



For Sale: Employment Land

Outlines are approximate

# 20 Industrial Road

4.621 acres of Employment Land in Bradford, Ontario

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# 20 Industrial Road



Lot Size

4.621 acres



Zoning

M1 - General  
Employment

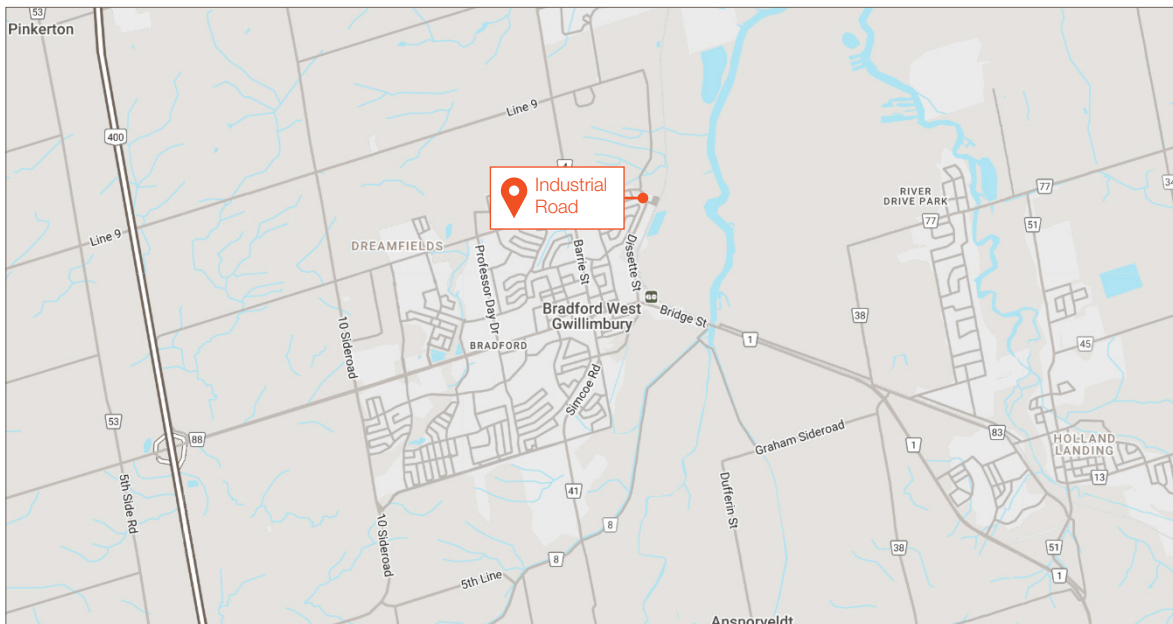


Asking Price per acre

\$1,950,000

## Property Highlights

- Incredible opportunity to purchase a 4.621 acre industrial site in Bradford's original industrial area
- Zoned M1 General Employment allowing for a variety of uses
- Services available at lot line
- Outside storage allowed as an accessory used
- Easy access to Highway 11 and Hwy 400, and Future Bradford By-pass interchange at County Road 4, allowing for future access to Highway 404
- Lot can be subdivided to approx. 2 acres & 2.6 acres (Seller will assist with the severance)



**Lennard:**

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\*Sales Representative

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## Survey

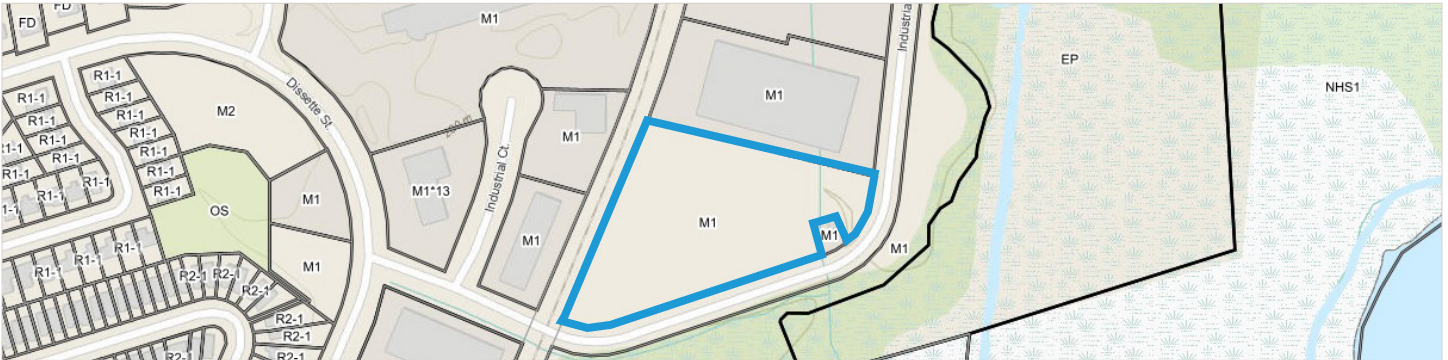


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## Zoning



The Property is classified as M1 - General Employment.

### Permitted Uses

- Animal Clinic – Small Animal (8)
- Animal Clinic – Large Animal (8)
- Asphalt Plant (4)
- Building Supply Centre
- Business Office
- Catering Business
- Concrete Batching Plant (4)
- Contractor's Yard (3)
- Day Nursery (7) (4)
- Dry Cleaning Depot (8)
- Dry Cleaning Establishment
- Dwelling, Accessory (5)
- Emergency Service Facility
- Equipment Sales and Rental Establishment
- Fitness Centre (8)
- Industrial Use
- Landscaping Operation
- Motor Vehicle Body Shop (4)
- Motor Vehicle Repair Shop (4)
- Outdoor Storage, Accessory (3)
- Parking Garage
- Pet Salon (8)
- Place of Amusement (8)
- Place of Entertainment (8)
- Printing Establishment
- Private Club
- Restaurant (8)
- Retail Store, Accessory (6)
- School, Commercial (8)
- School, Private (8)
- Self-storage Facility (8)
- Service Shop
- Transit Station
- Transport Terminal (3)
- Warehouse
- Wholesale Establishment

### Special Provisions

1. Provided the use occupies no more than 25% of the net floor area of a multi-unit building.
2. Is required to be accessory to an industrial use or occupy no more than 20% of the net floor area of a multi-unit building.
3. Subject to Section 4.24 of this By-law.
4. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
5. One detached dwelling accessory to an industrial use on the same lot for occupancy by an employee of the same industrial use on the same lot. Subject to Section 4.3 of this By-law.
6. Maximum permitted net floor area is 10% of the net floor area of the main use.
7. Permitted accessory to and only within the same building as an industrial use or warehouse where permitted subject to Section 4.6 of this By-law.
8. No more than 33% of the aggregate gross floor area of buildings on a lot within a "M1" zone shall be occupied by permitted uses that are subject to special provision 8.

For more information, please refer to the Town Of Bradford West Gwillimbury | Zoning By-Law 2010-050, As Amended  
(<https://www.townofbwg.com/twnsr/Planning/ZBL>)



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.