

**FOR SALE**



**HESH**

**CRESCENT**  
KITCHENER, ONTARIO

**Strategically  
Located  
Industrial Land**

**1 - 26 ACRES**

**ASKING PRICE:  
\$1,450,000 / ACRE**

**WHITNEY**

Commercial Real Estate Services

# Strategically Located Industrial Land

Rare opportunity to purchase strategically located industrial land in Kitchener with direct exposure to the Hwy 7 expansion.

This industrial park is part of a first class node with modern industrial facilities, the Bingemans Event & Amusement Centre and luxury automotive dealerships.

Configurations are flexible, ranging from 1 - 26 acres. Services are municipal to lot line. Zoning is Kitchener's EMP-4 and EMP-5, which includes uses such as building material supply, truck transport terminal, warehouse, manufacturing and many more.

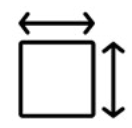


FOR SALE (EMP-5)	
FOR SALE (EMP-4)	
SOLD	
BUS ROUTE 34	

[View Property Video](#)

## EMP-4 & EMP-5 Permitted Uses

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Catering Servicer Establishment
- Commercial Driver and Training Establishment
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Garden Centre, Nursery and / or Landscaping Supply
- Gas Station
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing
- Personal Services
- Print Shop
- Printing or Publishing Establishment
- Research and Development Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Veterinary Services
- Warehouse



1-26 Acres



Close Proximity to the HWY 7 Expansion



3 KM to HWY 7



Fully Serviced



Access to Public Transit



EMP-4 & EMP-5 Zoning



# Property Overview

## PROPERTY ADDRESS

Hesh Crescent, Kitchener

## SITE AREA

1 - 26 Acres

### PARCEL 1

1.01 Acres

### PARCEL 2

4.01 Acres

### PARCEL 3 - 6

1.10 Acres

### PARCEL 7

4.92 Acres

### PARCEL 8

1.01 Acres

### PARCEL 9

1.15 Acres

### PARCEL 10 - 17

1.14 Acres

## ZONING

EMP-4 & EMP-5

## ASKING PRICE

\$1,450,000 / Acre

## PROPERTY TAXES

\$200,727.77 (All Parcels)

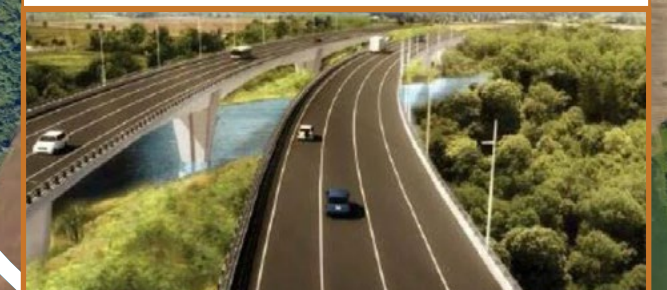


# Easy access to the expressway and only 15 KM to HWY 401

Expressway	3 KM	Toronto	112 KM
Cambridge	20 KM	London	113 KM
Guelph	20 KM	Buffalo	173 KM
Hamilton	68 KM	Sarnia	211 KM
Mississauga	87 KM	Detroit	292 KM

Province Allows Key  
Permit Milestone in  
Hwy 7 Expansion

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SPHERE



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BINGEMANS Grand Experiences



ACCESS STORAGE



PORSCHE



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BMW



Audi





**Michael Lambert\*\*, SIOR**  
Managing Partner, 2X Olympian  
519.590.0286  
michael.lambert@whitneyre.com



**Matthew Hayward**  
Senior Sales Representative  
519.270.4691  
matthew.hayward@whitneyre.com



**Joe Anstett\*, SIOR**  
Associate Vice President  
519.721.1659  
joe.anstett@whitneyre.com

# WHITNEY

Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2  
Waterloo, Ontario N2L 6B5  
+1.519.746.6300  
[www.whitneyre.com](http://www.whitneyre.com)

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\*\*Broker \* Sales Representative