

RE-DEVELOPMENT SITE FOR INDUSTRIAL / COMMERCIAL USES

FOR SALE

2310 Townline Road, Cambridge

FOR MORE
INFORMATION
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LOCATION: 2310 Townline Road, Cambridge
(at corner with Pinebush Blvd.)

LOT SIZE: 12.14 acres

ZONING: M1 Industrial Zone

ASKING PRICE: \$7,950,000.00

POSSESSION: 6 months

FEATURES:

- On a major east-west arterial road
- Located along the 401 corridor in an area known as Canada's Technology Triangle
- 2 detached service-commercial buildings on site



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REGIONAL OPERATIONS:

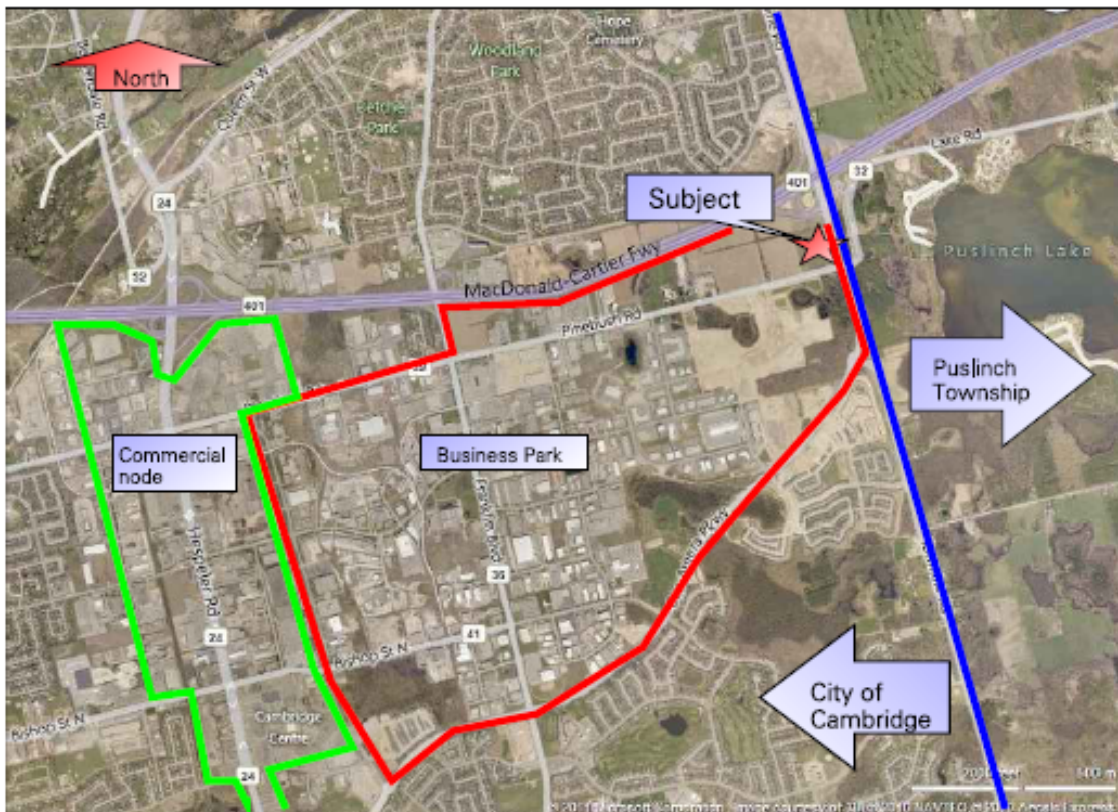
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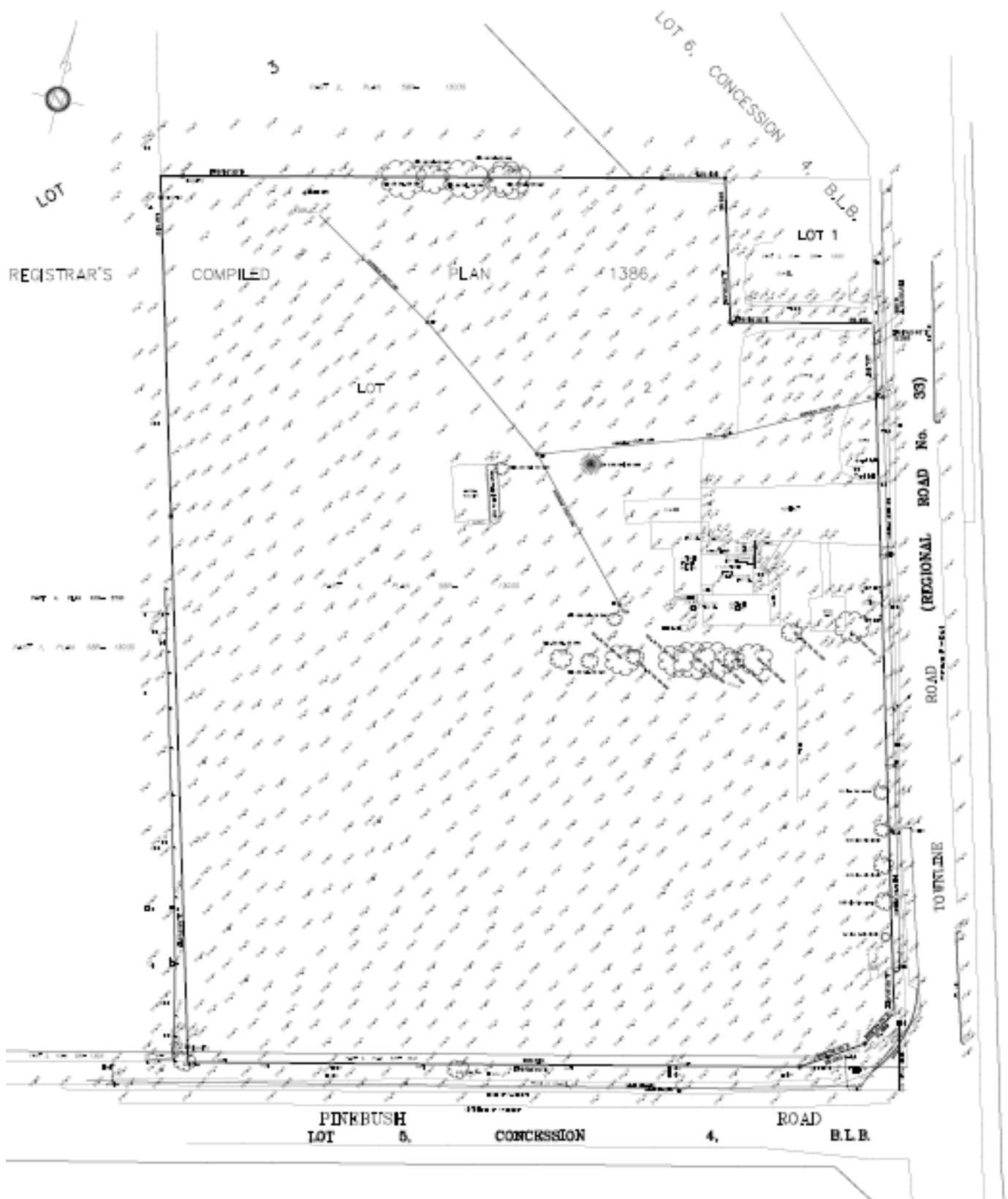
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3.4.3 Regulations Applicable in M-Class Zones

In an M-class zone, no land shall be used and no building or structure shall be erected, located or used except in accordance with the provisions of sections 1, 2 and 3.4.1 of this by-law and the following regulations:

1. Permitted Uses

Uses Permitted		In Zone						
		M1	M2	M3	M4	M5	M6	M7
(a)	industrial business park uses	•						
(b)	general industrial uses (<u>other than</u> a <i>motor vehicle repair shop</i> , or <i>auto body repair shop</i> , an <i>auto service mall</i> , an establishment for the display, sales and service of motor vehicles and motorized equipment, a bonded customs warehouse or a courier or delivery service) where no outdoor storage is provided and all operations are entirely conducted within wholly enclosed buildings	•	•					
(c)	general industrial uses			•	•	•	•	•
(d)	heavy industrial uses				•			
(e)	transport uses, including				•	•		
	(i) a <i>transport terminal</i> ;							
	(ii) a cartage company;							
	(iii) a <i>builder's yard</i> or <i>contractor's yard</i> ;							
	(iv) an establishment for the lease or rental of motor vehicles and/or <i>trailers</i> and <i>transport trailers</i> ;							
	(v) a transport driver training school;							
	(vi) a <i>transportation depot</i>							
	(vii) sales and service of <i>transport trailers</i>							
(f)	an <i>asphalt</i> or <i>concrete batching plant</i>						•	
(g)	a <i>junk yard</i> , <i>salvage yard</i> or <i>wrecker's yard</i>							•
(h)	an <i>impounding yard</i>				•	•	•	•
(i)	a <i>public storage unit</i>			•	•	•	•	•
(j)	a factory sales outlet in accordance with section 3.4.1.1	•	•	•	•	•	•	•
(k)	offices in accordance with section 3.4.1.2	•	•	•	•	•	•	•
(l)	a <i>day nursery</i> or <i>day care centre</i>	•	•	•	•	•	•	•
(m)	a use permitted in all industrial zones in accordance with section 2.1.1	•	•	•	•	•	•	•
(n)	an <i>accessory use</i> , <i>building</i> or <i>structure</i>	•	•	•	•	•	•	•

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2. Site Development Specifications

		Zone		
		M1	M2 & M3	All Other M-Class Zones
(a)	minimum <i>lot frontage</i> (metres)	50	15	15
(b)	minimum <i>lot area</i> (square metres)	5000	450	450
(c)	minimum <i>front yard</i>	in accordance with section 3.4.1.7		
(d)	minimum <i>interior side yard</i> (metres)	5	3.5	3.5
(e)	minimum <i>exterior side yard</i>	in accordance with section 3.4.1.7		
(f)	minimum <i>side yard</i> abutting a residential use class zone (metres) (see section 2.4)	7.5	7.5	14
(g)	minimum <i>rear yard</i> (metres)	7.5	3.5	3.5
(h)	minimum <i>rear yard</i> abutting a residential use class zone (metres) (see section 2.4)	7.5	7.5	14
(i)	minimum <i>side or rear yard</i> abutting Highway 401 (metres)	14	14	14
(j)	minimum <i>side or rear yard</i> abutting a railway line or spur (metres)	nil	nil	nil
(k)	planting strips and fencing	in accordance with section 2.4		
(l)	propane storage, transfer or dispensing facilities	in accordance with section 2.5		