



FOR SALE

HESH

CRESCENT
KITCHENER, ONTARIO

**Strategically
Located
Industrial Land**

1 - 26 ACRES

**ASKING PRICE:
\$1,450,000 / ACRE**

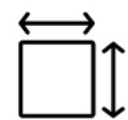
WHITNEY
Commercial Real Estate Services

Strategically Located Industrial Land

Rare opportunity to purchase strategically located industrial land in Kitchener with direct exposure to the Hwy 7 expansion.

This industrial park is part of a first class node with modern industrial facilities, the Bingemans Event & Amusement Centre and luxury automotive dealerships.

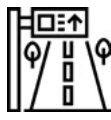
Configurations are flexible, ranging from 1 - 26 acres. Services are municipal to lot line. Zoning is Kitchener's EMP-4 and EMP-5, which includes uses such as building material supply, truck transport terminal, warehouse, manufacturing and many more.



1- 26
Acres



Close Proximity to the
HWY 7 Expansion



3 KM to
HWY 7



Fully
Serviced



Access to
Public Transit



EMP-4 & EMP-5
Zoning

EMP-4 & EMP-5 Permitted Uses

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Catering Servicer Establishment
- Commercial Driver and Training Establishment
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Garden Centre, Nursery and / or Landscaping Supply
- Gas Station
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing
- Personal Services
- Print Shop
- Printing or Publishing Establishment
- Research and Development Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Veterinary Services
- Warehouse



Property Overview

PROPERTY ADDRESS

Hesh Crescent, Kitchener

SITE AREA

1 - 26 Acres

PARCEL 1

1.01 Acres

PARCEL 2

4.01 Acres

PARCEL 3 - 6

1.10 Acres

PARCEL 7

4.92 Acres

PARCEL 8

1.01 Acres

PARCEL 9

1.15 Acres

PARCEL 10 - 17

1.14 Acres

ZONING

EMP-4 & EMP-5

ASKING PRICE

\$1,450,000 / Acre

PROPERTY TAXES

\$200,727.77 (All Parcels)





Easy access to the expressway and only 15 KM to HWY 401

Expressway	3 KM	Toronto	112 KM
Cambridge	20 KM	London	113 KM
Guelph	20 KM	Buffalo	173 KM
Hamilton	68 KM	Sarnia	211 KM
Mississauga	87 KM	Detroit	292 KM

Province Allows Key
Permit Milestone in
Hwy 7 Expansion

Click to Read The Article





Michael Lambert*, SIOR
Managing Partner, 2X Olympian
519.590.0286
michael.lambert@whitneyre.com



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com



Joe Anstett*, SIOR
Associate Vice President
519.721.1659
joe.anstett@whitneyre.com

WHITNEY

Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
+1.519.746.6300
www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025

**Broker * Sales Representative