

RECYCLING LAND **FOR SALE**

401428 GREY ROAD 4, HANOVER



OVER 58 ACRES OF LAND
READY FOR MULTIPLE
INDUSTRIAL AND COMMERCIAL USES

PROPERTY SUMMARY

Asking Price: Contact Listing Agent

Property Size: 58.213 acres

Building: ~6,800 sf automotive repair shop and office space

Access: Easy access from the GTA and all around southern Ontario, with no seasonal load restrictions

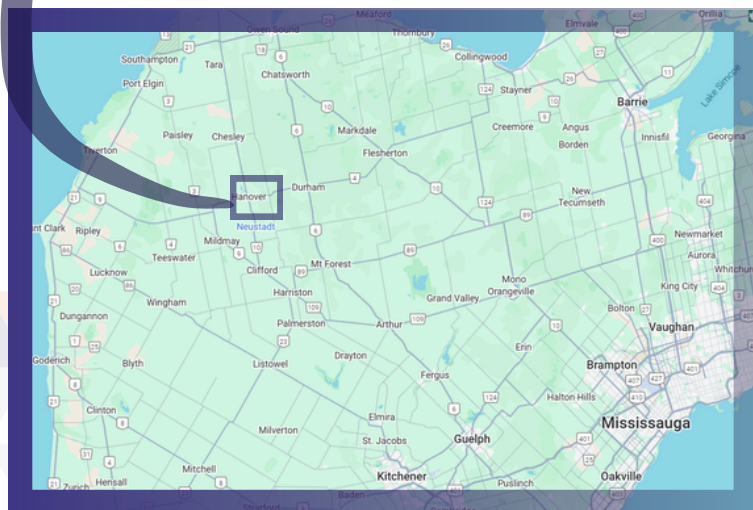
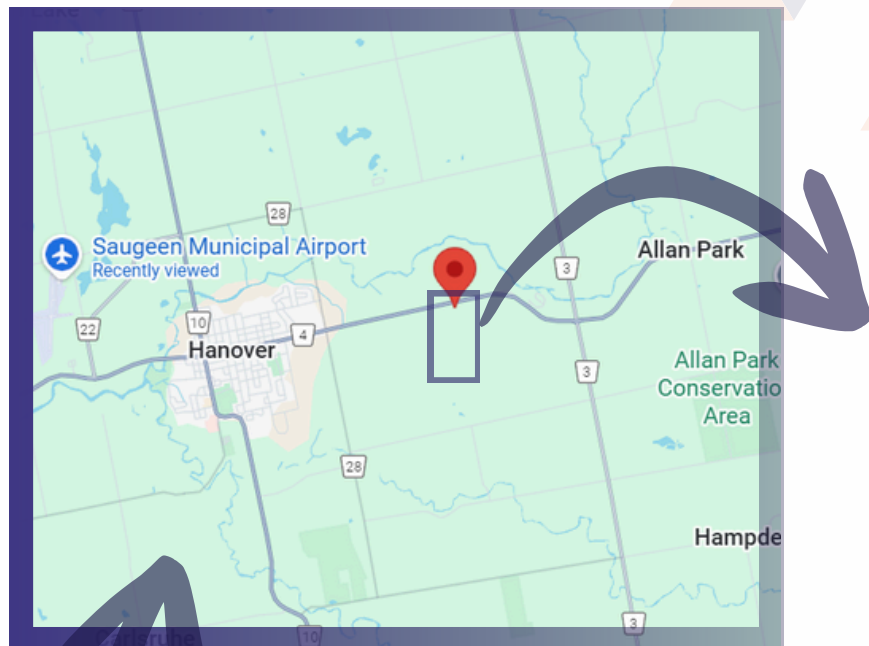
Zoning: M3-88 and grandfather clause allows select recycling plant uses



Discover 58 acres of versatile, high-potential land just minutes from Hanover, ideal for a wide range of commercial and industrial uses. Zoned to accommodate dry industrial operations, manufacturing, auto service or salvage, and with grandfathered right that support the recycling of automotive parts including batteries*, this expansive site offers exceptional flexibility for developers and business owners alike. With ample space for large-scale facilities, outdoor storage, and future expansion, it's a rare opportunity to secure a strategically located parcel with strong long-term potential.

* Use to be verified with the municipality during due diligence

PROPERTY LOCATION



Prime Location

Strategically positioned just east of Hanover, within a 90 minute drive of several major cities and towns, and convenient access to manufacturing centres around southern Ontario



Highway Access

Located directly on Grey Road 4, with no seasonal road restrictions on the county road, and clear access all the way to the GTA



Uniquely Positioned

Only property in the area that can be repurposed for recycling automotive parts and batteries, creating a competitive advantage

For SALE



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