



**CONCENTRIC**  
GEOSCIENCE



## PHASE I/II ESAS FOR COMMERCIAL PROPERTY TRANSACTIONS

### Completed for a southern Ontario property leasing and management company

Concentric Geoscience was retained to undertake Phase I and II ESAs in support of the sale of two commercial properties in London and Sarnia. One property included a four-storey, 18,000 square foot building with office space and retail services. The second property included two commercial strip malls comprising over 70,000 square feet of retail space. The Phase I ESA identified historical environmental concerns associated with pre-development activities at each of the properties, including past industrial activities and a former junkyard. The Concentric Geoscience team completed after-hours site work to avoid disruption of tenant operations and overcame challenges involving zero-lot-line constraints.