



WATERLOO
NORTH
BUSINESS
PARK

INDUSTRIAL LAND
FOR SALE

255 LABRADOR
DRIVE WATERLOO



INDUSTRIAL LAND PURCHASE OPPORTUNITY

5.27 AC In a Premium Waterloo Location

KEY PROPERTY FEATURES

- ▶ Experienced developer with ability to fully manage the construction process from land sale to building delivery
- ▶ Located in the Waterloo North Business Park, a new, master-planned industrial park in a prime Waterloo location
- ▶ 5.27 acres of industrial land available for sale
- ▶ Ideal for design-build or owner-occupier opportunities
- ▶ Minutes to Highway 85 with convenient access to Highway 401
- ▶ Surrounded by advanced manufacturing and global companies
- ▶ Excellent access to public transit, including ION LRT
- ▶ Amenity-rich location with numerous restaurants, shops, and services within a 5-minute drive
- ▶ Situated in a well-established, employee-friendly area
- ▶ Limited availability of industrial land in Waterloo - a rare opportunity for future development

FOR SALE: \$6,863,500



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DESIGN BUILD **MADE EASY**

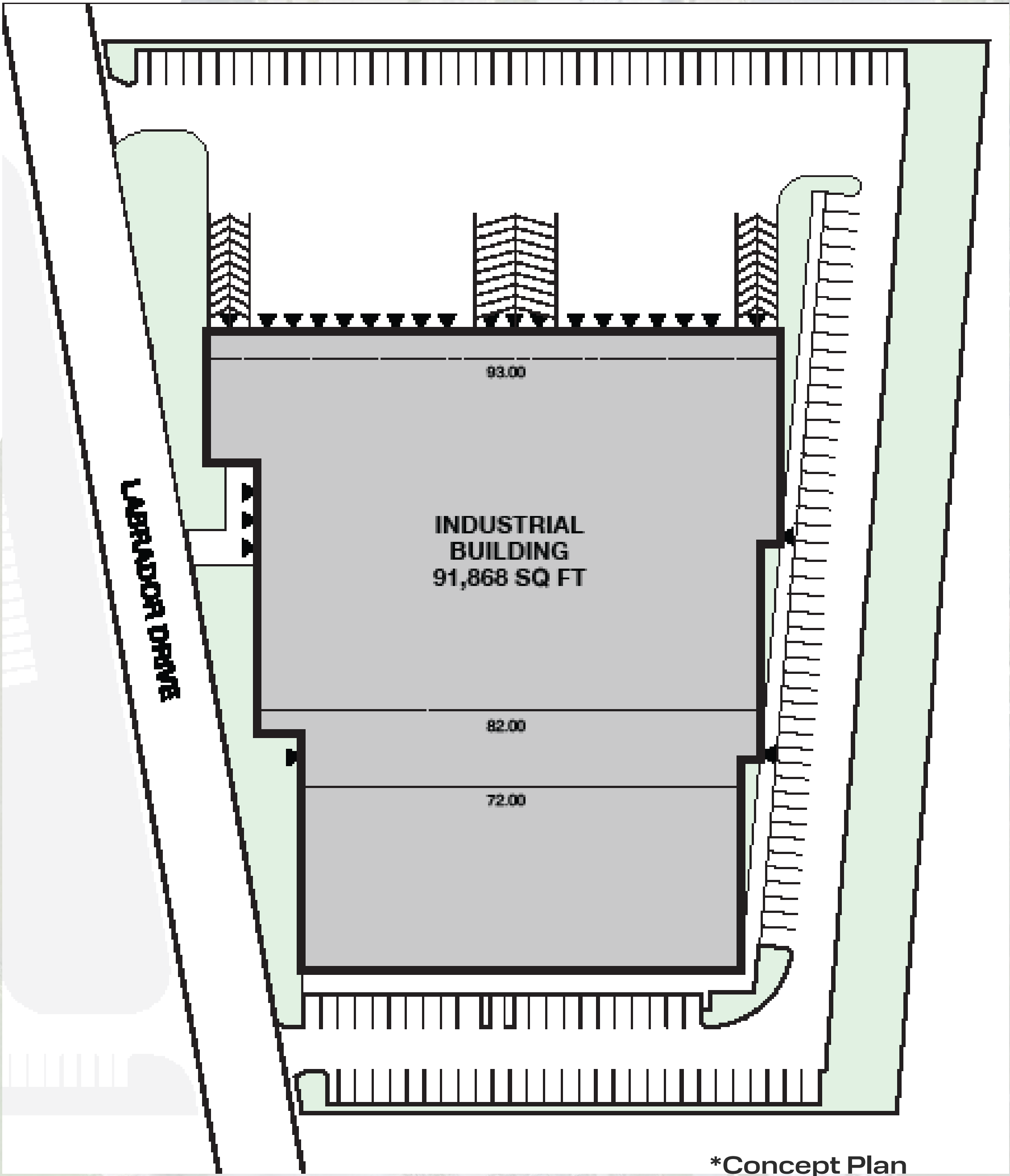
E1-27 ZONING USES

Primary Uses

Advanced tech
Business Incubator
Communication Production
Data Centre
Government Use
Light industrial assembly
Light industrial manufacturing
Light industrial processing
Makerspace
Medical clinic
Office
Parking facility
Printing Establishment
Tech office
Training Facility
Repair and Servicing Operations
Warehouse

Ancillary Uses

Alternative education centre
Bake Sgop
Cafe
Catering Establishment
Child care centre
Commercial Recreation
Commercial School
Commercial Service
Financial Service
Microbrewery
Municipal Recreation Facility
Restaurant
Transporation Service



*Concept Plan

INDUSTRIAL LAND IN ESTABLISHED LOCATION

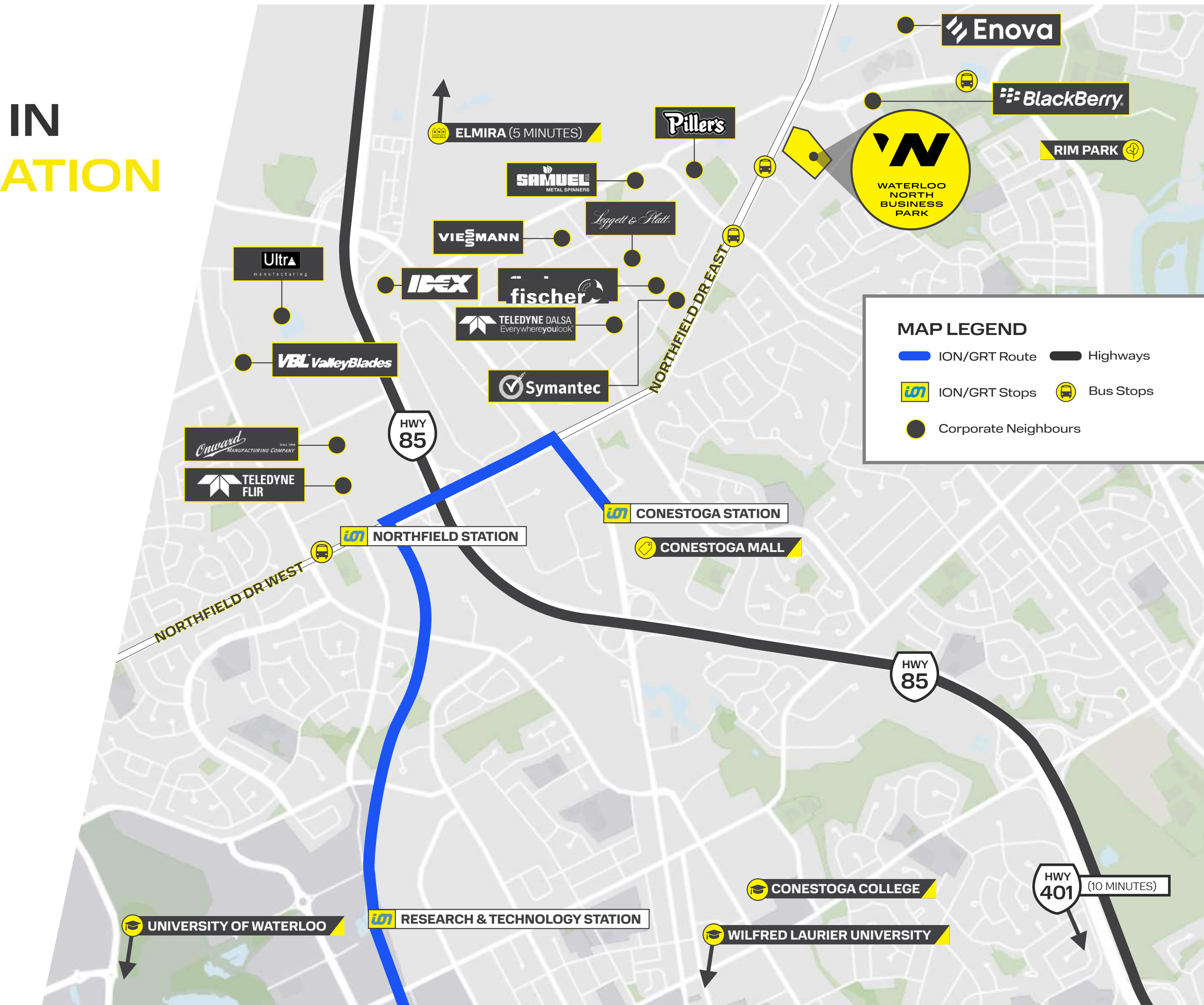
Separate Your Company From The Pack

Located just a short drive from Highway 85, the Waterloo North Business Park is situated in an amenity-rich area surrounded by leading advanced manufacturing and global companies. This prime location offers exceptional visibility and accessibility for businesses looking to establish or expand their presence in one of Waterloo's most sought-after industrial areas.

With limited industrial land remaining in Waterloo, this 5.27-acre parcel presents a rare opportunity to secure a site in a well-established, employee-friendly business park - ideal for future development and long-term growth.

PUBLIC TRANSPORTATION

Waterloo North Business Park is well served by public transportation, with the iXpress University 202 route stopping in front of the project. Access to the ION LRT at Conestoga Mall is just 7 minutes away via the 202 bus.



A SKILLED, DATA-DRIVEN REGION

An emerging, diverse, and resilient workforce



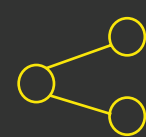
Centered in the **primary industrial node** of Waterloo



Waterloo Region is one of the **fastest growing** and **most prosperous areas** in Ontario



Total population of approximately **539,928** in the Region of Waterloo (including Waterloo, Kitchener, and Cambridge)



A highly skilled labour force of **75,577** with a **93%** employment rate

Source: <https://www.regionofwaterloo.ca/en/doing-business/advanced-manufacturing.aspx>

Waterloo Region Top 5 Sectors



Advanced Manufacturing



Aerospace



Automotive



Food Processing



Tech and Digital Media

Hub to over 150 World class institutions creating a broad range of skilled talent



University of Waterloo | Engineering & Tech



Laurier University Business & Entrepreneurship



Conestoga College Trades & Supply Chain Management

TEAM OF EXPERTS



Founded in 2010, Perimeter Development Corporation is a leader in acquiring and uncovering the hidden potential of underutilized or vacant properties and bringing our ideas to life in order to create lasting value. Perimeter's innovative projects span industrial, office, retail, and hospitality developments, each thoughtfully designed to foster creativity and enhance the community. Their partnerships with organizations like The Working Centre, YWCA, and Engage & Change showcase a deep commitment to making a positive impact in the communities they serve.



Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the power of property, wherever our clients do business.





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For any inquiries regarding the Property or requests for further information
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