



**Now Registered!
Immediate Closing Available**

Last Lot Remaining!

For Sale: Zoned & Serviced Industrial Land

43 Highway No. 5 West

Waterdown, Ontario

Lennard: Here is where your business will *grow*.

lennard.com

43 Highway No. 5 West, Waterdown



Property Summary

Lot Available

Lot 5: 1.69 acres

Zoning

- M3 Industrial

Access

- Dobbin Drive to have signalized access onto Highway 5

Services

- Municipal services to be installed on street. Work includes deep servicing (sanitary, storm, water main), construction of roads, and shallow servicing (utilities-gas, electrical, communications). Building permits can be obtained once work is substantially complete, subject to the approval of on-site development applications.

Timing

- Subdivision now registered. Immediate closing available

Price

- \$2,975,000 per acre

Corporate Appeal

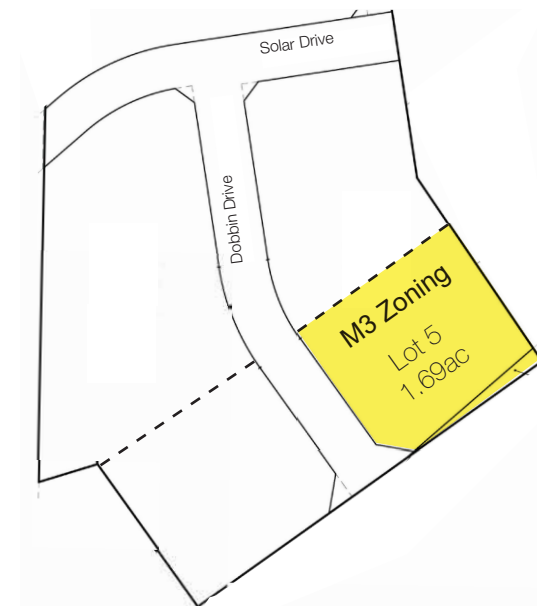
- The area is home to many large corporations, including L3 Wescam, Stryker, Lincoln Electric, Essroc and Liburdi Engineering.

Transportation

- 3 KM from Highway 403 & QEW corridor

Amenities

- Clappison's Corners Power Centre is 1 KM east



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Amenities	
1	Tim Hortons
2	Petro Canada
3	The Keg
4	RONA
5	Boston Pizza
6	No Frills
7	Canadian Tire
8	Sunset Grill
9	Popeyes
10	Staples
11	Walmart
12	KFC
13	Starbucks
14	PitaPit
15	McDonalds

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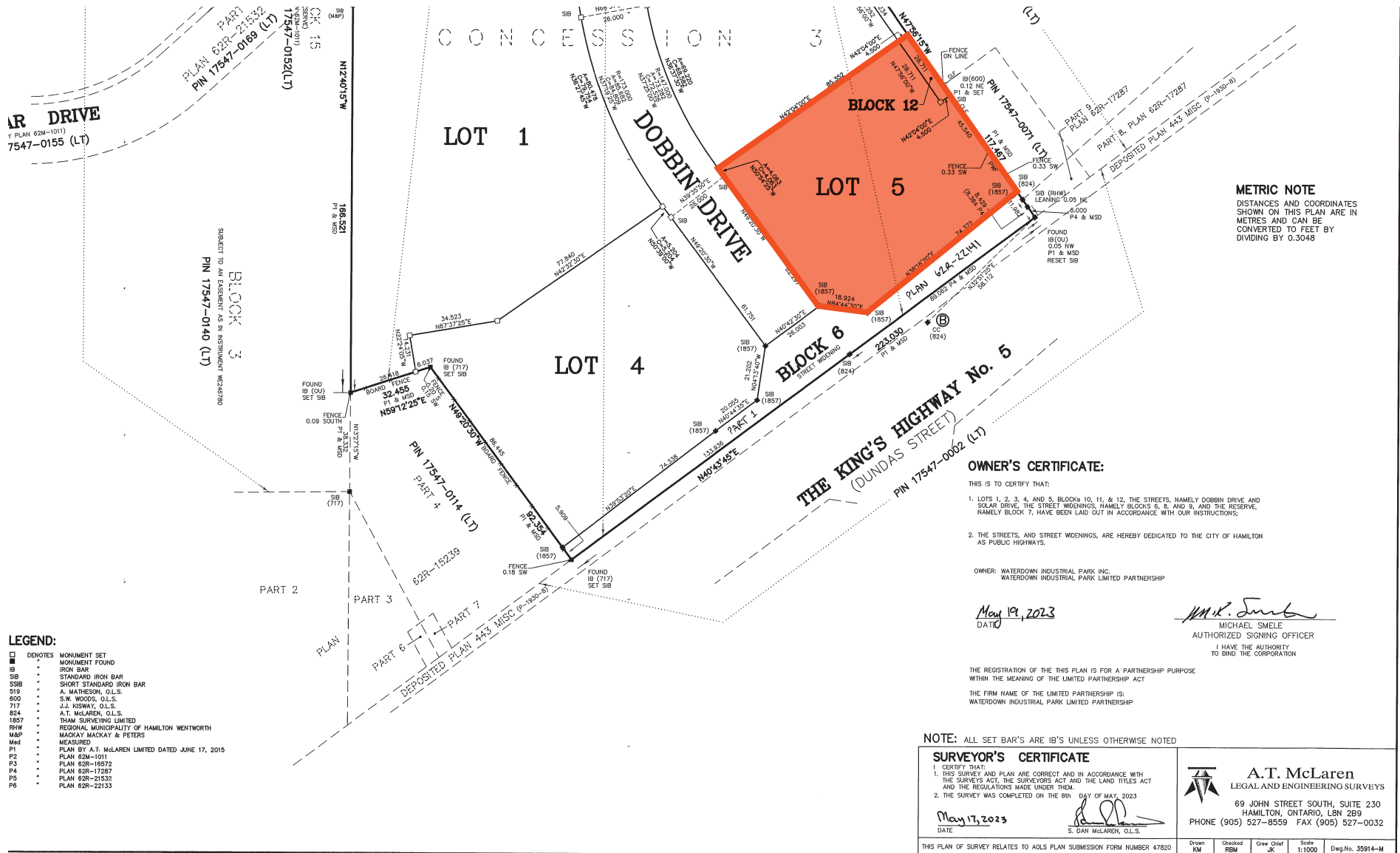
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Draft Plan



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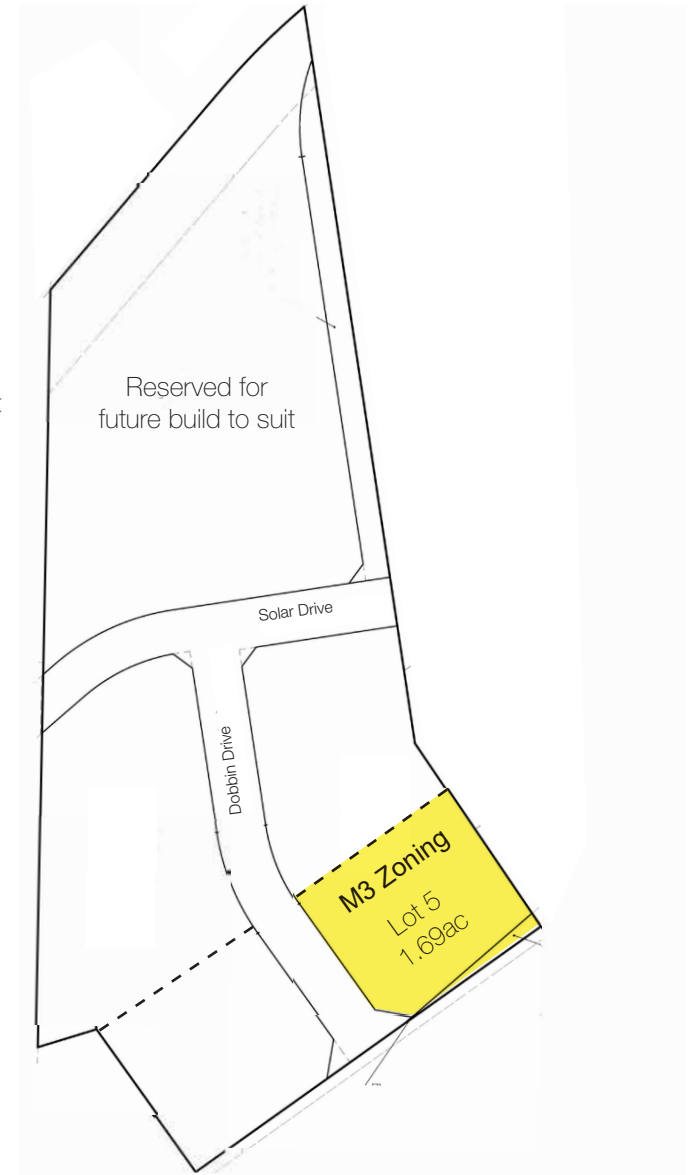


Zoning

Permitted Uses Include:

M3

- Alcohol Production Facility
- Artist Studio
- Aquaponics
- Building and Lumber Supply Establishment
- Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility
- Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio
- Repair Service
- Research and Development Establishment
- Surveying, Engineering, Planning or Design Business
- Trade School
- Tradeperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse



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Location Map



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