



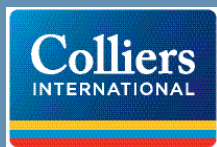
Vacant Serviced Industrial Land

21640 Rebecca Road,
Thorndale, ON

For Sale: \$2,115,000

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KEY FEATURES/HIGHLIGHTS

- › 96.13 acres
- › Fully serviced vacant industrial land
- › Potential for severance or development of industrial lots
- › Rural Industrial M2 zoning allows for a wide variety of uses
- › Easy access to roads and transportation routes
- › Potential for aggregate extraction (unlicensed)
- › Zoning allows for a variety of industrial uses
- › Supportive and progressive Municipality

FOR SALE > 21640 Rebecca Road, Thorndale, ON

AERIAL IMAGE



AVAILABLE AREA/SPACE

Property Size	96.13 Acres
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LOCATION



96 acres of serviced prime industrial land. Rural Industrial M2 zoning allows for a wide variety of uses. Easy access to roads and transportation routes. Progressive and supportive municipality.

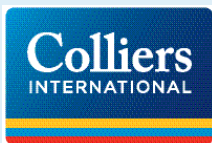


CONTACT US

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ZONING - M2 RURAL INDUSTRIAL

M2 The following are permitted uses in the RURAL INDUSTRIAL (M2) ZONE

20.2 PERMITTED USES

No person shall within any Rural Industrial (M2) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following M2 Zone uses, namely:

- (1) abattoir;
- (2) agricultural service and supply establishment;
- (3) bulk sales establishment;
- (4) contractor's yard or shop;
- (5) factory outlet;
- (6) feed mill;
- (7) flour mill;
- (8) food processing plant;
- (9) industrial use;
- (10) office, support;
- (11) processed goods industry;
- (12) propane transfer facility;
- (13) raw material processing industry;
- (14) sawmill;
- (15) service shop;
- (16) tradesman's shop;
- (17) truck terminal;
- (18) vehicle repair garage;
- (19) vehicle service shop;

- (20) warehouse;
- (21) warehouse, public self-storage.

20.3 REGULATIONS

No person shall, within any Rural Industrial (M2) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (1) Lot Area (minimum) 4,000 m²
- (2) Lot Frontage (minimum) 50.0 m
- (3) Front and Exterior Side Yard Depth (minimum) 25.0 m

* Sales Representative ** Broker

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