

OUTDOOR STORAGE AVAILABLE



43 HIGHWAY 5, WATERDOWN OPTION 3

Build-to-Suit Available for Fall 2022

Panattoni Development Company is pleased to present this build-to-suit lease opportunity. Located close to the intersection of Hwy. 5 & Hwy. 6 in Waterdown, this industrial opportunity will be about 200,000 sq. ft. and sit on approximately 9.25 acres of land. The property is zoned M2, which permits a variety of industrial uses as well as outdoor storage.

Contact:

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43 Highway 5, Waterdown



Specifications & Highlights

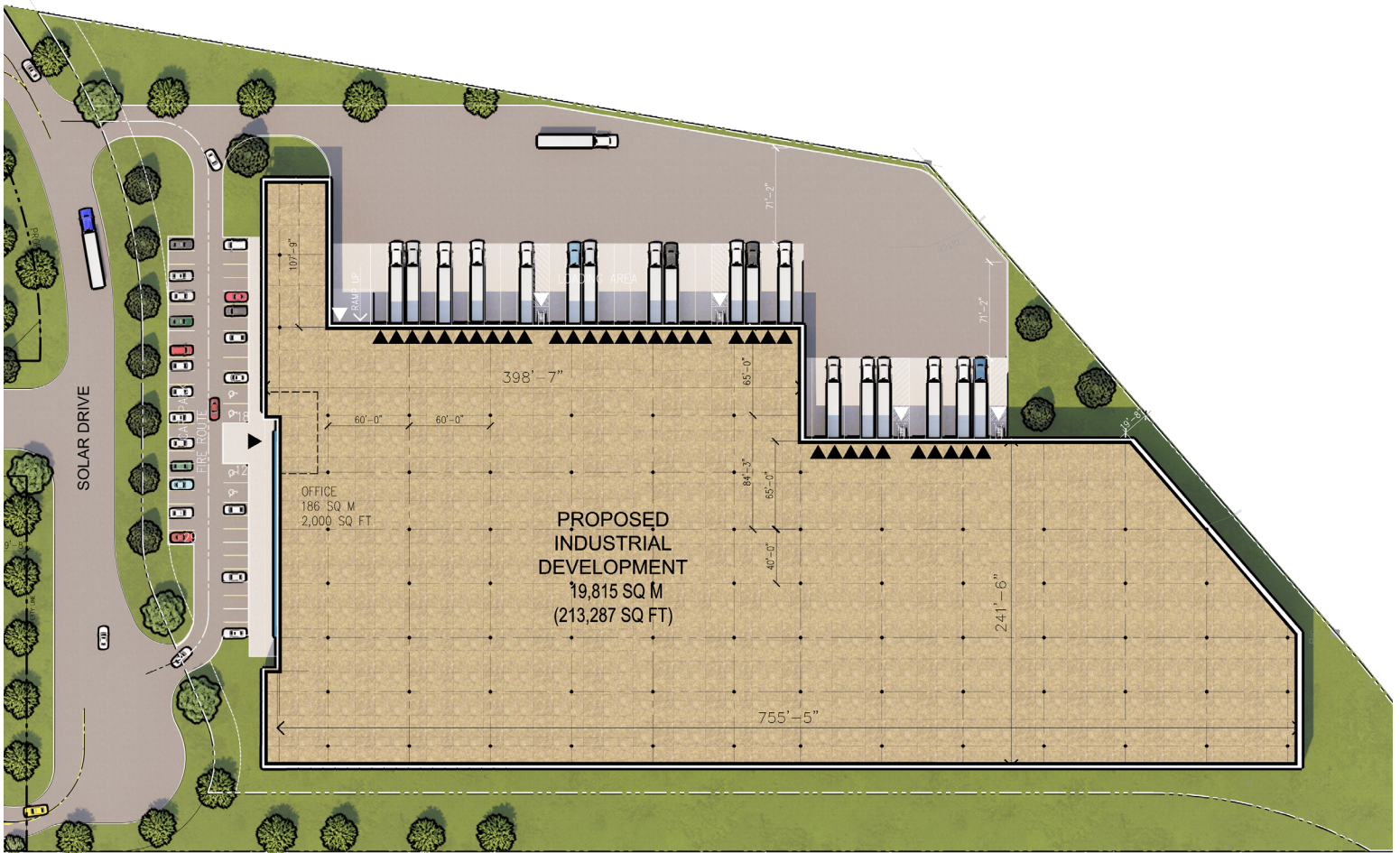
Available Area:	200,000 sq. ft.	Sprinklers:	Yes, throughout
Office Area:	1% included in rate	Zoning:	M2
Lot Size:	9.25 acres	Asking Rate:	\$10.95 net psf
Clear Height:	40'	T.M.I.:	\$2.85 psf (estimated)
Shipping:	40 truck level		

- Build-to-suit options from 45,000 to 200,000 sq. ft. available.
- Zoning permits outside storage.
- Ample shipping doors with a ratio of 1TL/5,000 sq. ft.
- The site is 3 km from the Highway 403 & QEW corridor.
- Amenities close by with Clappison's Corners Power Centre 1 km to the east.
- Area is home to many large corporations, such as L3 Wescam and Stryker Canada.



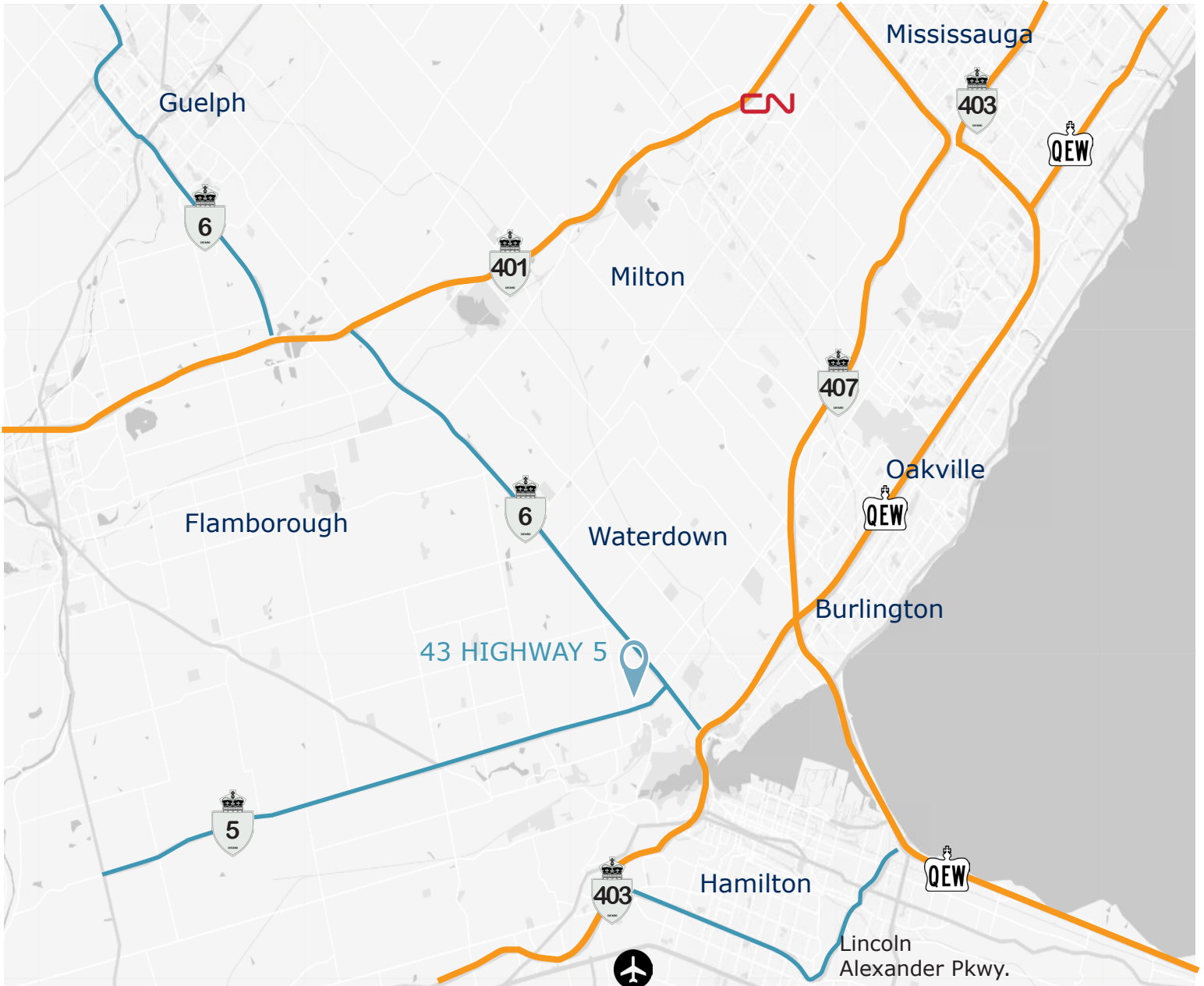
43 Highway 5, Waterdown

Potential Site Plan



43 Highway 5, Waterdown

A Highly Accessible Site



Key Distances from Site

 Highway 403/QEW- 3.00 km

 CN Intermodal Yard- 35.00 km

 Highway 407- 10.60 km

 John C. Munro Airport- 24.90 km

 Highway 401- 23.43 km

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