



**CUSHMAN &
WAKEFIELD**
Waterloo Region

ReGen Innovation Park

81.23 Acres of Contiguous Zoned Industrial Lands

FOR SALE



CANAL BANK ST AND
TOWNLINE TUNNEL RD (HWY 58A)
WELLAND, ON



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FOR SALE

ReGen Innovation Park

**SPECIALIZING IN EV BATTERY/HYDROGEN ENERGY
MANUFACTURING DEVELOPMENTS AND
RESOURCE RECOVERY**

LOT SIZES AVAILABLE

- First available parcel of 36.5 acres sold to a major international Tier 1 Electronic Vehicle parts manufacturer. Development has commenced and will be completed in 2023.
- Total remaining developable lands: 81.23 contiguous acres of industrial development land.

KEY DEVELOPMENT ATTRIBUTES

- Immediately adjacent to the largest existing reserve of synthetic graphite in the world (a key component in EV batteries)
- Heavy industrial zoning in place
- Extremely large capacity utility services available at the property line
- Easy access to two major transportation arteries, and then on to Hwy 406, and to the QEW

EXCEPTIONAL MUNICIPAL SUPPORT

- Extraordinarily forward thinking and effective development -minded support from the City staff and City Council, and from the Region of Niagara
- No development charges
- Community Incentive Program (CIP) grants potentially available to provide property tax relief to qualifying applicants
- Extraordinarily straightforward fast-tracked turnaround of the required municipal approvals

CITY OF WELLAND

Welland is a city in the Regional Municipality of Niagara in Southern Ontario, Canada. As of 2021, it had a population of 55,750. The city is in the centre of Niagara and located within a half-hour driving distance to Niagara Falls, Niagara-on-the-Lake, St. Catharines, and Port Colborne.



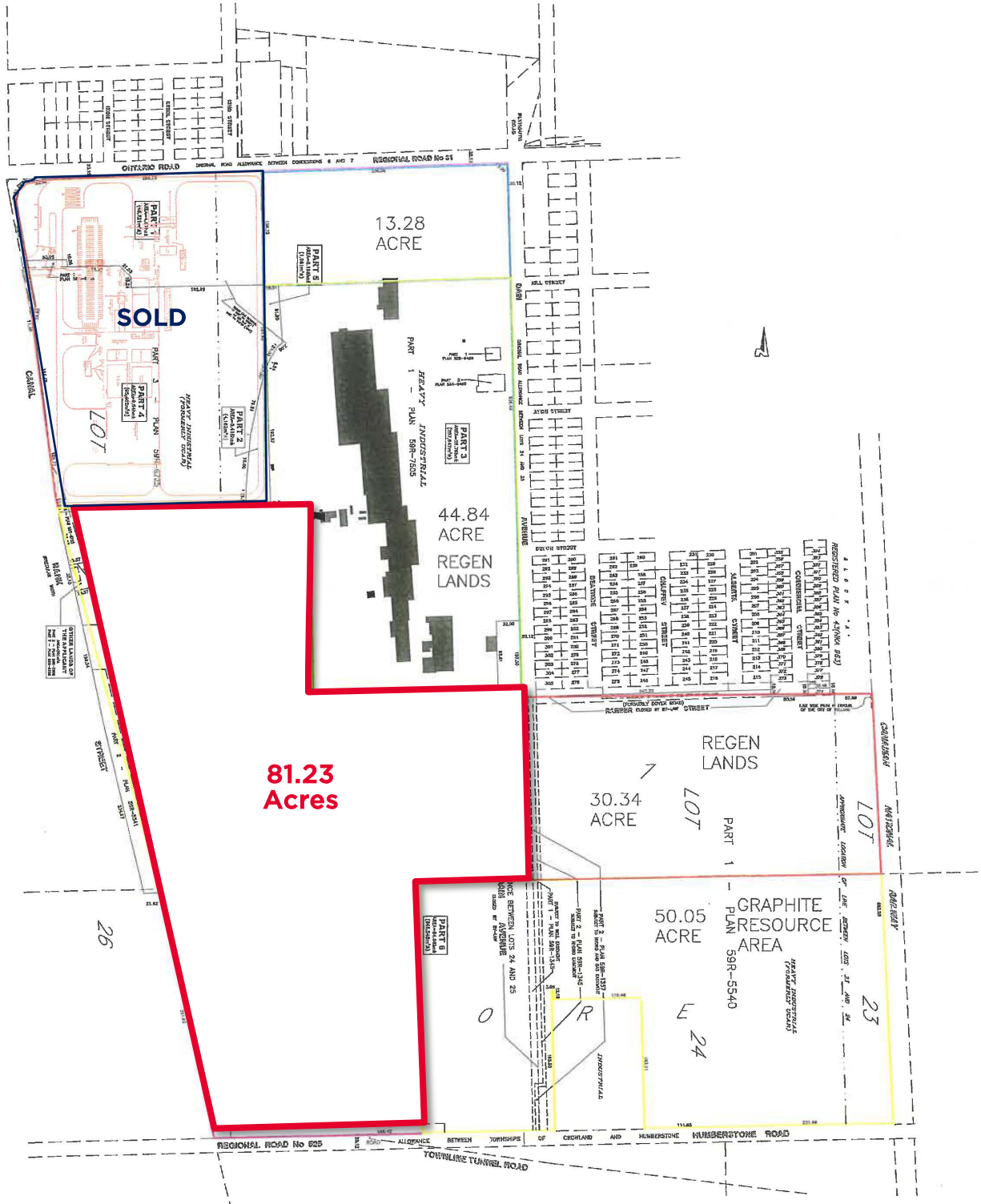
SALE PRICE
\$1,500,000.00
per acre



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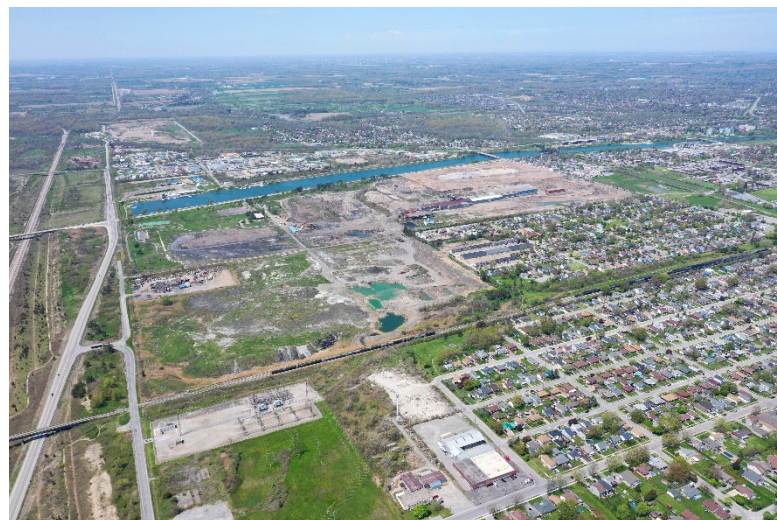
SITE PLAN





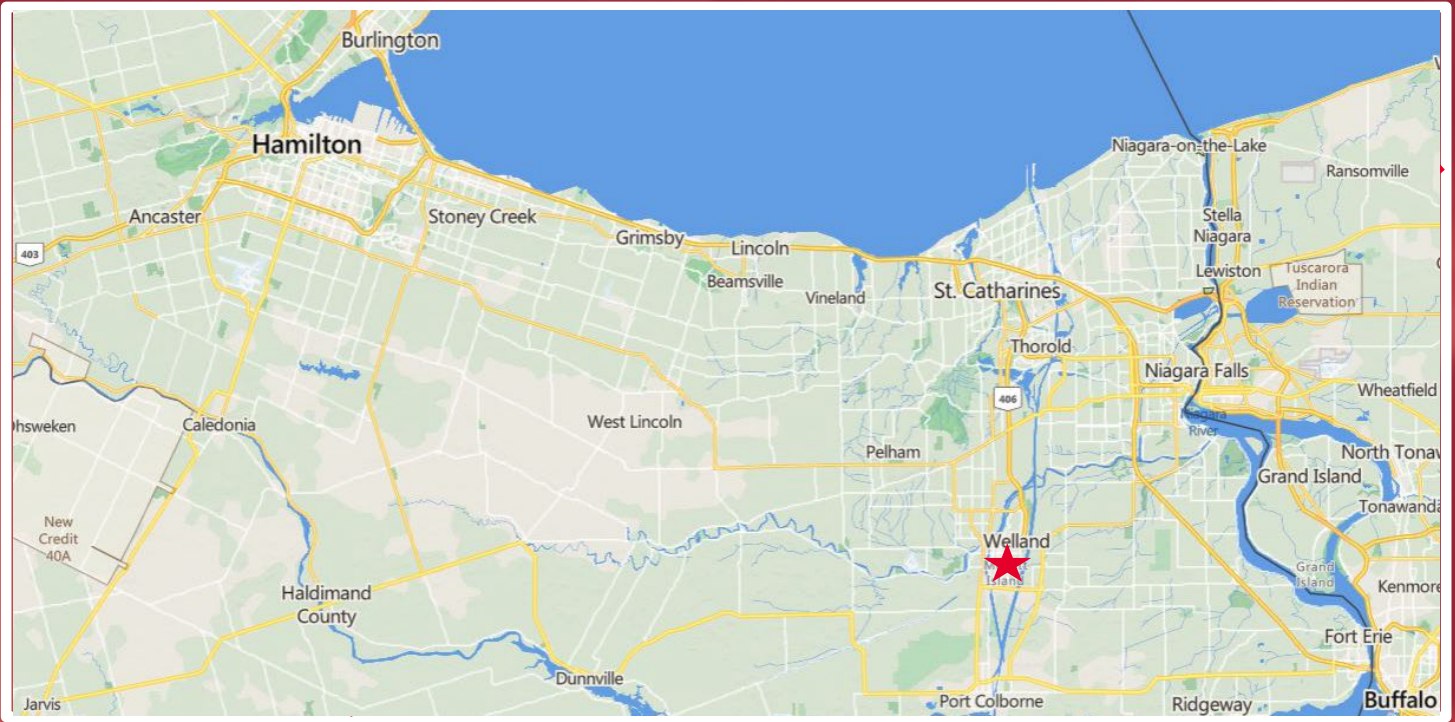
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For more information, please contact:

Michael Klein, MBA, CPA CA, SIOR

Broker, Senior Vice President
Office: +1 519 804 4376
Mobile: +1 519 575 2640

Cushman & Wakefield Waterloo Region Ltd., Brokerage

4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
T: 519-585-2200 | F: 519-650-5250
W: cushwakewr.com

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