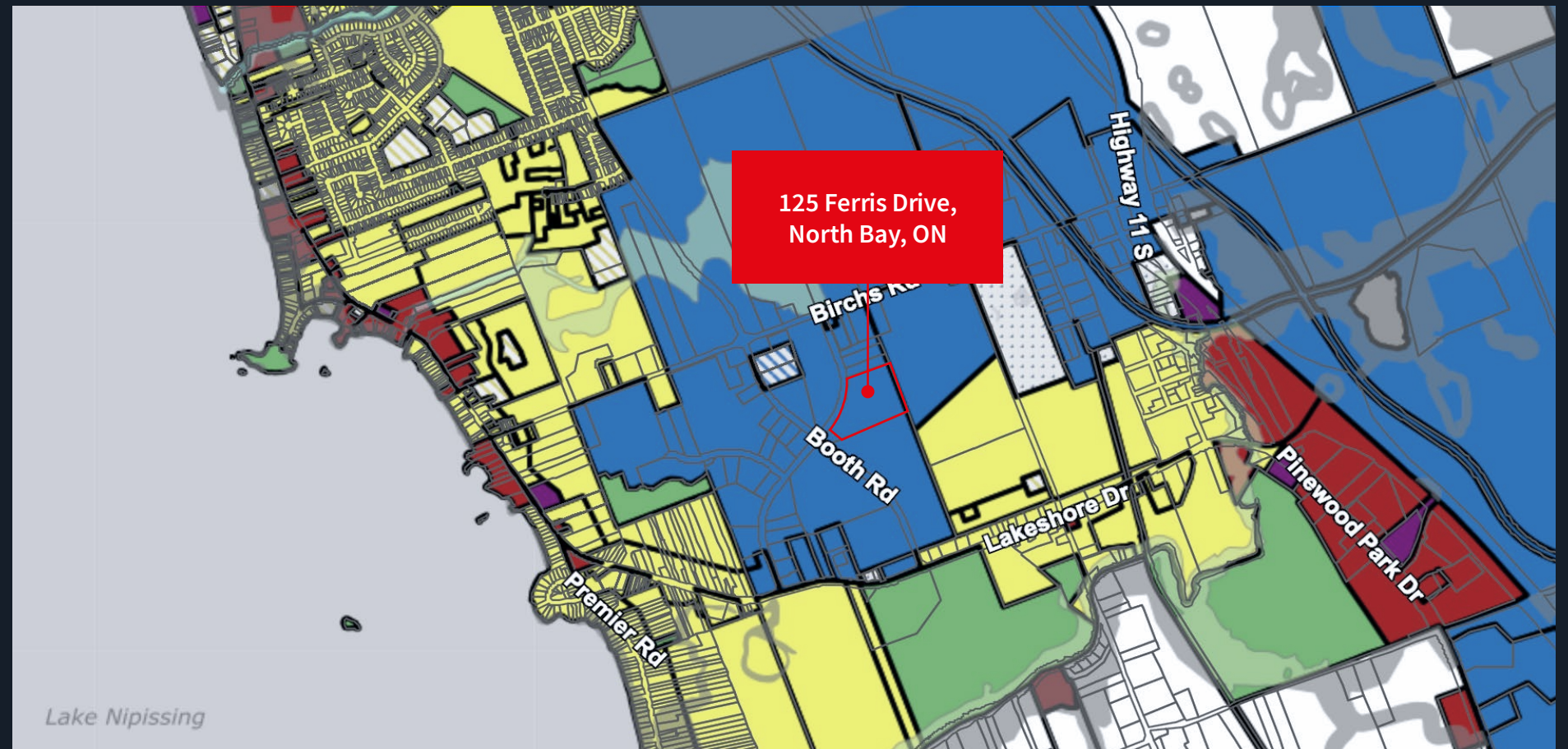
The Property is positioned on the southern boundary of North Bay, west of Highway 11, providing convenient access into the City and nearby municipalities. The Trans-Canada Highway, Canada's largest highway, provides connectivity to major markets across the country and is located only 8 km from the Site. Nearby amenities include Jack Garland Airport, Canada National and Ontario Northland Railway, Northgate Shopping Centre and Nipissing University. The Property's strategic location makes it an ideal candidate for traditional industrial and warehouse tenants in the area.

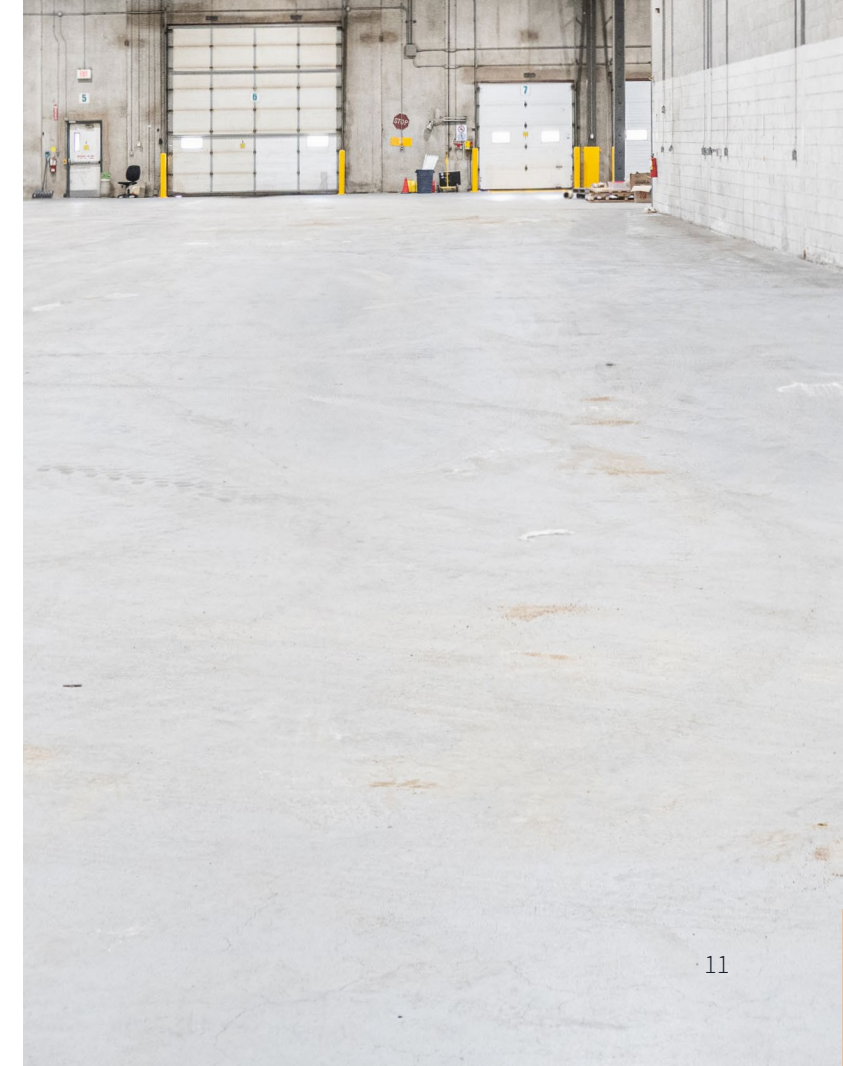
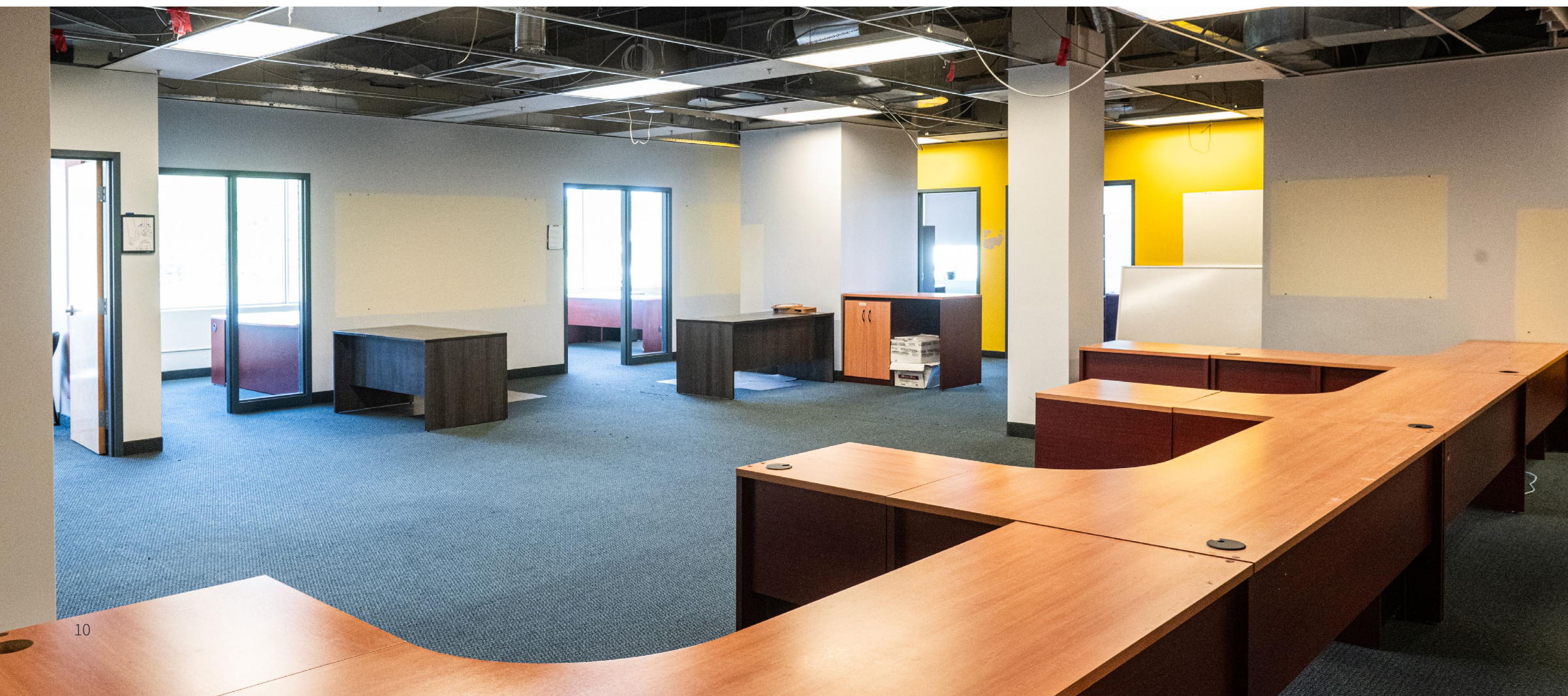
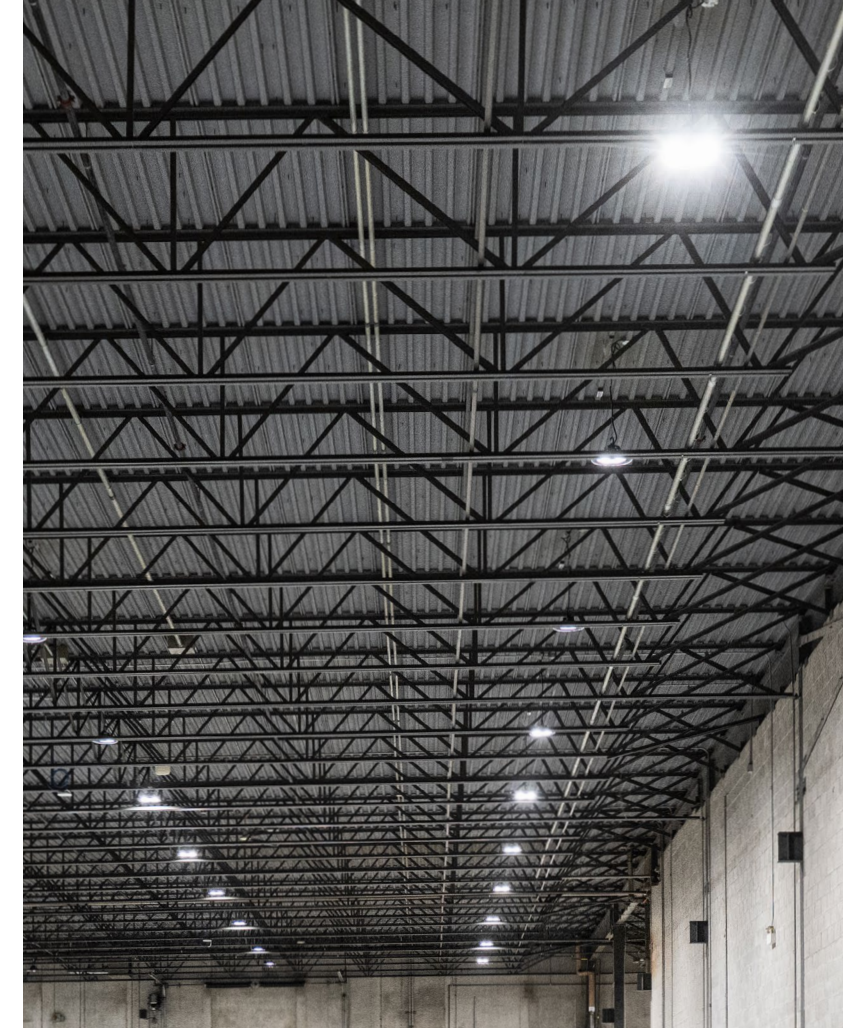
Zoning: M2 Designation

The Property is designated M2 (General Industrial), which accommodates a broad spectrum of commercial uses. Under this zoning designation permitted use include manufacturing, assembling, processing, warehousing or other treatment of goods, substances and other items.

Permitted uses (But not limited to):

- Sales, service and leasing establishments of automobiles or industrial equipment
- Brewery
- Supply yard
- Bulk sales establishment
- Data storage and processing
- Lab space
- Recycling centre
- Self-storage
- Transportation terminal
- Waste transfer station
- Warehousing and wholesaling





Financing and Offering Process

Free and clear

The Property will be offered for sale free and clear of existing financing.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of:

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