



FOR SALE

# Industrial Sale Leaseback Opportunity

3551 Bleams Road & 220 Bergey Court, New Hamburg



125,399 sq. ft. on 8.15 Acres | Long Established Manufacturer





# The Offering

Opportunity to acquire two quality industrial assets with long-term leaseback.

Jones Lang LaSalle (“JLL” or “Advisor”) on behalf of its client Ontario Drive and Gear Limited (“ODG”), is pleased to offer for sale a 100% freehold interest in two high-quality industrial facilities totaling 125,399 sq. ft. on an oversized 8.15 acre lot. 3551 Bleams Road and 220 Bergey Court, New Hamburg (the “Property” or “Offering”) are strategically located along Highway 8, directly west of Kitchener. The facilities will be leased back by OGD on a proposed 10 year lease term. Constructed in 2000, 3551 Bleams Road is a modern facility comprised of 57,042 sq. ft. and is home to OGD’s Gear Division. On the same parcel is 220 Bergey Court, the original facility which houses OGD’s Vehicle Division where the Argo lineup of all-terrain vehicles are manufactured.

The Property will be fully leased by Ontario Drive and Gear Limited, a leading Canadian manufacturer specializing in the design and manufacture of amphibious vehicles, transmission and drivetrain components, and custom gears for various industries. OGD was founded in 1962 and constructed the original facility at 220 Bergey Court in the 1970’s. The community of New Hamburg is part of the growing Waterloo Region, which is known as “Canada’s Technology Triangle.” Strategically located in the heart of Southern Ontario, the Properties provide exceptional access to neighbouring markets, the GTA and U.S. border crossings.



# Investment Highlights

## TRIPLE NET CAREFREE INDUSTRIAL INVESTMENT

3551 Bleams Road and 220 Bergey Court offer an investor the opportunity for a triple net, carefree investment in the desirable Southwestern Ontario industrial market. The Vendor built and has occupied the original building (220 Bergey Ct) and expanded on the site with an additional building (3551 Bleams Rd) in 2000. The facilities are exceptionally clean and well maintained, and the highly functional layout demonstrates remarkable adaptability.

## LONG-ESTABLISHED TENANT WITH UNIQUE AND DIVERSIFIED OPERATIONS

Ontario Drive and Gear Limited was established in 1962, and specializes in the design and manufacture of amphibious vehicles, transmission and drivetrain components, and custom gears for various industries. They have operated on the site since the 1970s, and further developed the Property to include a test track for their Argo all-terrain vehicles. ODG is a leader in their industry, with a keen focus on technology, talent and green initiatives.

## LOCATED IN RAPIDLY GROWING SOUTHWESTERN ONTARIO INDUSTRIAL MARKET

The Southwestern Ontario industrial market is one of the most desirable nodes in Canada for investment driven by strong rental rate growth and stable tenant demand both locally and from the GTA. New Hamburg and the greater Waterloo Region have a well-established industrial labour base, and are within commuting distance of a population of 1.7 million. Southwestern Ontario has the largest concentration of manufacturing industries in Canada, and the Property is strategically located within this region.

## HIGH QUALITY & VERSATILE ASSET AT WELL-BELOW REPLACEMENT COSTS

The two facilities offer many features that today’s tenants are seeking. 3551 Bleams Road has a modern façade, ample clear height and 2 storeys of professional office space. 220 Bergey Court offers heavy power, well-finished office space and excess land that is currently used as a test track for the vehicles. With soaring land prices and construction costs, it would be prohibitively expensive and economically unviable to recreate this asset.

# Property Overview

ADDRESS	3551 Bleams Road	220 Bergey Court
CITY, PROVINCE	New Hamburg, Ontario	
RENTABLE AREA	57,042 sq.ft	68,357 sq.ft
LOT SIZE	8.15 acres	
YEAR BUILT	2000	~1970s
ZONING	Z10	
CEILING HEIGHT	20'8"	13'6" - 15'4"
LOADING	1 Truck Level Door 3 Drive-In Doors	3 Truck Level Doors 5 Drive-In Doors
ACCESS	Ingress/egress off of Bleams Road and Bergey Court	
PROPERTY TAXES	\$143,513.23	



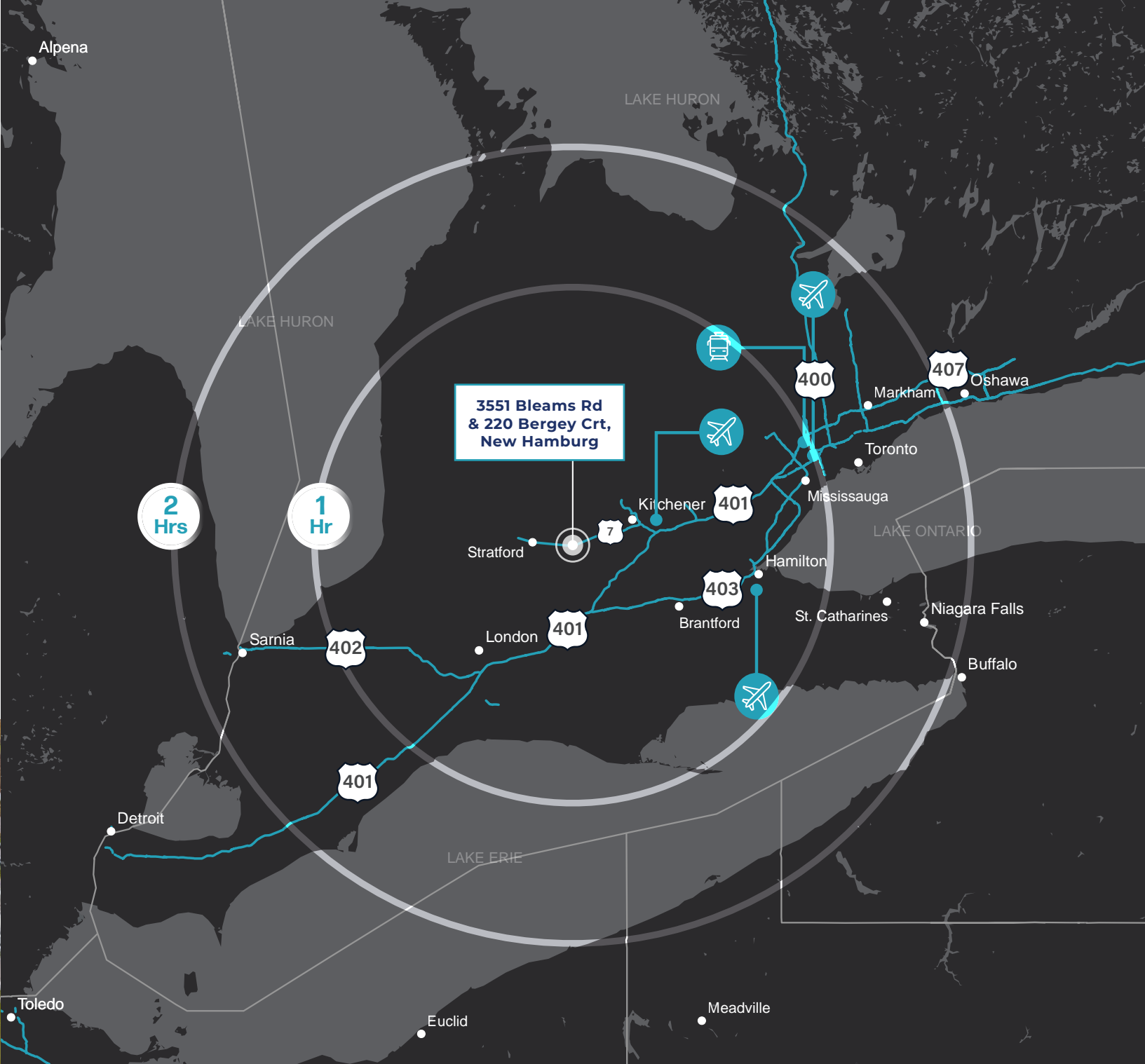


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# Location Overview

- Cental Southwestern  
Ontario location
- Excellent connectivity  
to Highway networks
- Robust local  
workforce

Strategically positioned just west of Kitchener, 3551 Bleams Road and 220 Bergey Court offer unparalleled access to key Southwestern Ontario markets, the Greater Toronto Area, and U.S. border crossings via Highway 401. Nestled in the renowned Waterloo Region, dubbed "Canada's Technology Triangle," the area boasts a thriving ecosystem of technology and advanced manufacturing firms. There is a robust local workforce, which is complemented by its proximity to Kitchener, Cambridge, Waterloo, Stratford, Woodstock and various smaller communities. This central location taps into an expansive population: approximately 1.7 million within a 1-hour drive, 11.1 million within 2 hours, and an impressive 27.9 million within a 5-hour radius, on both side of the border.



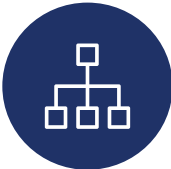
## DRIVE TIMES & DISTANCES

<b>130 m</b> Highway 8	<b>28.7 km</b> Highway 401	<b>80 km</b> London	<b>108 km</b> Toronto (West)	<b>103 km</b> Brampton Intermodal
<b>34 km</b> Region of Waterloo International Airport	<b>86 km</b> Hamilton Airport	<b>104 km</b> Toronto Pearson Airport	<b>187 km</b> Buffalo, NY	<b>277 km</b> Detroit

# Tenant Overview



Founded in 1962, Ontario Drive and Gear Limited (ODG) is a leading Canadian manufacturer specializing in all-terrain vehicles, with a particular focus on their renowned ARGO amphibious line. ODG also has a Gear division which has a strong reputation in the design and manufacture of quality gears and transmissions. Headquartered in New Hamburg, Ontario, ODG has established itself as a key player in the off-road vehicle industry, offering a diverse range of products both recreational and commercial use.



## DIVERSIFIED BUSINESS OPERATIONS

ODG's core business encompasses the design and manufacture of amphibious vehicles, transmission and drivetrain components, and custom gears for various industries.



## SERVICING WIDE RANGE OF INDUSTRIES

The company has a global presence, with their vehicles finding applications in diverse sectors such as agriculture, mining, and search and rescue operations.



## INNOVATION AND PRODUCT DEVELOPMENT

ODG demonstrates an ongoing commitment to innovation, regularly introducing new models and expanding into new markets, including the development of electric and hybrid vehicle technologies..



## INVESTMENT IN TECHNOLOGY AND ENGINEERING CAPABILITIES

ODG has invested over \$10M in technology over the last year years, and has full engineering capabilities which allows them to design, manufacture, assemble and test gear and complete transmission systems

# Principal Lease Terms

TENANT	Ontario Drive & Gear Limited
LEASE STRUCTURE	Absolute triple-net lease
COMMENCEMENT DATE	Concurrent with closing
INITIAL LEASE TERM	10 Years
INITIAL BASE RENT	\$1,275,000 (\$10.17 psf)
ESCALATIONS	2.5% Annually
RENEWAL OPTIONS	2 x 5 year options at fair market rent
PERMITTED USE	Any lawful purpose
MAINTENANCE & REPAIRS	Tenant, at its sole expense, to maintain the Premises. Tenant's obligation will include the repair and replacement, if necessary, of all interior, exterior, structural, non-structural, and mechanical elements and systems
ASSIGNMENT / SUBLEASE	The Tenant may not sublet or assign or transfer its without securing the written consent from the Landlord, which shall not be unreasonably withheld or denied
SECURITY DEPOSIT	Amount equal to last month's gross rent

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## Financing & Offering Process

### FREE AND CLEAR

The Property is being 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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