LISTING PRICE: **$1,500,000**

FOR SALE | 1530 McCLEARY DRIVE | THOROLD | ON

±2 Acres Vacant Industrial Land in Industrial Park

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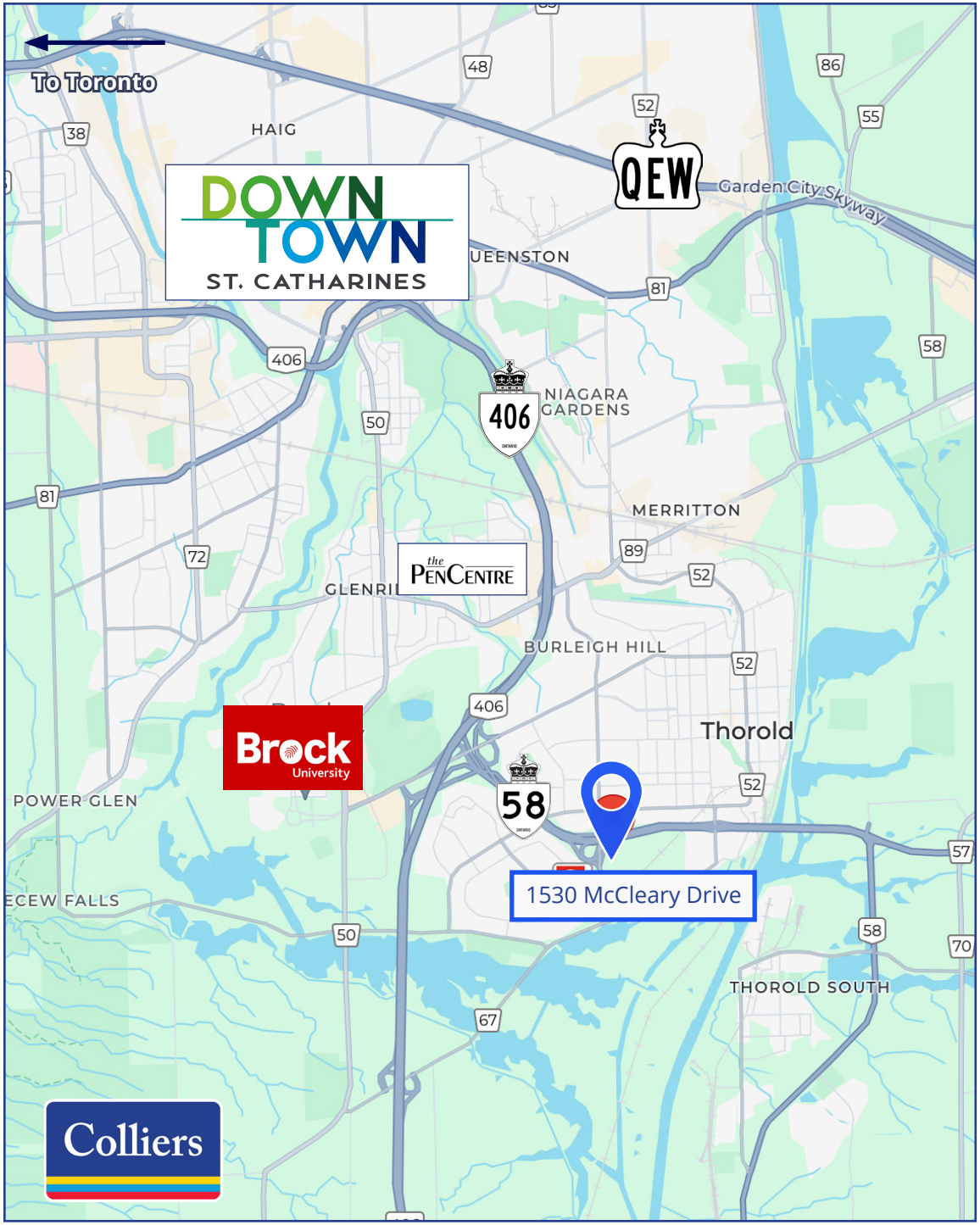


Property **Highlights**

1530 McCleary Drive| Thorold | ON

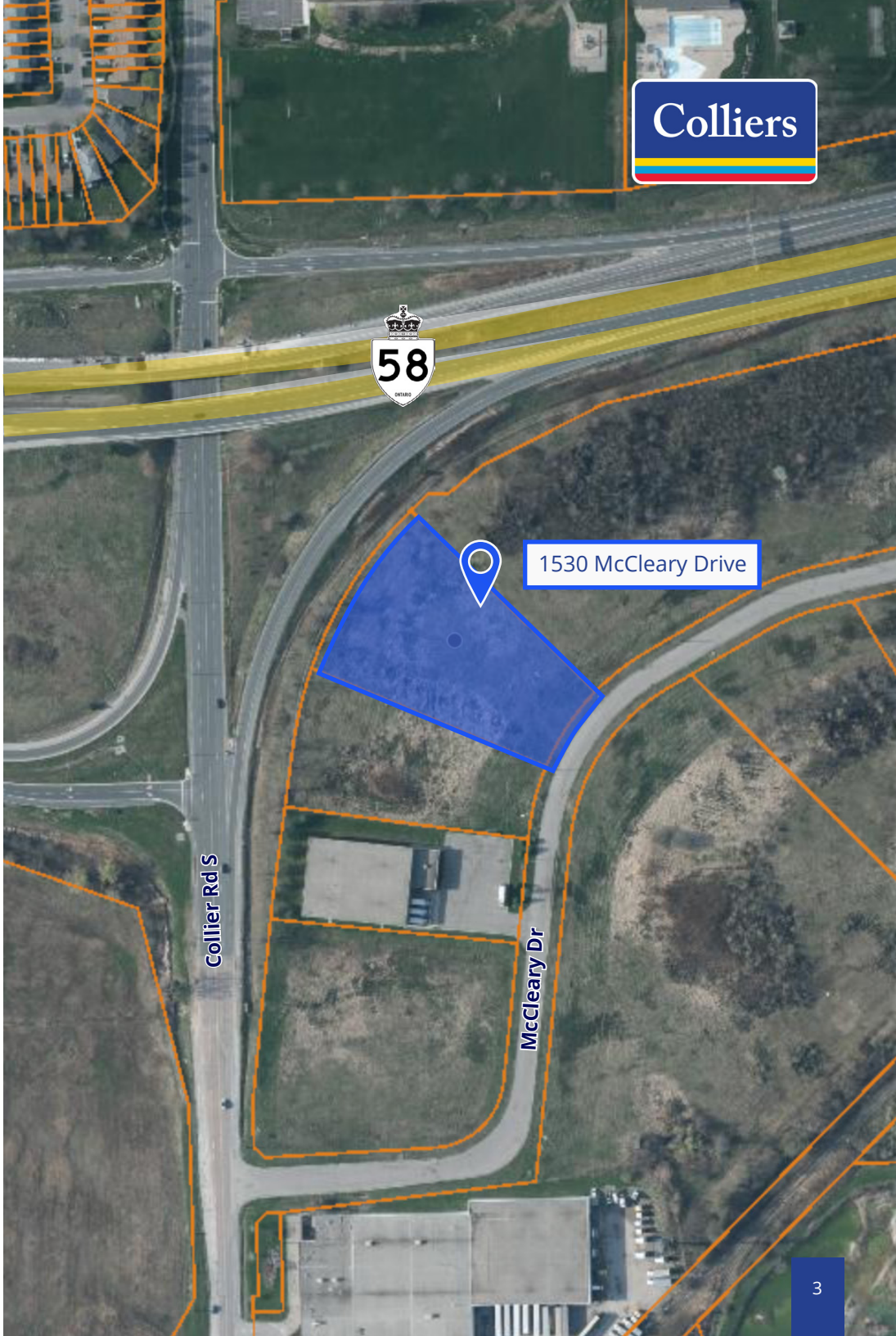
Excellent location! M2-zoned vacant development land in an Industrial Park near the new Thorold Fire Station. Great Highway 58 exposure with easy access from the 406 & QEW Highways

3 minutes to Hwy 406 Access	**5** minutes to the Pen Centre
9 minutes to Downtown St. Catharines	**10** minutes to QEW Hwy Access
18 minutes to U.S.A. Border	**95** minutes to Toronto

Property **Details**

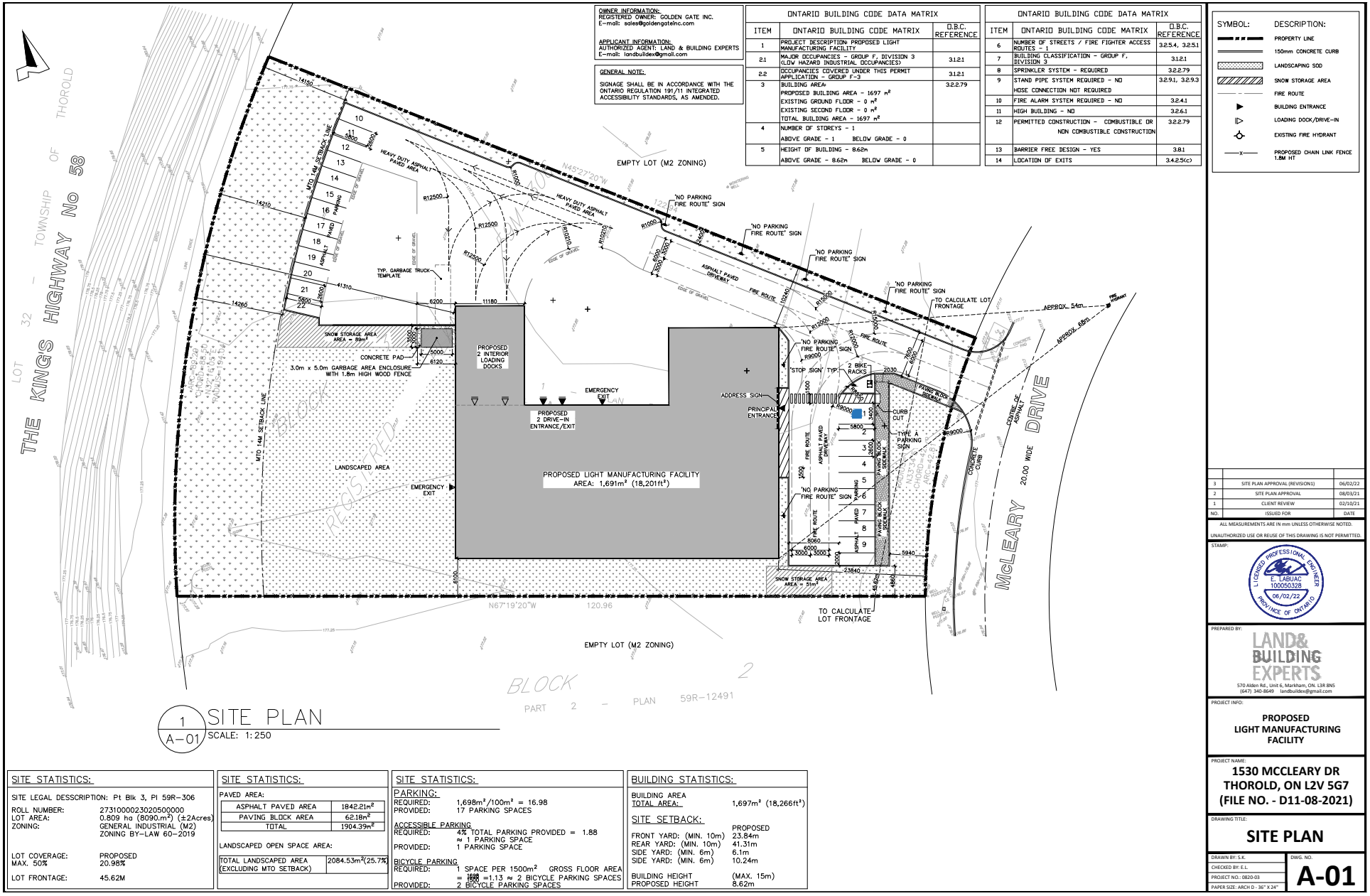
1530 McCleary Drive| Thorold | ON

Location	South of Highway 58 on W/S of McCleary Drive
Lot Dimension	Frontage: ±140.45 ft. | Depth: ±403.35 ft.
Lot Size	±2 Acres
Zoning	M2 - General Industrial
Listing Price	$1,500,000
Taxes (2023)	$17,124.07
Completed Reports	• Traffic Impact Study • Functional Servicing Report • Phase I ESA • Preliminary Mtg. with City Planner • Stormwater Management Brief
Comments	• Excellent location in an Industrial Park on McCleary Drive, Thorold • Vacant industrial development land • Great Highway 58 exposure • Near the new Thorold Fire Station at Collier Road S. & McCleary Drive • Easy access from 406 & QEW Highways from Hwy 58 (Thorold Stone Road) • Just 5 minutes from Glendale Avenue & PEN Centre Shopping Mall



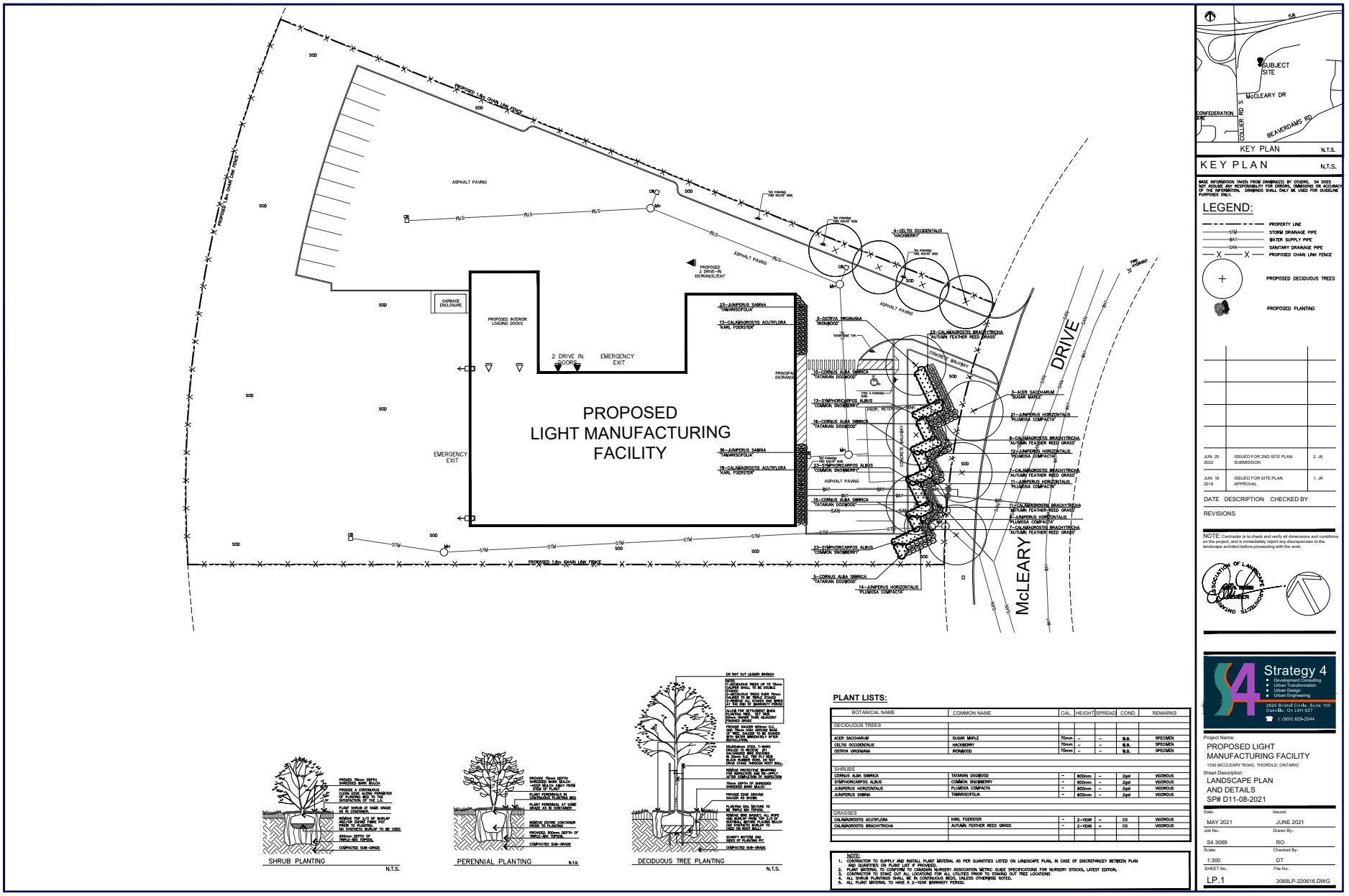
Proposed **Site Plan**

1530 McCleary Drive| Thorold | ON



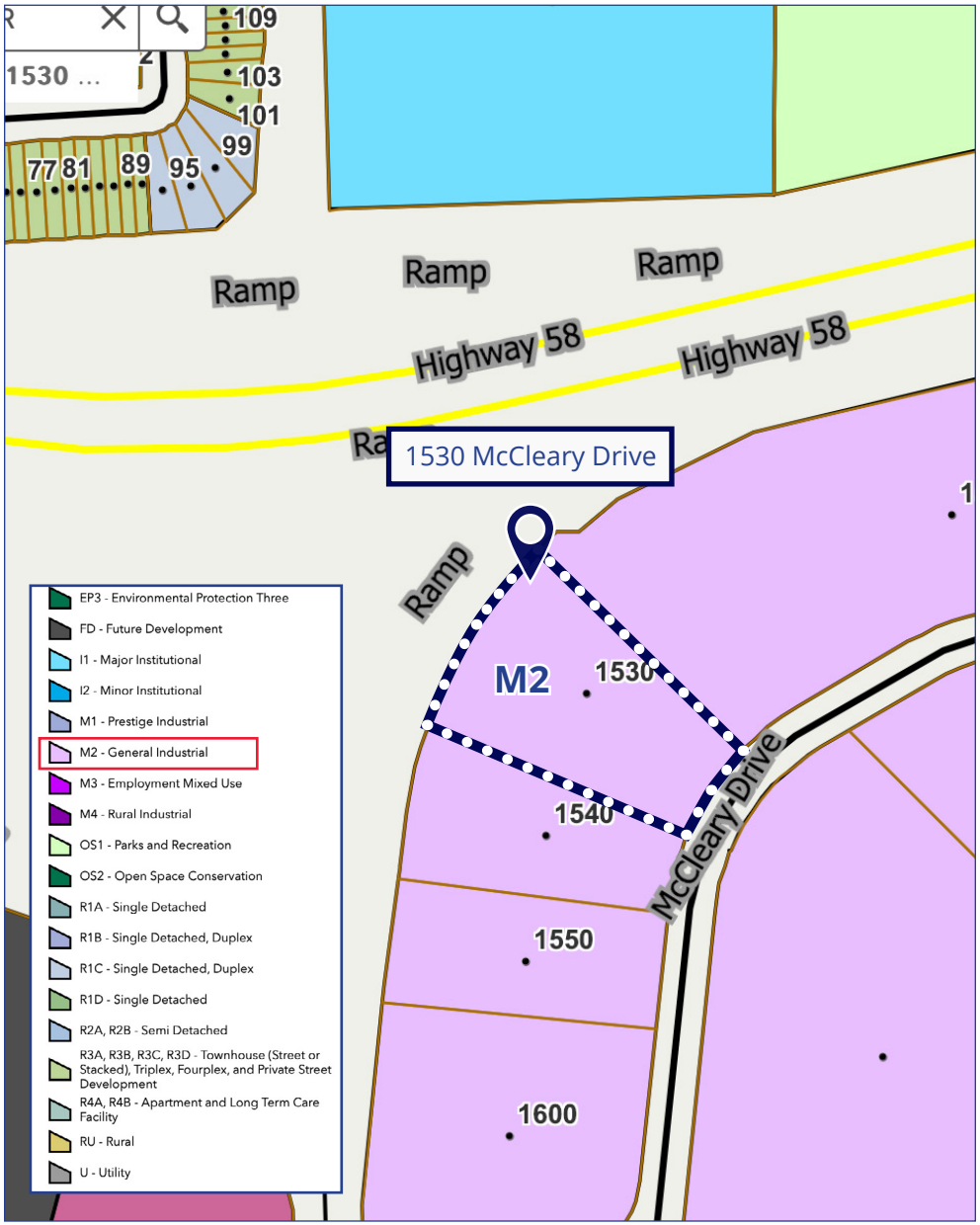
Proposed **Light Manufacturing Facility**

1530 McCleary Drive| Thorold | ON



Zoning **M2 - General Industrial**

1530 McCleary Drive| Thorold | ON



PERMITTED USES

Commercial Uses

- Bakery
- Building supply outlet
- Contractor's facility
- Custom workshop
- Dry cleaning plant
- Equipment sales and rental establishment
- Farm implement dealer
- Heavy manufacturing establishment
- Heavy service shop
- Industrial mall
- Industrial use
- Laboratory
- Light equipment / machinery rental establishment
- Light manufacturing establishment
- Motor vehicle repair shop / garage
- Printing establishment
- Public service facilities
- Research and development
- Self-storage establishment
- Warehouse
- Wholesale establishment

Specified Accessory Uses

- Office
- Open / outside storage
- Outside display and sales area
- Retail use accessory to industrial uses
- Storage container
- Showroom

Area **Neighbours**

1530 McCleary Drive| Thorold | ON

$4.3B
Annual revenue

2B
Square feet managed

19,000
professionals

$98B
Assets under management

66
Countries we operate in

46,000
lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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