

BUSINESS PARK / MIXED USE EMPLOYMENT LAND FOR SALE

# INNISFIL

HWY 400 & INNISFIL BEACH RD.



## HIGHLIGHTS

- The subject site is well located along Highway 400, one of the province's major highways, enjoying both great access and visibility with approximately 650 metres of frontage.
- Access is extremely convenient via the Innisfil Beach Road interchange.
- The site is located approximately 85 kilometres from downtown Toronto and more than 7,250,000 people are located within 100 kilometres of the site.



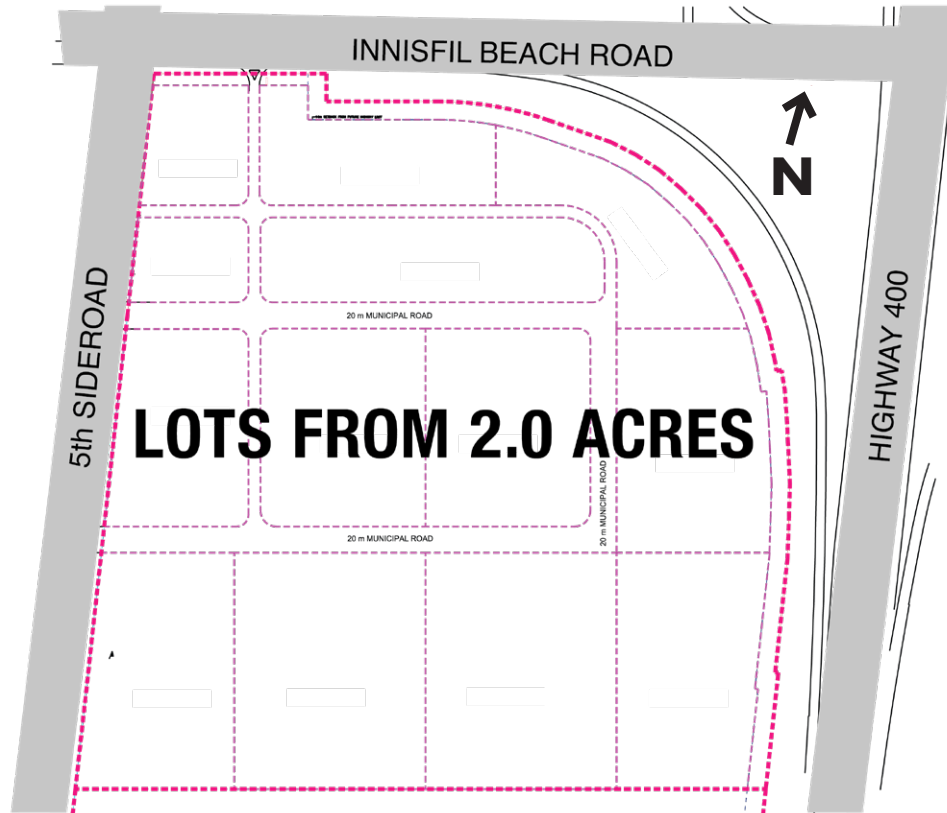
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### ADDITIONAL INFORMATION

#### OFFICIAL PLAN

- designated Business Park
- permitted uses include:

- include a full range of industrial and business operations including offices, motels, hotels, warehousing, light manufacturing, processing or assembly operations, research establishments and service industrial uses
- Limited commercial uses that serve the Business Park or those that are accessory to a permitted Business Park use shall also be permitted including restaurants, office supply, office and industrial equipment sales and rental provided there is no outside storage or display, motels, hotels, private clubs, fitness centres, and indoor recreation centres.

#### ZONING

- zoned Industrial Business Park

- permitted uses include:

warehouse, retail use, hotel/motel, business or professional office, financial institution, bakery, assembly operation, manufacturing, building supply outlet, equipment sales, motor vehicle dealership/repair/service station, fitness centre, convenience store, restaurant,

#### SITE DESCRIPTION

The site is located at the southwest quadrant of the intersection of Highway 400 and Innisfil Beach Road.

The site is unimproved and is approximately 85 acres in size with frontage along Innisfil Beach Road of approximately 590 metres and along 5th Sideroad of approximately 650 metres.

The topography of the site is suitable for development. The site is currently utilized for crop agriculture, is level and contains some trees/woodlands that provide wind breaks and shade.