



INDUSTRIAL LAND FOR SALE

Vacant Industrial Land With Close Proximity to Hwy 401

37 Forwell Road

Kitchener | ON

- 1.81 Acres
- EMP-2 Zoning

For more information, please contact:

DUNCAN WEBSTER**

Senior Vice President
519 340 2322
duncan.webster@cbre.com

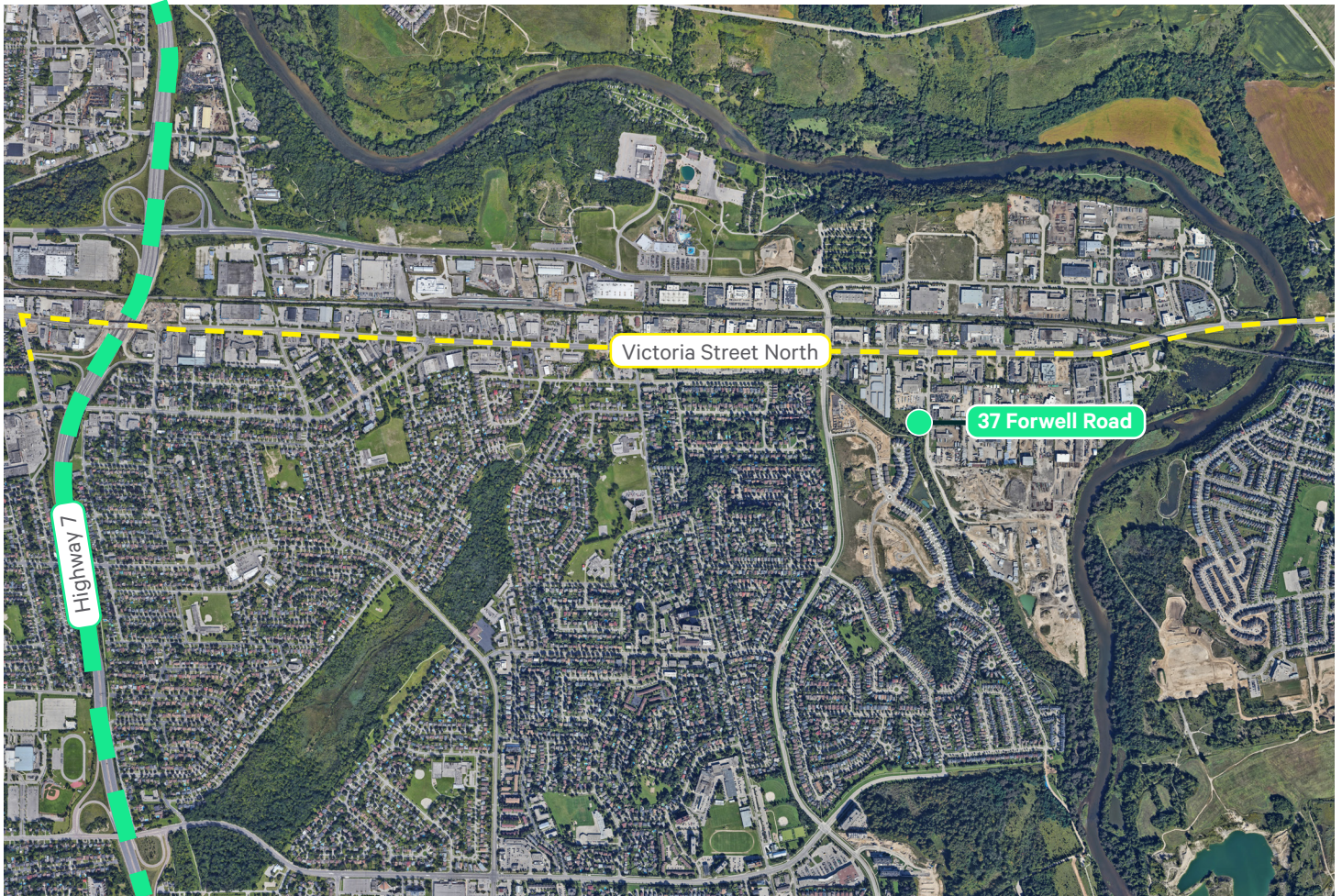
JOHN LAFONTAINE*

Vice Chairman
416 798 6229
john.lafontaine@cbre.com

**Broker

*Sales Representative

CBRE



Property Details

LOT SIZE	1.81 Acres
ZONING	EMP-2
POSSESSION	Immediate
ASKING PRICE	\$2,750,000/Acre

Comments

- Exciting opportunity to acquire vacant industrial land in Kitchener, Ontario.
- This 1.81 acre parcel is zoned EMP-2, permitting a wide range of employment uses including heavy repair, manufacturing, and warehousing.
- Site is well located with quick access to Highway 7/8 and within close proximity to Highway 401.



Zoning Information • EMP-2

In the EMP-2 zone, the following uses are permitted:

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage Establishment
- Commercial Vehicle Wash Facility
- Craftperson Shop
- Day Care Facility
- Drive-Through Facility
- Fitness Centre
- Garden Centre, Nursery, and/or Landscaping Supply
- Heavy Repair Operation
- Indoor Recycling Operation
- Major Equipment Supply and Service
- Manufacturing
- Printing or Publishing Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Warehouse

Not an exhaustive list. Tenant to verify that intended use complies with zoning.



Source: City of Kitchener Website

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CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com

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