



Colliers

17036 Highway 12, Midland, ON

# For Sale

## 23.3 Acres Zoned for Employment

Strategically located Industrial Land located at Highways 12 and 93 in Midland. Property has direct exposure on Hwy 12 with primary access via Les Barber Blvd on the southside of Hwy 12. Property is zoned M1 with a variety of Employment uses and located in the Midland OP as Strategic Growth Area II.

### Glenn Forrest

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Colliers Macaulay Nicolls Inc., Brokerage

# Property Overview



<b>Legal Address</b>	17036 Highway 12, Midland, ON L4R 4K4
<b>Legal Description</b>	MIDLAND CON 1 PT LOT 100 RP 51R24965 PT PART 1
<b>Location</b>	Located at Highways 12 and 93 in Midland. Direct highway exposure on Hwy 12. Access to Property from Les Barber Boulevard.
<b>Zoning</b>	M1 - Employment
<b>Lot Size</b>	23.3 acres
<b>Current Use</b>	Vacant Land
<b>Pricing</b>	\$5,625,000

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# Zoning M1

## 7.1 INDUSTRIAL ZONE – M1

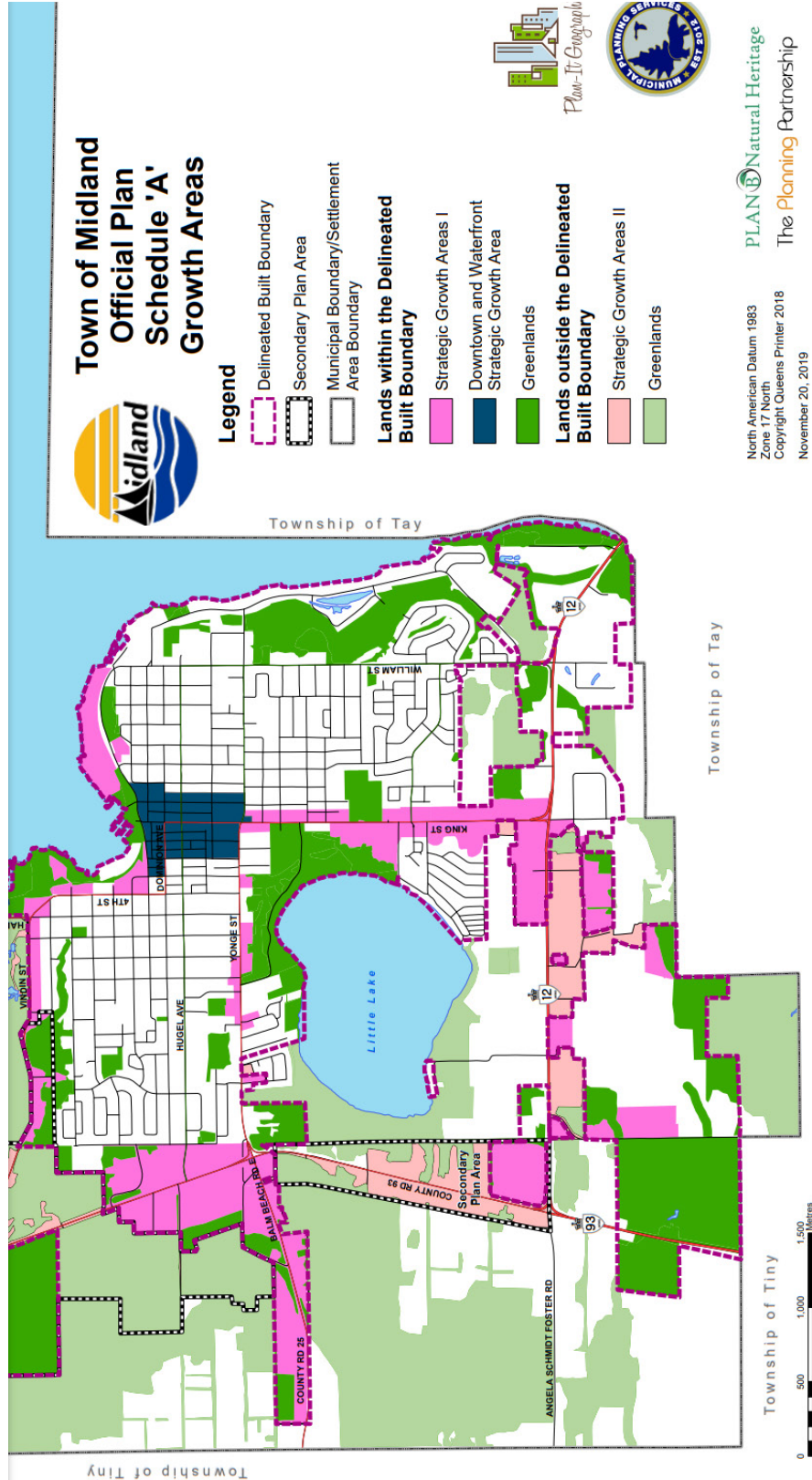
### 7.1.1 General Prohibition

Within an Industrial Zone – M1, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section and also such use, building or structure, shall be in accordance with the regulations contained or referred to in this Section.

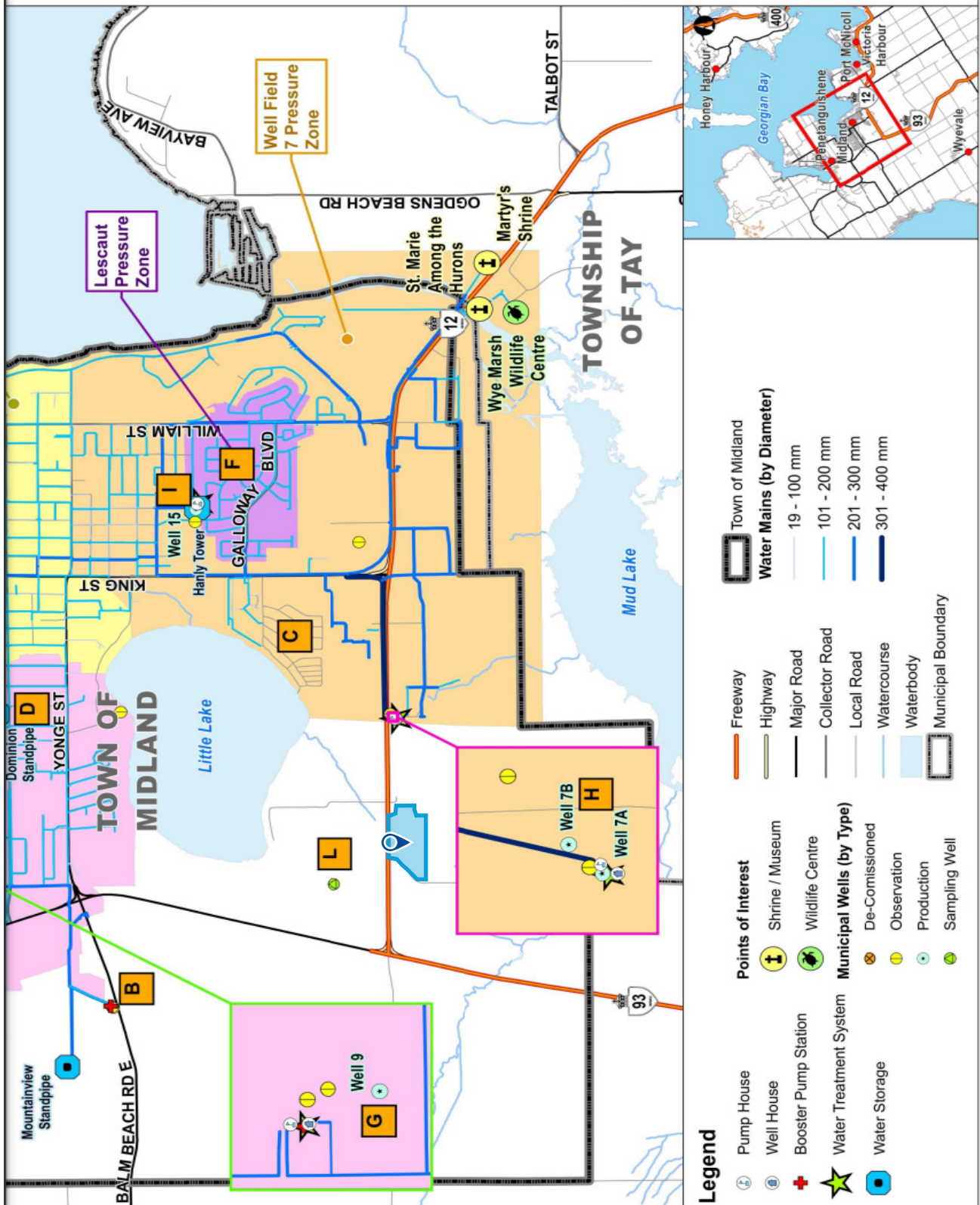
### 7.1.2 Permitted Uses

Adult Entertainment Parlor  
 Ambulance Depot  
 Animal Hospital  
 Attached Accessory Dwelling Unit  
 Auction Centre  
 Automobile Body Shop  
 Automobile Car Wash  
 Automobile Gas Bar  
 Automobile Sales Agency  
 Automobile Service Station  
 Banquet Hall  
 Catering Establishment  
 Commercial Entertainment Establishment  
 Commercial School  
 Conference Centre  
 Contractors Shop  
 Data Processing Center  
 Eating Establishment  
 Enclosed Warehouse and Storage  
 Factory Outlet  
 Fitness Club  
 Laboratory  
 Manufacturing Facility  
 Marina Dry Land  
 Mobile Fast Food Facility  
 Multi Occupancy Industrial Building  
 Office Uses Accessory to a Permitted Use  
 Place of Assembly  
 Printing Establishment  
 Private Club  
 Professional Office  
 Public Use  
 Radio and Communication Use  
 Recreational Vehicle and Vessel Sales and Rental Agency  
 Rent-all Shop  
 Self Storage Units  
 Training and Rehabilitation Centre  
 Welding and Metal Fabrication Plant

# Appendix



# Appendix



**Legend**

	Pump House		Freeway
	Well House		Highway
	Booster Pump Station		Major Road
	Water Treatment System		Collector Road
	Water Storage		Local Road
			Watercourse
			Waterbody
			Municipal Boundary

	Points of Interest		Town of Midland
	Shrine / Museum	<b>Water Mains (by Diameter)</b>	
	Wildlife Centre		19 - 100 mm
	Municipal Wells (by Type)		101 - 200 mm
	De-Commissioned		201 - 300 mm
	Observation		301 - 400 mm
	Production		
	Sampling Well		



Little Lake



KELSEYS



LCBO



12

93

Heritage Dr

Brebeuf Rd



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