

For Sale | New Reduced Price!

500 Maltby Road West, Puslinch, ON

±28.87 Acres Industrial Land  (±10.49 Acres Useable)



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Rare Industrial Lands

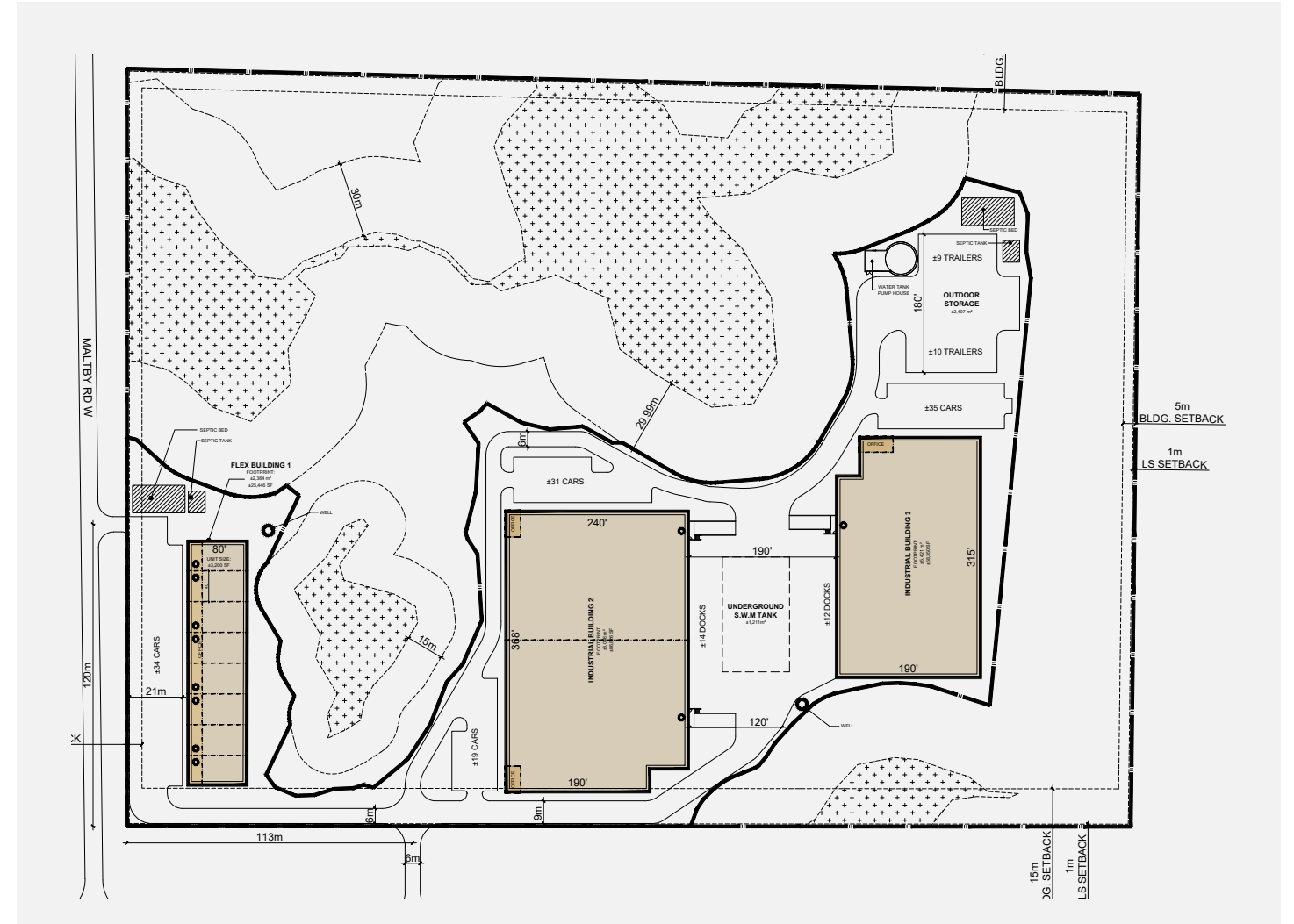
Welcome to 500 Maltby Drive West, Puslinch, ON. This site offers ±28.87 acres total (approx. ±10.49 acres developable) of rare industrial lands. The site is conveniently located at the Hanlon Parkway (Highway 6) with quick connection, 3 minutes drive (3KM), to Highway 401.

SITE PLAN CONCEPT 1



- Industrial Building - 72,199 Sq. Ft.
- Covered Storage - 15,000 Sq. Ft.
- Office - 4,544 Sq. Ft.

SITE PLAN CONCEPT 2



SIZE	±28.87 Acres (±10.49 Acres Useable)
PRICE	\$8,950,000
TAXES	Contact Listing Agent
ZONING	IND (Industrial) SP53
DEVELOPMENT TIMING	12-18 Months
DUE DILIGENCE	Available Upon Signed Confidentiality Agreement

COMMENTS

- + Site Plan Concept 1 was in second submission for site plan approval to develop a 72,199 Sq. Ft. industrial building with outdoor storage.
- + Site Plan Concept 2 offers multiple options for development include approx. 210,000 Sq. Ft. across two buildings (30,580 Sq. Ft. & 181,480 Sq. Ft.).
- + The site is considered Dry Industrial and requires a well and septic system to be constructed per site plan approval.
- + Opportunity for a user/developer to have Hanlon exposure with access to Highway 401 within 3 minutes drive.
- + Due diligence completed and is available with signed CA.



Expansion of Highway 6

From North of Freelton to Maltby Road

Phase 1 of this project was completed in 2019-2020, which included the replacement of the Concession Road 7 Bridge over Highway 401.

Phase 2 Includes:

- The construction of a new interchange on Highway 6 North (Hanlon Expressway) between Maltby Road and Wellington Road 34.
- Removal of the signalized intersection at Highway 6 North and Maltby Road.
- Replacement of the signalized intersection at Highway 6 North and Wellington Road 34 with a new overpass on Wellington Road 34 at Highway 6 North.
- Improvements to Concession Road 7.

Construction has begun on the new bridge abutments and piers, a new connector road to Concession 7 and Wellington Road 34, and drainage improvements. The remaining work includes:

- Removal of the signalized intersection on the Highway 6 / Hanlon Expressway at Wellington Road 34 and the addition of a new bridge over the Hanlon Expressway.
- Reconstruction of Concession Road 7, between Wellington Road 34 and Maltby Road.
- Closure of the Maltby Road / Concession Road 4 intersection at Highway 6 / Hanlon Expressway.
- A new roundabout at the Wellington Road 34 / Concession Road 7 intersection.
- Installation of new overhead sign structures, traffic signals and partial illumination;
- Emergency and maintenance vehicle turnarounds along the Hanlon Expressway (one north of Maltby Road and one south of Wellington Road 34).

Traffic on the Hanlon Expressway will be maintained for the majority of construction, with some temporary lane closures required. **It is expected that construction will be completed by late 2025.**



For Sale

500 Maltby Road West
Puslinch, ON

Location

PUSLINCH TOWNSHIP

Situated in the heart of Southern Ontario's innovation hub, the Township of Puslinch offers convenient location, increasingly diverse economic base, and educated workforce.

Puslinch has great potential for developing new industries and offers businesses the perfect community to grow and strengthen their operations.

With the assistance of the County of Wellington, Puslinch Township vision is to provide assistance to local companies for developing their businesses. In recent years, Puslinch has welcomed Maple Leaf Foods warehouse, Mammoet, the expansion of GO Transit and many other commercial and industrial organizations.

WELLINGTON COUNTY

The County of Wellington serves as the main commercial and government services centre for the Township of Puslinch.

With access to major markets, an educated workforce, an established economic base and an outstanding quality of life, Wellington is an ideal destination for companies.

Southwestern Ontario has a population of more than 1.5 million people and access to three major U.S. border points. The area features a diversified business base and a world renowned post-secondary education system.

Wellington provides your business with access to over 275,000 skilled and productive workers at competitive wage rates.

In the last five years, local job growth in the County (13%) surpassed the provincial growth rate (6%), despite the economic downturn. The county has a strong base in machinery, food and fabricated metals manufacturing employing 7,200 jobs in rural Wellington alone (22,400 with the City of Guelph).

The Wellington County Advantage

- + Proximity to major markets
- + Access to a qualified, diverse labour pool
- + Excellent transportation routes
- + Competitive tax rates
- + Strong infrastructure and services

GO Transit Routes / Stops

VIA Rail Lines / Stops

500 MALTBY ROAD WEST
Puslinch, ON

WITHIN 90 MINUTES DRIVE

5 International Airports
Toronto Pearson, Billy Bishop, Waterloo, Hamilton & London

3 Shipping Ports
Toronto, Hamilton & Welland Canal

Guelph Junction Railway
Offers access to CN & CP rails, competitive rates & reliable daily service

Zoning

IND (Industrial) SP53 - Permitted uses

- Agricultural Service And Supply Establishments
- Motor Vehicle Body Shop
- Building Supply Store
- Business Or Professional Office
- Caterer's Establishment
- Commercial Fitness Centre
- Commercial Self-Storage Facility
- Contractor's Yard
- Dry Cleaning Plant
- Factory Outlet
- Grain Storing, Weighing And Drying Operation
- Industrial Equipment Rental Establishment
- Medical Marijuana Production Facility
- Outdoor Storage Use
- Postal Or Courier Outlet
- Recycling Facility
- Equipment Rental Establishment
- Restaurant
- Sawmill
- Service Or Repair Establishment
- Trade Service Establishment
- Warehouse

Demographics

GUELPH

Population: **147,931**

Labour Force: **85,641**

Projected Population Growth: **7.5%**

KITCHENER - WATERLOO

Population: **337,396**

Labour Force: **213,325**

Projected Population Growth: **7.7%**

WELLINGTON

Population: **167,284**

Labour Force: **147,626**

Projected Population Growth: **6.6%**

Drive Times

Direct access to Hanlon Expressway offering quick connections to west GTA



Highway 401	3 KM	3 MIN
Highway 403	34 KM	24 MIN
Highway 407	41 KM	24 MIN
Downtown Guelph	12 KM	12 MIN
Downtown Toronto	83 KM	50 MIN

Mississauga	59 KM	40 MIN
Milton	31 KM	22 MIN
Hamilton	40 KM	30 MIN
Milton CN Logistics Hub	33 KM	24 MIN
CN Brampton Yard	60 KM	35 MIN

For Sale

Amenities

Surrounded by Corporate neighbours & minutes to amenities

NEW INDUSTRIAL DEVELOPMENTS

- 1 540 Hanlon Creek Boulevard
213,000 Sq. Ft. • Private Developer
- 2 1080 Southgate Drive
440,000 Sq. Ft. • Panattoni Development

MAJOR AMENITIES

- 8 Shopping Places
- 9 Restaurants & Cafés
- 6 Banks
- 6 Gas Stations

TRANSIT ROUTE

- Route #7 Hanlon Creek**
Flex route from Hanlon Creek at Bett westbound
- Route #7 Kortright Downey**
University Centre South Loop



● Corporate Neighbours
● Amenities

1 Minute • 150 Meters
to Hanlon Parkway

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Contact Us

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Industrial Land For Sale

±28.87 Acres

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