



Wilmot Industrial Park



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CBRE Limited is proud to introduce an exciting landmark industrial park in New Hamburg, Ontario.

Wilmot Industrial Park is strategically located along the Highway #7 corridor, connecting Waterloo Region and Perth County. With quick access to arterial highways, close proximity to numerous retail amenities, public transportation and access to a talented labour pool, this is the ultimate location for your thriving business.

Wilmot Industrial Park is zoned and will be delivered fully serviced and shovel ready in summer 2023. Zoned as Industrial and light industrial, the New Hamburg Industrial Park will offer many uses for your first class business. With up to 29 acres available across two phases, the scale of the Park will accommodate a wide variety of flexible options for both developers and occupiers.

Contact listing agent for more details on options and asking price.



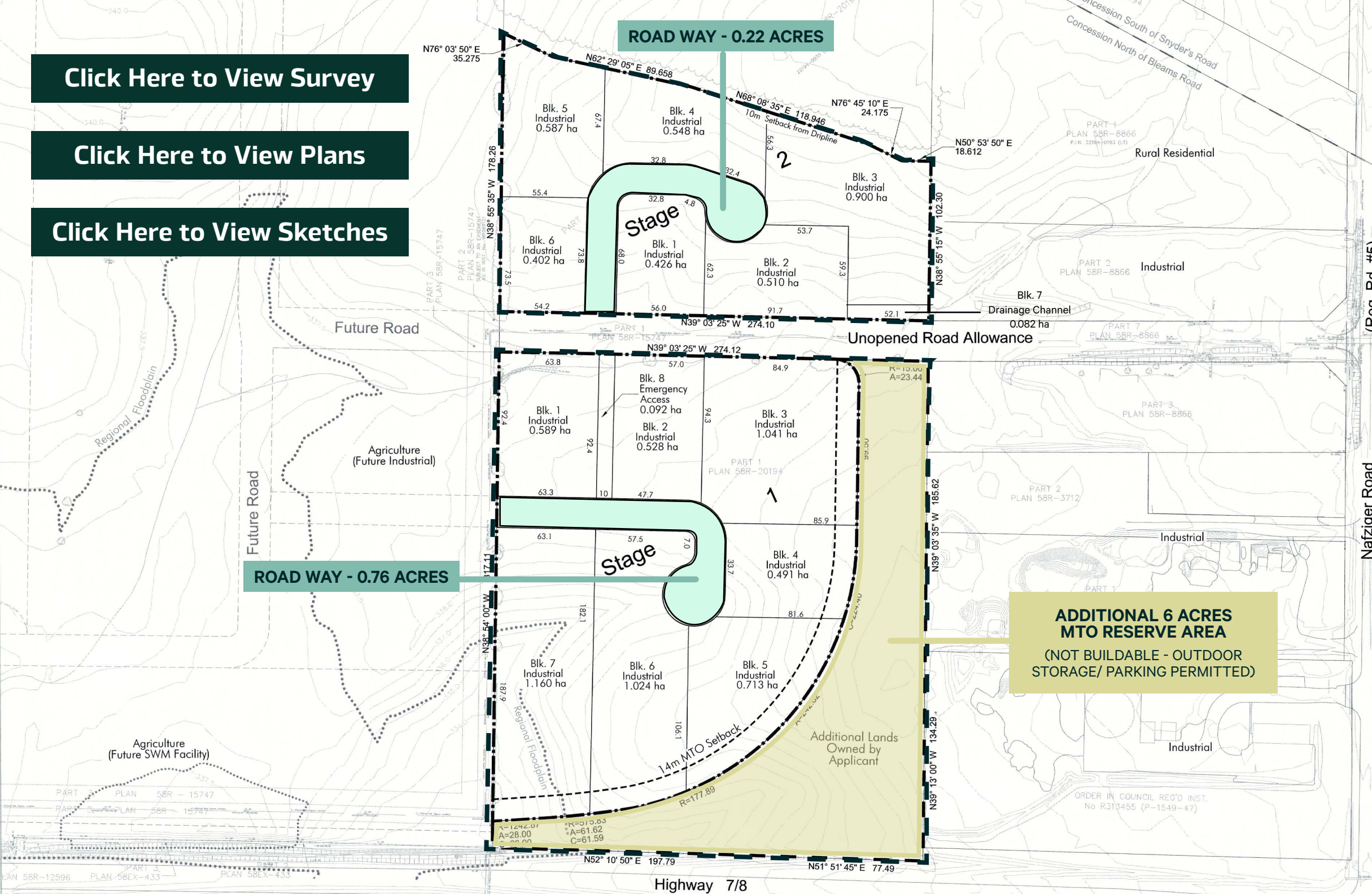
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The Development

Welcome to Wilmot Industrial Park, New Hamburg, ON. These sites offer ±28.77 acres of industrial lands. The site will be delivered shovel ready and is conveniently located along the Highway #7 corridor connecting Waterloo Region and Perth County.

There are two developmental concepts provided for both Stage 1 (South Block) and Stage 2 (North Block) of Wilmot Industrial Park. For the North Block, Concept A outlines the development of a 161,735 SF Industrial Facility. Concept B outlines the development of 2 separate Facilities of 84,074 SF and 39,510 SF. Purchaser has ability to remove and/or alter existing roads to maximize development potential.

For the South Block, Concept A outlines the development of a 250,925 SF Industrial Facility. Concept B outlines the development of 2 separate Facilities of 133,325 SF and 102,820 SF.

The excess 6 acre land is reserved for MTO and is not buildable, however outdoor storage/parking is permitted — Contact listing agent for details.

Stage 1

Available Parcels

BLOCK	LOT SIZE
1	1.45 Acres
2	1.30 Acres
3	2.57 Acres
4	1.21 Acres
5	1.76 Acres
6	2.53 Acres
7	2.86 Acres
Roads	0.43 Acres
Additional MTO Reserve Area	±6.00 Acres
Entire Parcel	19.89 Acres

Stage 2

Available Parcels

BLOCK	LOT SIZE
1	1.05 Acres
2	1.26 Acres
3	2.22 Acres
4	1.35 Acres
5	1.45 Acres
6	0.99 Acres
Roads	0.56 Acres
Entire Parcel	8.88 Acres



Location Advantage

**ADDITIONAL 6 ACRES
MTO RESERVE AREA**
(NOT BUILDABLE - OUTDOOR
STORAGE/ PARKING PERMITTED)

Stage 1 - 19.89Acres

Stage 2 - 8.88Acres

Market Overview

The Town of New Hamburg is situated in the Township of Wilmot, located just on the outskirts of Waterloo Region. The community straddles highway 7/8, providing a through-way between Stratford and Kitchener.

The town benefits from its close proximity to the Region of Waterloo, providing a major employment node and access world-renowned universities. The Toronto-Waterloo Region is now internationally recognized as "The Corridor" (<https://thecorridor.ca/>) given the substantial local presence of advanced technology and manufacturing firms and proximity to the GTA. Kitchener-Waterloo has matured to incorporate more than 1,000 technology firms, 150 research centres and more than 100,000 post-secondary students. The Region of Waterloo's tech labour force has expanded to an estimated 22,400 individuals in 2019.

In addition to its proximity to large employment nodes, the area benefits from a strong tourism sector. The location is known for its hiking trails, riverfront landscapes, and historical features in the downtown core.

Education & Amenities

New Hamburg is home to a portfolio of elementary and secondary schools. Public schools in the township operate under the Waterloo Regional District School Board (WRDSB) offering students a rich and diverse education experience. The Property enjoys close proximity to a number of these schools, including Forest Glen Public School (1.0 km), Holy Family School (1.0 km), Grandview Public School (1.2 km), and Waterloo-Oxford District Secondary School (3.3 km).

The town is situated close to several of Canada's top post-secondary institutions and internationally-focused research institutes, including the Perimeter Institute, Wilfrid Laurier University, Conestoga College, and the University of Waterloo.

New Hamburg features a concentration of many future residential communities on Mill Street, Neville Street, Waterloo Street & many others. Located directly east of the site, is the Wilmot Recreation Complex, a state of the art 163,000 sq. ft. multi-use facility that features twin ice pads, swimming pool, splash pad and soccer turf.

The Township offers 58 km of trails throughout for walking and hiking, multiple ball diamond fields and soccer turfs.

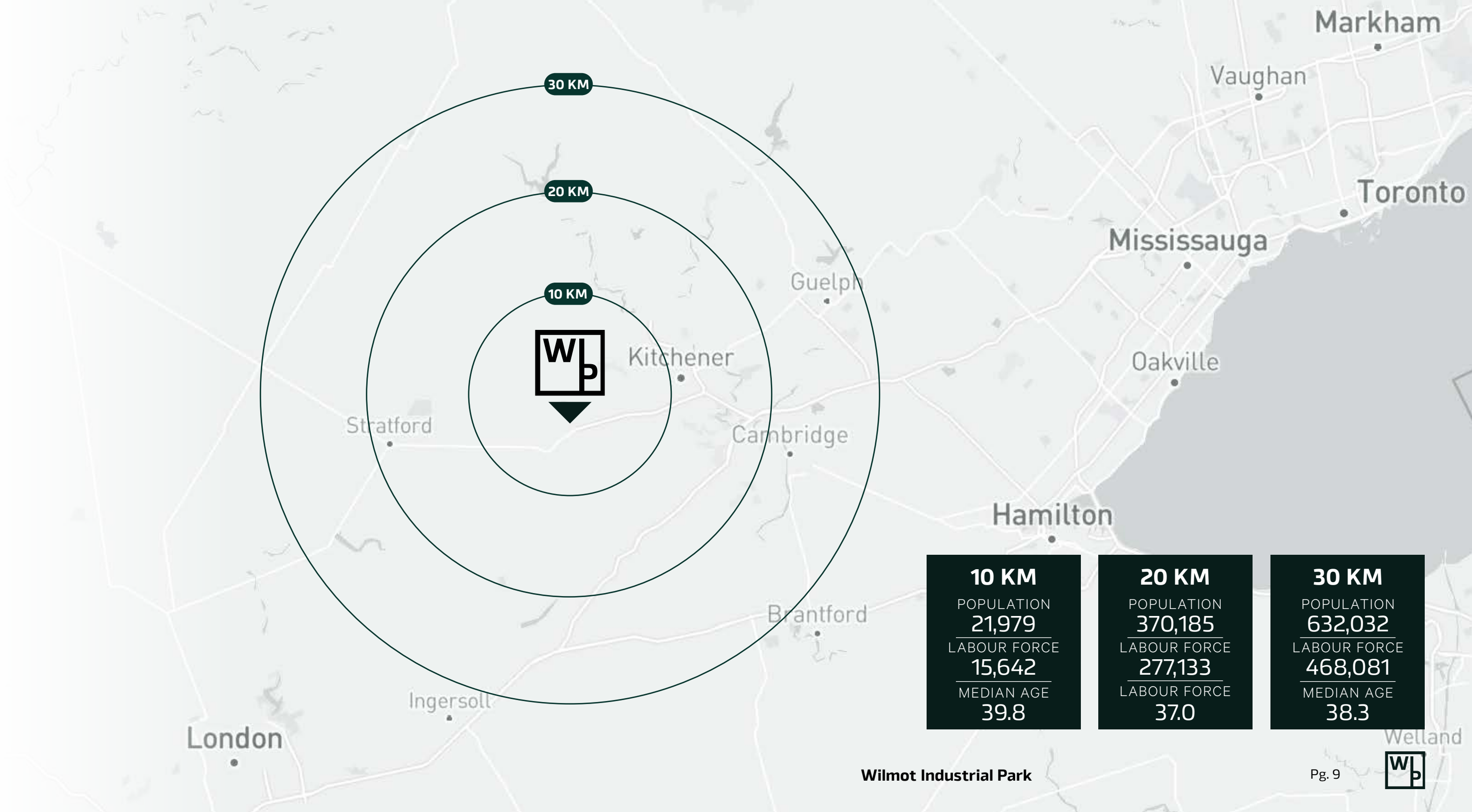
The Labour Pool

The town of New Hamburg and township of Wilmot present an economy with a strong industrial, tech and agricultural labour pool. The area offers a rich history of settlements dating back to 1824, with the town's main river, Smith's Creek (now Nith River), providing power to run mills, the area's first established industry.

With its proximity to the Region of Waterloo, New Hamburg benefits from the area's urban economy and employment nodes. Kitchener-Waterloo boasts more than 1,000 technology firms, 150 research centres and world-renowned universities. The Region's advantageous location within Ontario, along the Greater Golden Horseshoe, affords proximity to Toronto and the USA and superior access to major markets and population centres. In tandem with the City's universities, positive demographics and strong economic factors point to continuous development and innovation within Kitchener-Waterloo's diverse and growing economy.

Drive Time Radius			
	1 HOUR	2 HOURS	3 HOURS
Canadian Population	1,373,317	8,220,907	11,507,207
U.S. Population	-	-	16,650,021
Total Population	1,373,317	8,220,907	28,157,228

Source: Sitewise Q1 2023

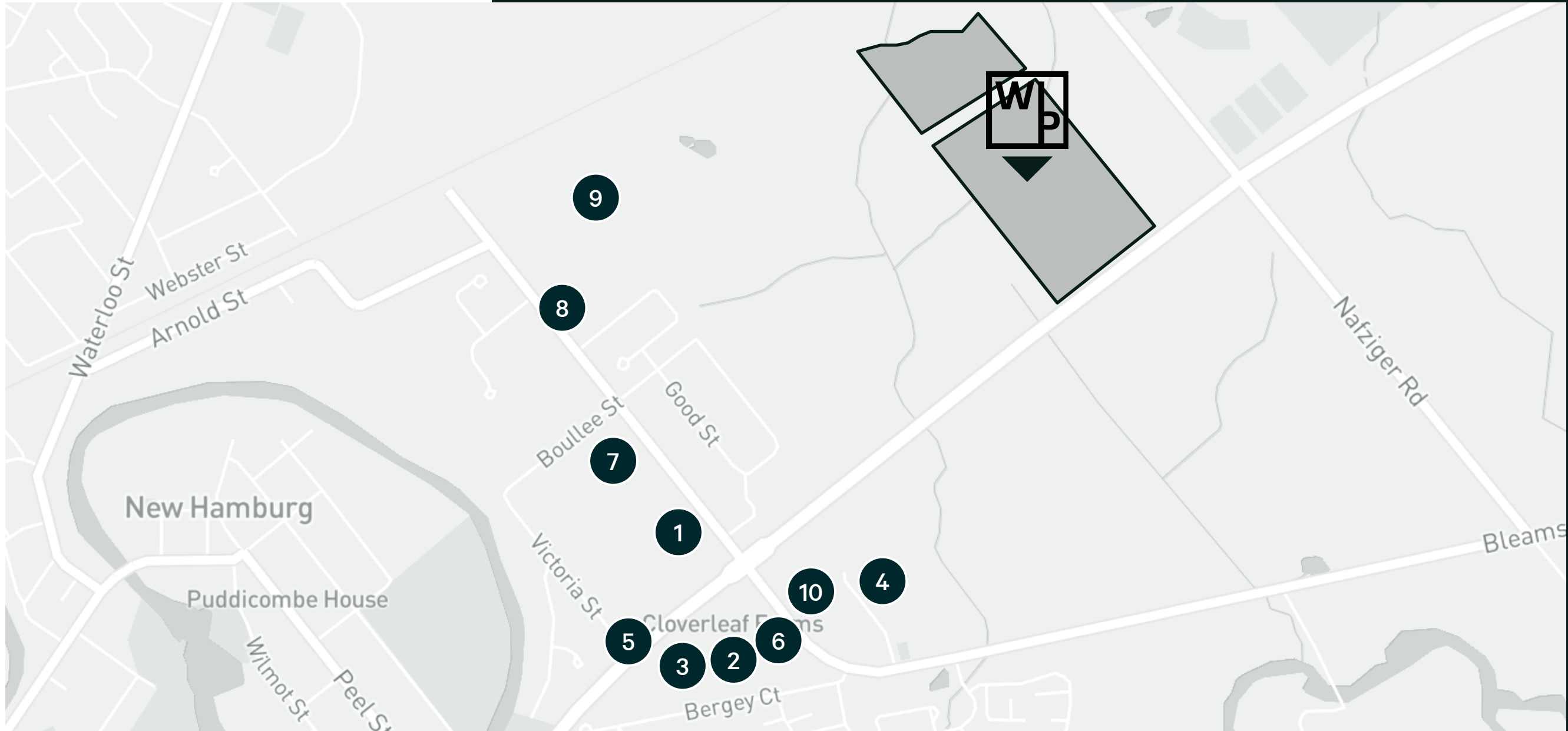


Wilmot Industrial Park



Neighbouring Properties

- 1 Alloy Casting Industries Ltd.
- 2 ARGO
- 3 Wal-Dor Industries Ltd.
- 4 BSCL Bag Supplies Canada Ltd.
- 5 Eurocan Pet Products
- 6 Ontario Drive and Gear
- 7 Canadian Metal Roof Manufacturing Ltd.
- 8 Pestell Canada
- 9 Iron Bridge Fabrication Inc.
- 10 Maple Leaf Foods





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