



*Outside Storage Permitted  
Now Registered!  
Immediate Closing Available*

For Sale: Zoned & Serviced Industrial Land

# 43 Highway No. 5 West

Waterdown, Ontario

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

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# 43 Highway No. 5 West, Waterdown



## Property Summary

### Lots Available

<b>Lot 1</b>	2.93 Acres Dobbin Drive	M2 Zoning	\$2,800,000/ Acre (\$8,204,000 Total)
<b>Lot 3</b>	9.045 Acres Solar Drive	M2 Zoning	\$2,800,000/ Acre (\$25,326,000 Total)
<b>Lot 5</b>	1.69 Acres Dundas Exposure	M3 Zoning	\$2,975,000/ Acre (\$5,027,750 Total)

### 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

### Corporate Appeal

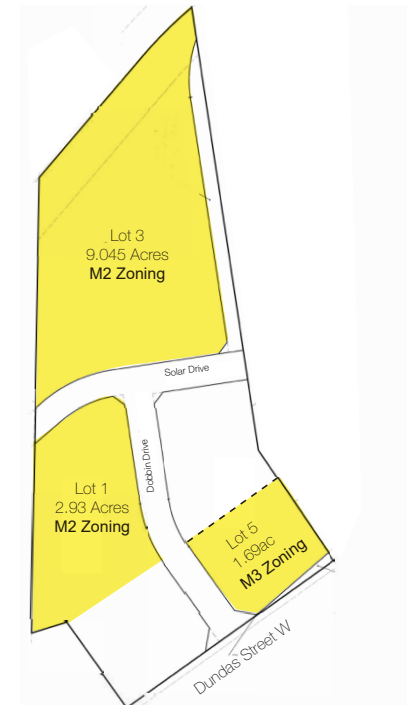
- The area is home to many large corporations, including L3 Wescam, Stryker, Lincoln Electric, XYZ Automation, Essroc and Liburdi Engineering.

### Transportation

- 3 KM from Highway 403 & QEW corridor

### Amenities

- Clappison's Corners Power Centre is 1 KM east



**Lennard:**

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\*Sales Representative

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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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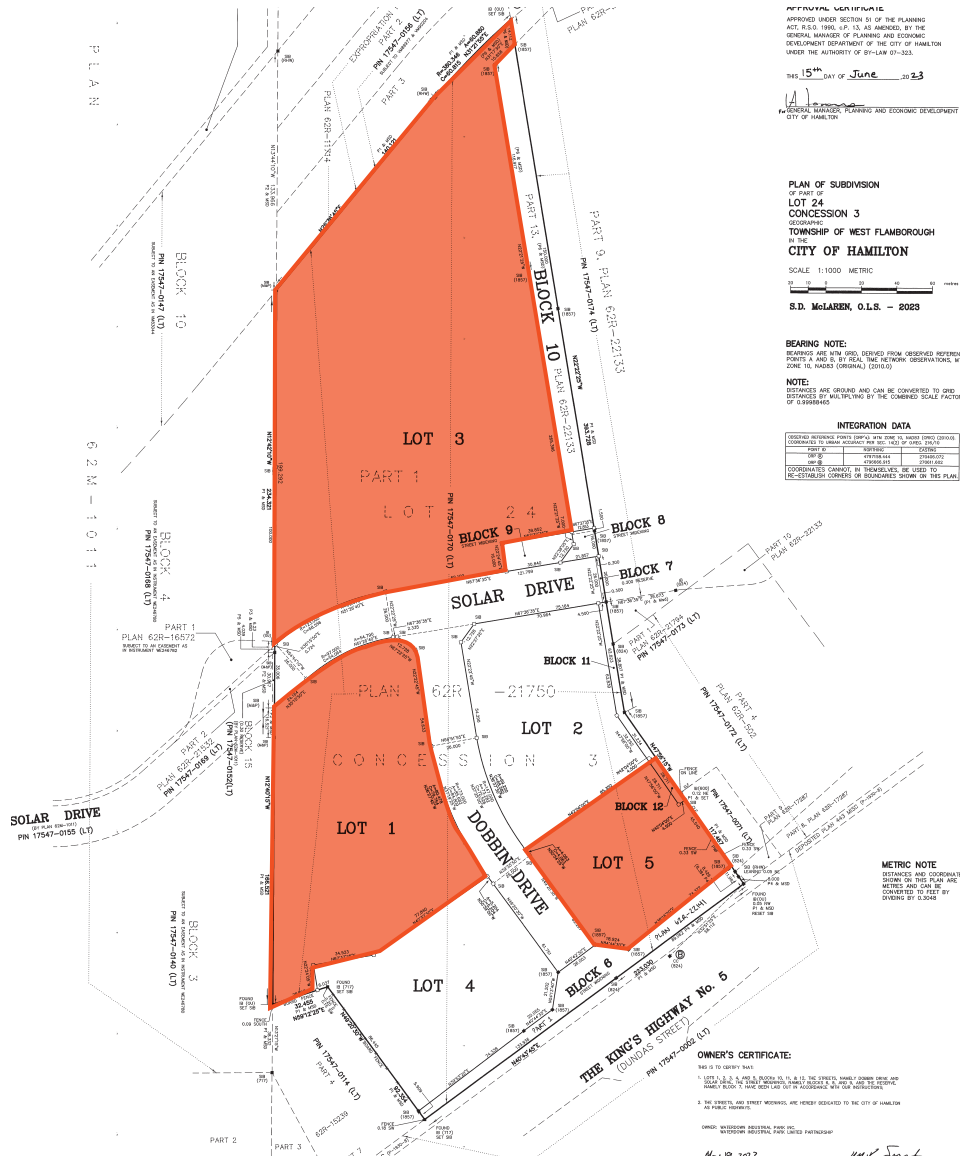
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## Subdivision Plan



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## Zoning

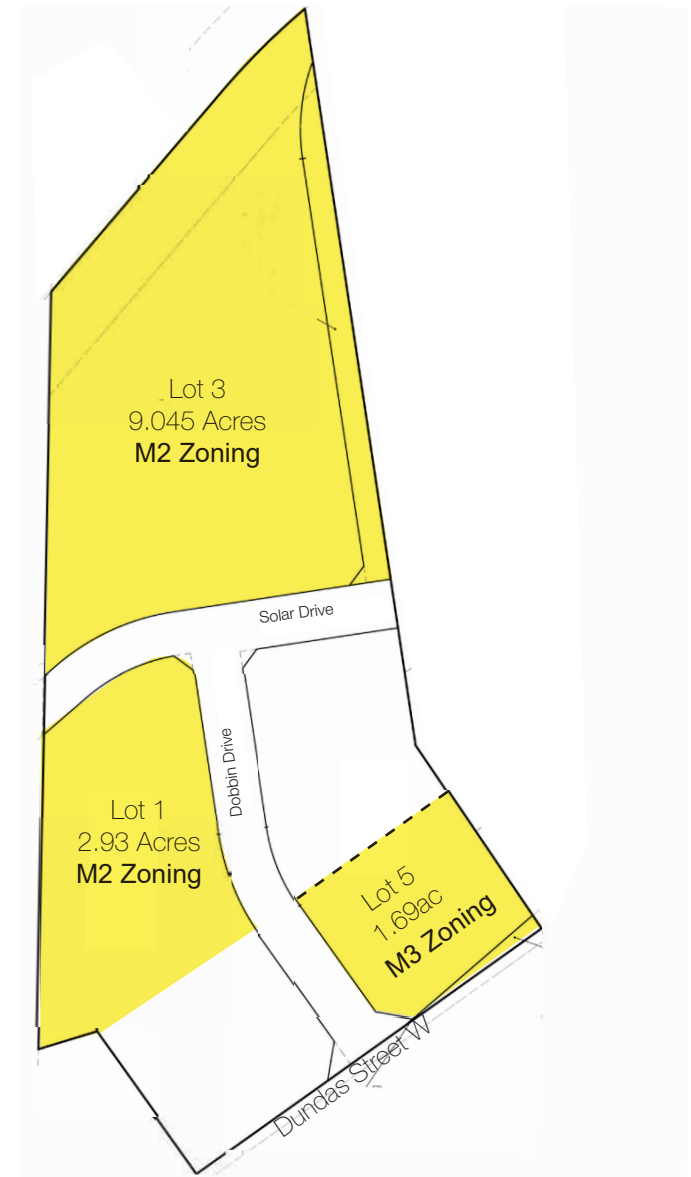
### Permitted Uses Include:

#### 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

#### Additional Uses Permitted in M2 Zone

- Animal Shelter
- Dry Cleaning Plant
- Landscaping Contracting Establishment
- Waste Processing Facility
- Waste Transfer Facility



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## Location Map



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