

For Sale: Industrial Land

# Part 3-9, 434982, 43<sup>rd</sup> Line, Beachville

Prime 7.35-Acre Agri-Business Development Site | Minutes from Highway 401




**Lennard:**

210-137 Glasgow Street, Kitchener  
519.340.5900

[lennard.com](http://lennard.com)

# Property Summary

## 7.35-Acre Agri-Business Development Site in Zorra Township Unlock the opportunity to grow and custom-build your ideal facility

 List Price  
**\$2,195,000**

 Land Area  
**7.382 Acres**

 Zoning  
**Agri-Business Zone (AB)**

 Services  
**Well & Septic Required**

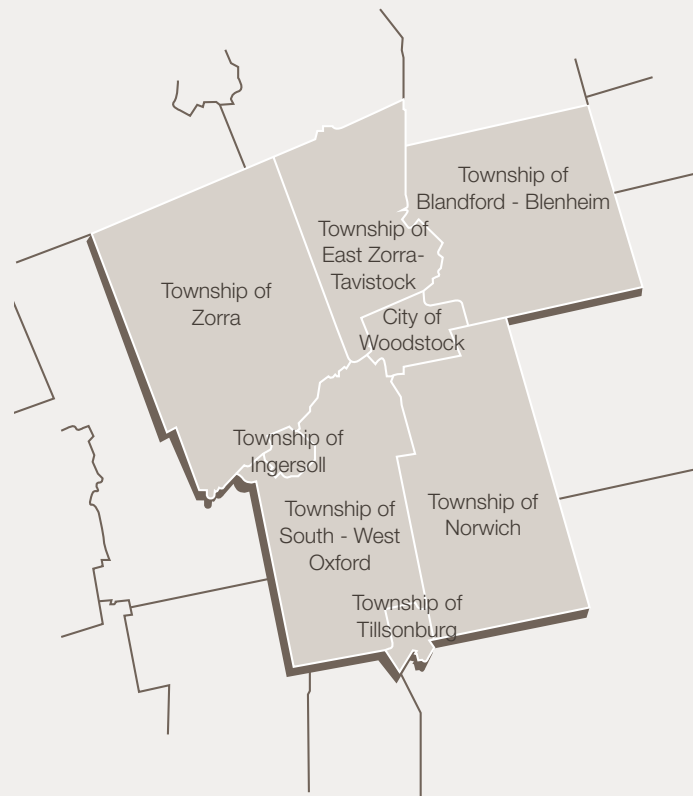
 Availability  
**Immediate**

### Property Highlights

- Located minutes from two full Highway 401 interchanges
- Level greenfield site
- Zoning permits a wide range of agri-business uses
- Outside storage permitted
- SWM constructed and in place

Rural Oxford is a hub of agribusiness innovation, with over \$100M in private sector investment in the last three years and a supportive local business ecosystem. Oxford County is the place to be.

Oxford County has become one of the fastest growing region's in Southwestern Ontario with a census population of 121,781 in 2021, up from 110,846 in 2016.



**500,000+ People**  
in the regional workforce within  
a 2 hours drive



**130 Consumers**  
within a day's drive accessing  
major highways and roads



**2 Major Highways**  
Our enviable location at the  
junction of two of Ontario's major  
highway system's - 401 & 403



**6 Border Crossings**  
Within a 250km radius of all  
communities



**5 Communities**  
Sharing their own unique stories  
and resources



**2,000 sq. km**  
Of agricultural & commercial land

Source: Rural Oxford Economic Development Corporation

**Lennard:**

# Aerial View




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# Location



	<b>Highway 401</b>	<b>London</b>	<b>Stratford</b>	<b>Woodstock</b>	<b>Ingersoll</b>	<b>Waterloo Region</b>
	11 Mins • 8.5 km	41 Mins • 35 km	37 Mins • 36 km	8 Mins • 9.4 km	11 Mins • 9.4 km	30 Mins • 35.6 km

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# Zoning



## Agri-Business Zone (AB)

Uses Permitted - No person shall within any AB Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the AB uses presented in the table.

Uses Permitted	
an abattoir	a landscaping business
an animal kennel	a livestock assembly and sales yard
a commercial grain elevator	a nursery
a communications structure	a manufacturing plant for the production of agricultural field tile
a converted dwelling	a processing plant for agricultural products and/or by-products
a dairy and cheese factory	a public use
a dead stock removal operation	a retail outlet, a wholesale outlet or a business office accessory to a permitted use
a farm auction barn	a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc
a farm implement dealer	a sawmill
a farm drainage contractor or silo contractor	a single detached dwelling accessory to a permitted use
a farm produce retail outlet	a soil processing operation
a feed mill	a veterinary clinic
a forestry equipment testing area	a wayside sand or gravel pit or stone quarry
a home occupation	a welding and repair garage for servicing farm vehicles and farm implements

For more information or to  
arrange a tour *please contact:*

Your  
Industrial  
Real Estate  
*Partner*

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