



*Outside Storage Permitted
Now Registered!
Immediate Closing Available*

For Sale: Zoned & Serviced Industrial Land

43 Highway No. 5 West

Waterdown, Ontario

Lennard: Here is where your business will *grow*.

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43 Highway No. 5 West, Waterdown



Property Summary

Lots Available

Lot 1	2.93 Acres Dobbin Drive	M2 Zoning	\$2,800,000/ Acre (\$8,204,000 Total)
Lot 3	9.045 Acres Solar Drive	M2 Zoning	\$2,800,000/ Acre (\$25,326,000 Total)
Lot 5	1.69 Acres Dundas Exposure	M3 Zoning	\$2,975,000/ Acre (\$5,027,750 Total)

Access

- Dobbin Drive to have signalized access onto Highway 5

Services

- Municipal services to be installed on street. Work includes deep servicing (sanitary, storm, water main), construction of roads, and shallow servicing (utilities-gas, electrical, communications). Building permits can be obtained once work is substantially complete, subject to the approval of on-site development applications.

Timing

- Subdivision now registered. Immediate closing available

Corporate Appeal

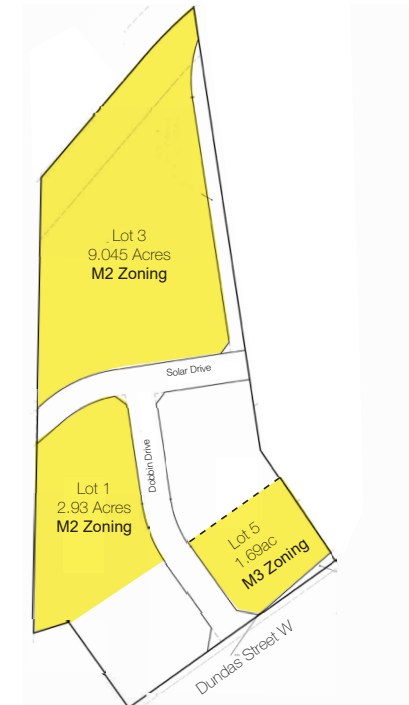
- The area is home to many large corporations, including L3 Wescam, Stryker, Lincoln Electric, XYZ Automation, Essroc and Liburdi Engineering.

Transportation

- 3 KM from Highway 403 & QEW corridor

Amenities

- Clappison's Corners Power Centre is 1 KM east



Lennard:

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Roads Now Installed!

View from Dundas



Traffic lights for new intersection on Dundas



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Amenities	
1	Tim Hortons
2	Petro Canada
3	The Keg
4	RONA
5	Boston Pizza
6	No Frills
7	Canadian Tire
8	Sunset Grill
9	Popeyes
10	Staples
11	Walmart
12	KFC
13	Starbucks
14	PitaPit
15	McDonalds

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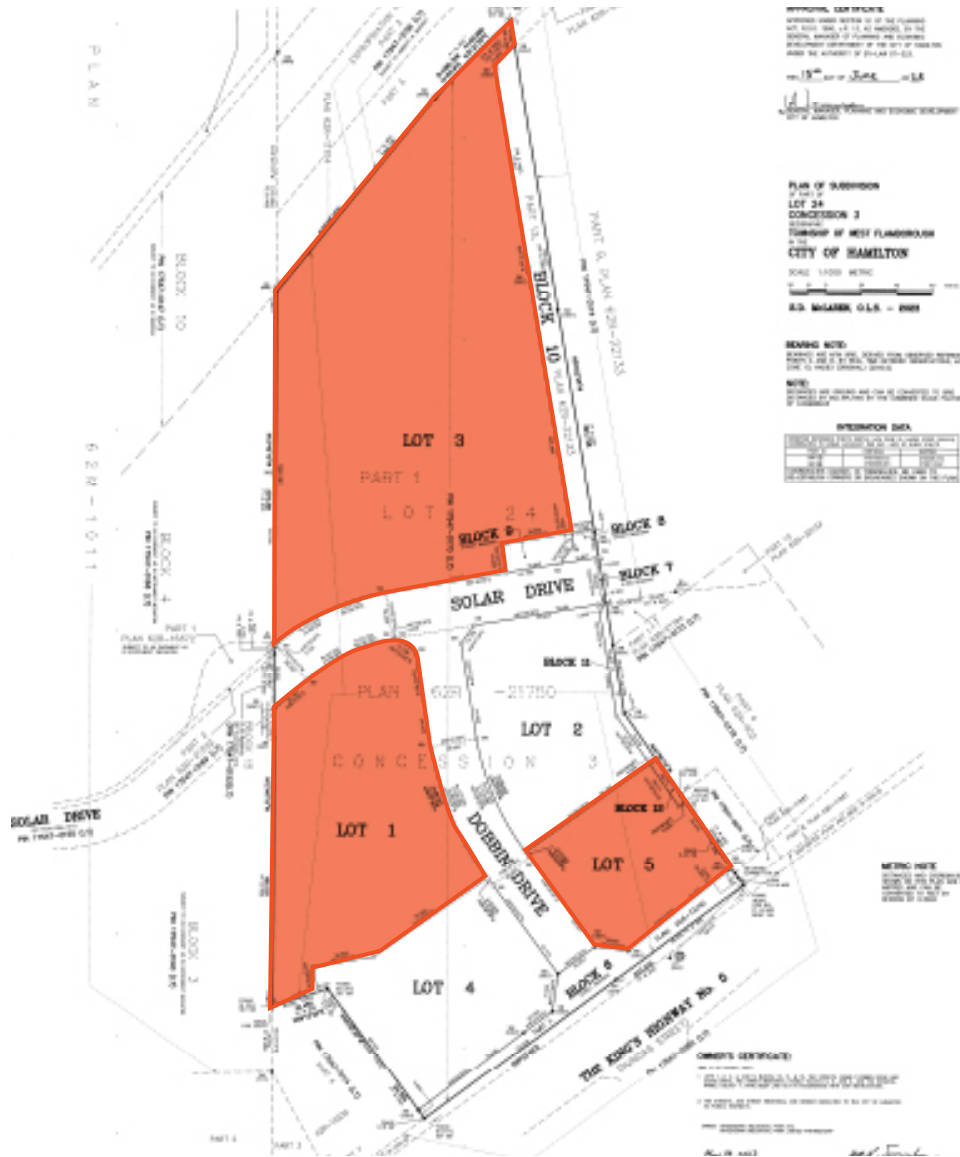
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Subdivision Plan



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Zoning

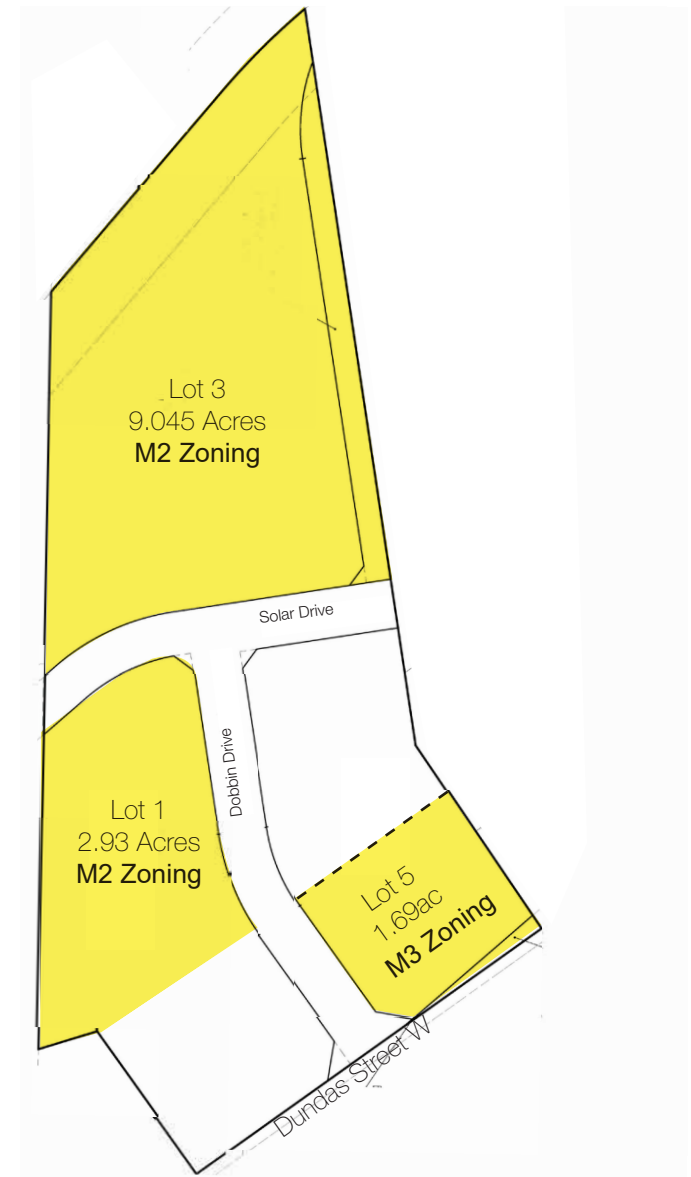
Permitted Uses Include:

M3

- Alcohol Production Facility
- Artist Studio
- Aquaponics
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradeperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

Additional Uses Permitted in M2 Zone

- Animal Shelter
- Dry Cleaning Plant
- Landscaping Contracting Establishment
- Waste Processing Facility
- Waste Transfer Facility



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Location Map



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