



7504 MCLEAN Rd, Puslinch

For Sale

Exciting opportunity to acquire 6.81 acres of designated industrial land in the highly sought-after Puslinch industrial node. The property offers flexible zoning permitting a wide range of industrial uses, including truck terminal, warehouse, outdoor storage, and manufacturing operations. Strategically located with close proximity to major amenities and direct access to Highways 401 and 6, this site provides outstanding connectivity and logistical advantages for transportation, warehousing, and industrial users. An ideal opportunity for developers, owner-users, or investors seeking industrial land in one of the region's most desirable and supply-constrained markets.

Harpreet Dhaliwal

Sale Representative

647-521-8631

harpreet.dhaliwal@royallepage.ca

Kultar S Sodhi

Sale Representative

416-831-3142

kultarsodhi@royallepage.ca

Property Overview

7504 MCLEAN Rd, Puslinch

Dir/Cross St:	Brock Rock S / Hwy 401 and Mclean Road
Price:	\$1
Taxes:	\$36,000 Annual 2026.
Total Area:	296,674.61 ft ² (6.811 ac) As per GeoWarehouse
Lot Dimensions:	673.12 ft x 439.06 ft Ft. Irregular.
Zoning:	IND
Property Type:	Industrial Land
Legal Descriptions:	PT LOT 25,
Possession Date:	To Be Arranged

Key Highlights



Ready for Truck Terminal .



Close to Major Highways 401, 6 .



Amenity-rich neighbourhood

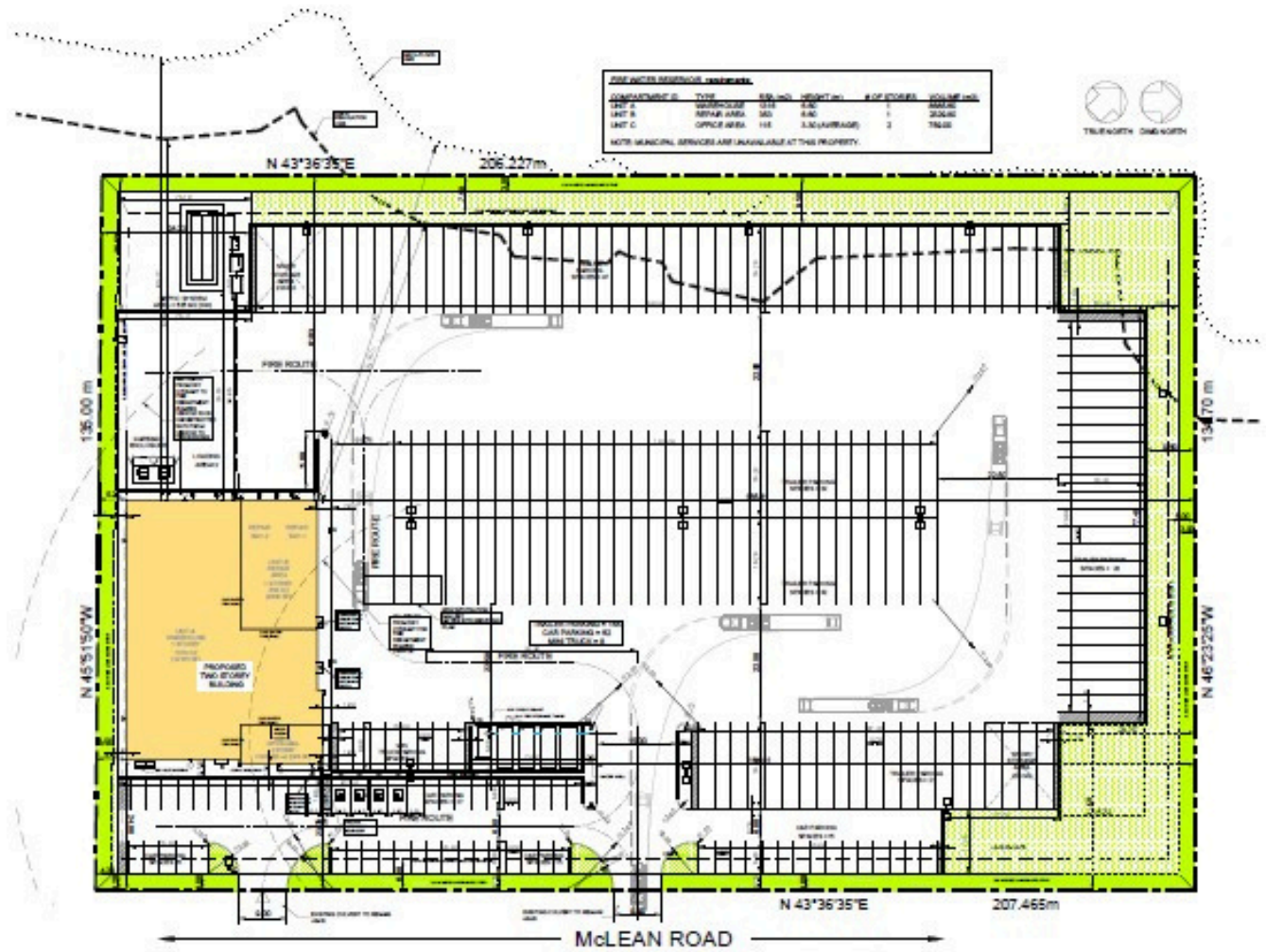


INDUSTRIAL ZONING



Site Plan

7504 MCLEAN Rd, Puslinch



Close to Highway 401

7504 MCLEAN Rd, Puslinch



Table 9.1 Industrial **Zone** Permitted Uses

USE	IND	EXI	DI
Aggregate processing facility		✓	
Agricultural use		✓ (4)	
Agricultural service and supply establishments	✓		
Asphalt plant		✓	
Motor vehicle body shop	✓		
Building supply store	✓		
Business or professional office	✓	✓ (2)	✓ (2)
Caterer's establishment	✓		
Commercial fitness centre	✓		
Commercial self-storage facility	✓		
Composting yard			✓
Conservation use		✓	

Permitted Use (cont'd)

USE	IND	EXI	DI
Contractor's yard	✓		
Dry cleaning plant	✓		
Factory outlet	✓ (2)		
Fuel depot	✓		
Grain storing, weighing, and drying operation	✓		
Industrial use (1)	✓		
Industrial equipment rental establishment	✓		
Medical marihuana production facility	✓		
Outdoor storage area or accessory processing area	✓		
Outdoor storage use	✓		
Pit		✓	
Postal or courier outlet	✓		
Quarry		✓	
Recycling facility			✓
Equipment rental establishment	✓		
Restaurant	✓ (2)		
Salvage yard			✓
Sawmill	✓		
Service or repair establishment	✓		
Trade service establishment	✓		
Transport terminal	✓		
Warehouse	✓	✓ (2)	



Copyright © 2024 Royal LePage Real Estate Services, Brokerage. This document is prepared by Royal LePage Real Estate Services, Brokerage for advertising and informational purposes only. Royal LePage Real Estate Services, Brokerage offers no guarantees, representations, or warranties, either express or implied, concerning the accuracy, content, or reliability of the information provided. Interested parties should conduct their own investigations regarding the accuracy of this information. Royal LePage Real Estate Services, Brokerage explicitly disclaims any implied terms, conditions, or warranties arising from this document and assumes no liability for any loss or damages resulting from its content. This publication is the copyrighted property of Royal LePage Real Estate Services, Brokerage