

<b>1555 WENTWORTH STREET</b>			<b>Whitby</b>
30 December 2009	380,845sf @ \$27	\$10,150,000	
<i>Sold Vacant to User</i>			

**VENDOR**    **JOHNSON CONTROLS NOVA SCOTIA ULC**  
 President: Stephen Sales, c/o Johnson Controls, Inc, 49200 Halyard Drive, Plymouth, Michigan, 98170, USA, 734-254-5000, www.johnsoncontrols.com.  
*Johnson Controls, a major international maker of components for motor vehicles, here largely for General Motors, had assembled land in this city block in the year 2000 before erecting 500,000sf of factory space in two buildings. The crash in the car assembly business in 2008 forced the closure of the larger of the two buildings in December of that year. Johnson retained the smaller building of 120,000sf on a 13.47-acre site on the south side of the sale and continued to make car parts there.*

**PURCHASER**    **SHINING STAR WAREHOUSE INC**  
 Officer: Sidney Spiegel, c/o Crawford Metal Corporation, 132 Sheppard Avenue West, Suite 100, North York, M2N 1M5, 416-224-1515.  
*Crawford Metal, a distributor of steel, also had locations in Burlington & North York.*

**REGISTRY DETAILS**    File D-09073  
 PIN: 26487-0108, -0153.  
 Part of Block 1, Plan 40M-1642 & Part of Lot 21, Broken Front Concession (Part 1 on Survey 40R-19713 and Parts 7-12 on Survey 40R-26032).

**LAND AREA**    22.39 acres - 9.061 hectares. Severance from the original site of 35.86 acres, of which 13.47 acres remained in Johnson’s ownership.

<b>BUILDING</b>	<i>Floor Area</i> .....	380,845 sf	<i>Age</i> .....	± 2001
	<i>Office Part</i> .....	38,000 sf	<i>Plant Ceiling</i> .....	30 feet
	<i>Site Density</i> .....	39%	<i>Truck Doors</i> .....	50
	<i>Office Storeys</i> .....	2	<i>No. of Buildings</i> .....	1



This was an attractive building, designed for single occupancy, with a large two-storey office front, walls of grey precast concrete and a great number of truck doors. At less than ten years of age, it was still in fine exterior condition.

The building was vacant at the time of our post-sale visit. Johnson Controls had retreated into the 120,000sf factory to the south.

**STREET QUALITY** All three adjoining streets had landscaped roadsides and much vacant land. All had overhead wires. Only Thickson had a sidewalk.

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**SALE PRICE** \$10,150,000 All Cash



