

OUTDOOR STORAGE AVAILABLE



43 HIGHWAY 5, WATERDOWN OPTION 1

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 approximately 80,000 sq. ft. and sit on approximately 9.25 acres of land. The property will have over 5.25 acres of excess land, which can be used for outdoor storage.

Contact:

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Development Manager

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43 Highway 5, Waterdown



Specifications & Highlights

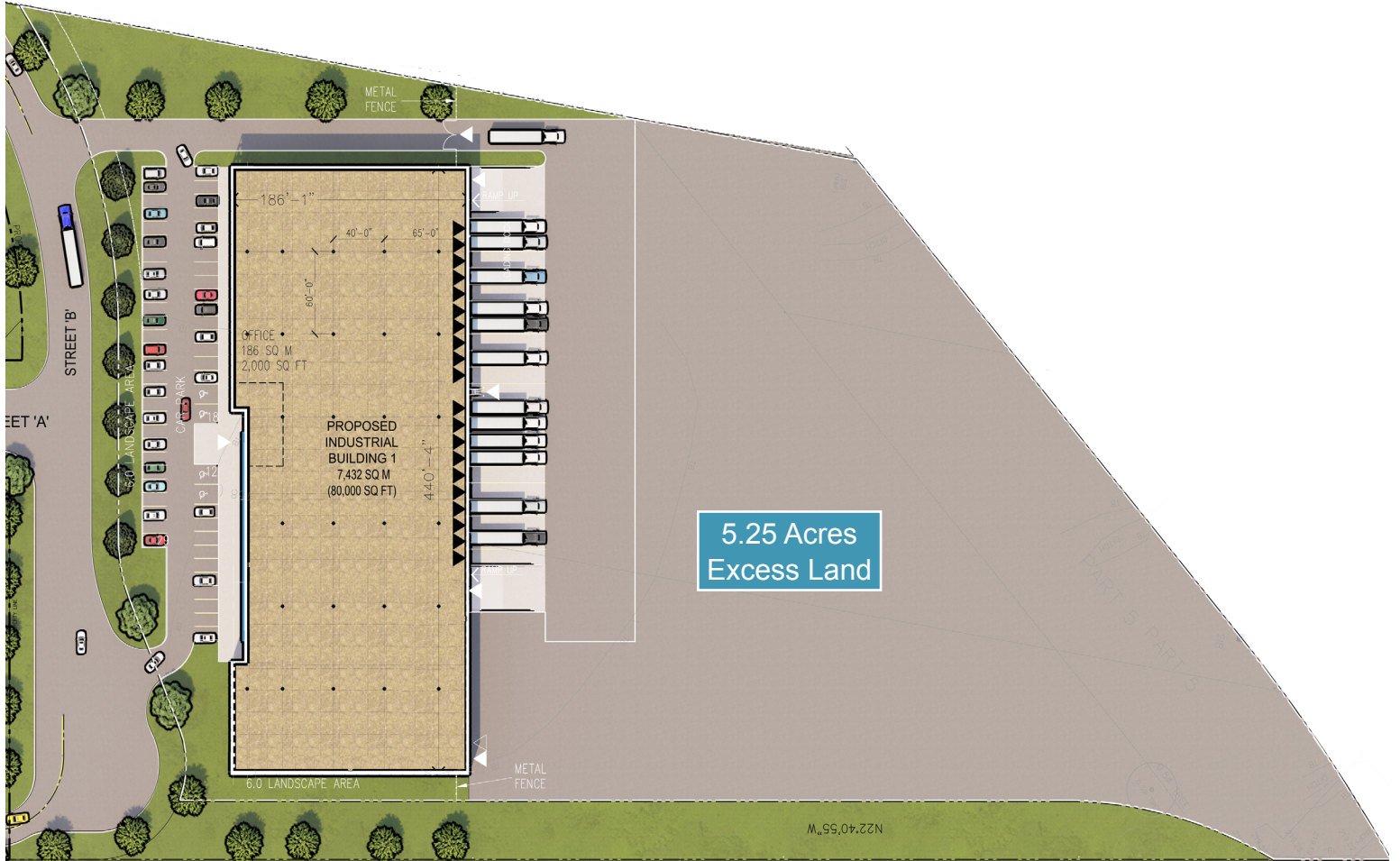
Available Area:	80,000 sq. ft.	Sprinklers:	Yes, throughout
Office Area:	1% included in rate	Zoning:	M2
Lot Size:	9.25 acres	Asking Rate:	\$17.95 net psf
Clear Height:	40'	T.M.I.:	\$2.85 psf (estimated)
Shipping:	20 truck level		

- Build-to-suit options from 45,000 to 200,000 sq. ft. available.
- Over 5.25 acres of excess land with outside storage permitted.
- Additional truck level doors possible, up to a total of 32 doors.
- 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.



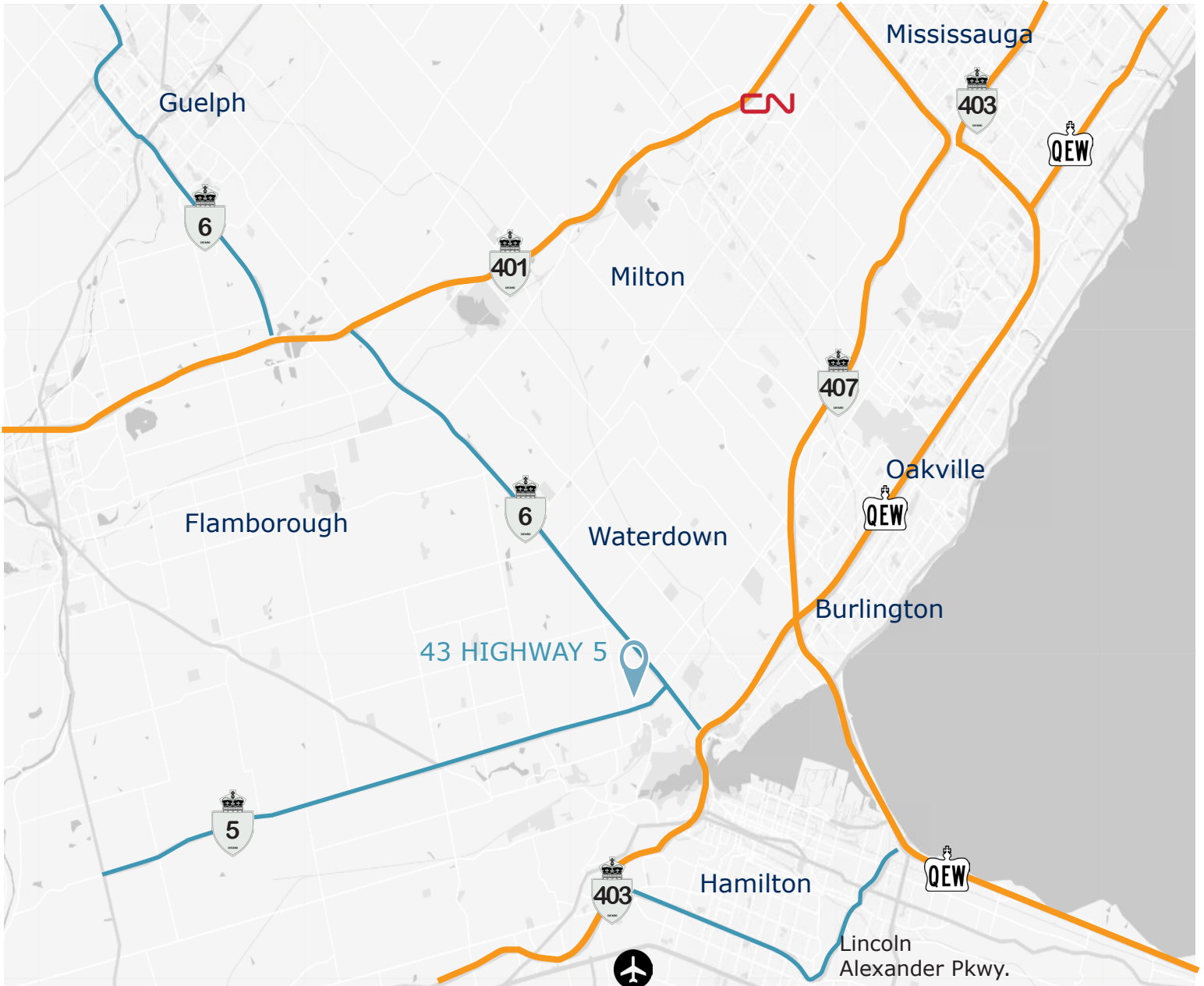
43 Highway 5, Waterdown

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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