



## **Lot 10 Westhill Court**

Lively, ON

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# ASSET OVERVIEW



Build to Suit industrial leasing opportunity located in the highly sought-after Walden Industrial Park in Greater Sudbury. Situated on a fully serviced 2.73-acre lot with municipal water, sewer, hydro, and fiber optic services, this rare offering provides flexible configurations ranging from 10,000 to 40,000 square feet. With M3 heavy industrial zoning, the space is perfectly suited for a variety of industries, including light industrial, warehousing, logistics, manufacturing, and heavy industrial operations.

The property features high ceiling height potential, making it ideal for maximizing operational space. Tenants have the option to customize the layout with mezzanines for office or storage needs, as well as access to overhead doors and loading docks. The layout can be tailored to meet specific business requirements, offering tremendous flexibility.

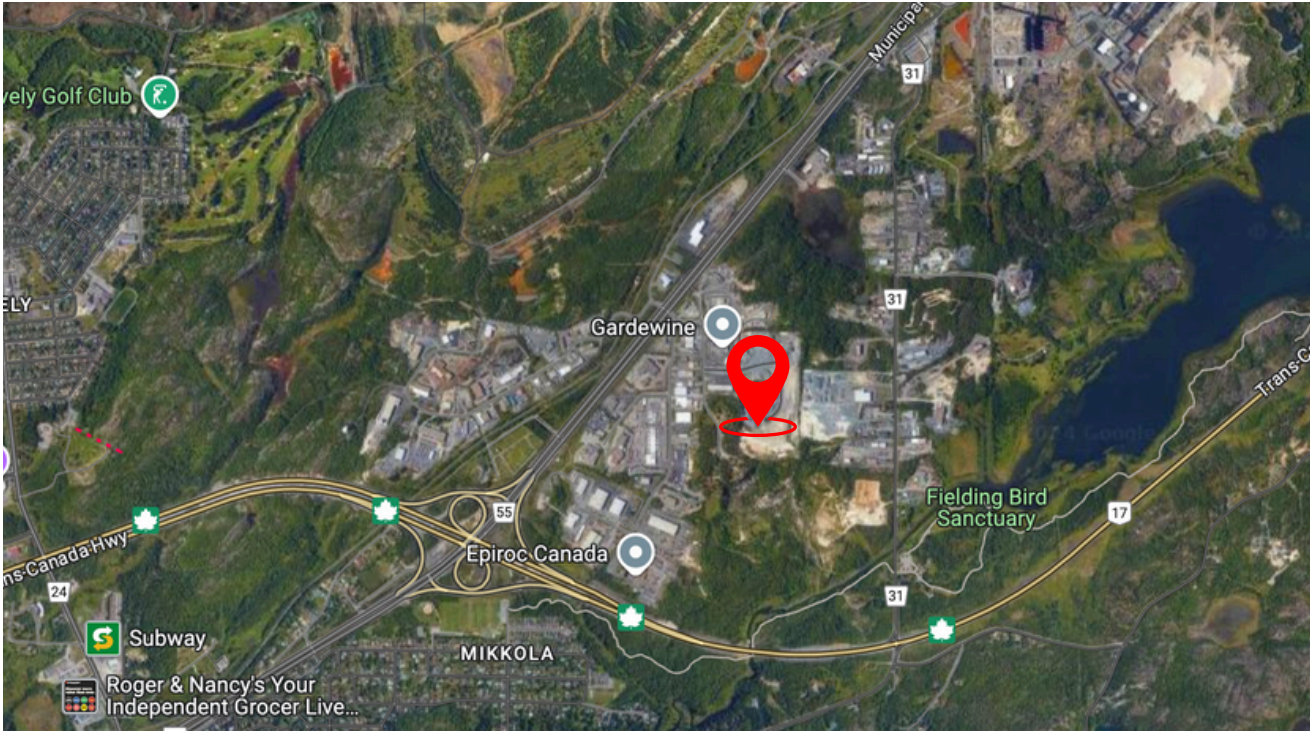
Positioned in one of Greater Sudbury's most in-demand industrial areas, the location provides excellent access to major highways and key industrial customers. Don't miss this opportunity to plan your custom space and be ready for occupancy by Fall 2025. Contact us today to get started!

# ASSET OVERVIEW

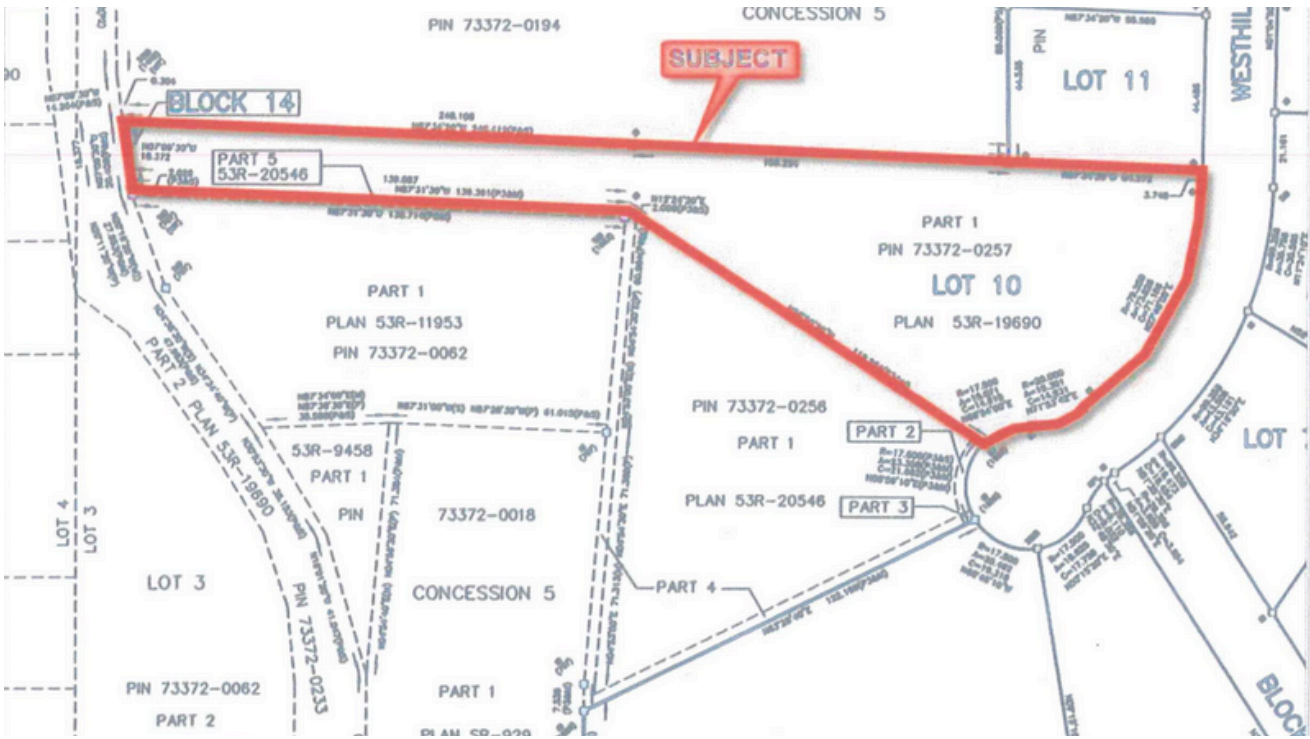
- M3 (12) Heavy Industrial Zoning
- 2.73 Acres
- ±342.78 ft front x IRR depth
- Municipal Water & Municipal Sewer
- Gas, Hydro, and Sewer Available
- Built to Tenant Specifications
- \$22.00 / SF Net.
- Additional Rent TBD.



# LOCATION



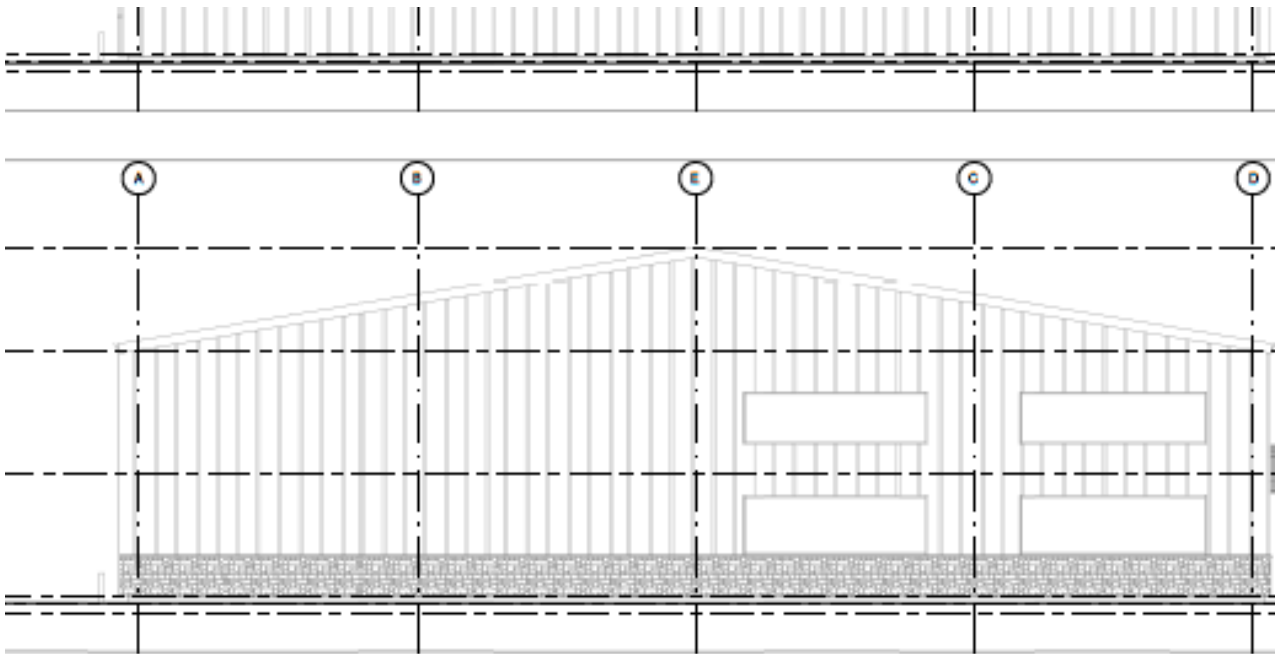
# SITE PLAN



# PHOTOS



# CONCEPTUAL DRAWINGS



# WALDEN INDUSTRIAL PARK

Located in Lively, within Greater Sudbury, Walden Industrial Park is a strategic industrial hub with excellent access to Highway 17, connecting it to Highway 69 and Highway 144. This makes it an ideal location for businesses seeking access to both domestic markets and the Canada-U.S. border, just 3.5 hours away.

The park benefits from its proximity to Sudbury's mining giants like Vale and Glencore, which operate nearby mines such as Totten Mine. With over 300 mining supply firms and a workforce of 16,000 employed in mining-related sectors, the area offers unparalleled access to industrial services and expertise.



## Why Choose Walden Industrial Park?


Businesses locating in Walden Industrial Park benefit from:

- Proximity to Sudbury's mining giants, including Vale and Glencore.
- Immediate access to critical highways for national and international trade.
- A highly skilled workforce, trained in heavy industry and mining technologies.
- The ability to service growing demand for industrial, logistics, and manufacturing space in the region.


With Sudbury continuing to develop as a global mining leader and industrial centre, Walden Industrial Park in Lively stands out as an ideal location for businesses looking to thrive in one of Northern Ontario's most dynamic economic areas.

# CONTACT




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