

# Rare Industrial Land Offering

180-184 Buchner Road  
Welland, ON  
[www.cbre.ca](http://www.cbre.ca)

±28 Acres of Industrial Land in the Heart of Niagara Region





\*All Outlines Are Approximate

### Property Details

Total Lot Size	28 Acres
Lot Dimensions	680.17 Ft. Frontage by 15,20.54 Ft. Depth
Zoning	L1 - Light Industrial
Taxes	\$13,627.46 (2021)
Asking Price	Contact Listing Agent

### Drive Times

Highway #406	2.2 km (2 mins)
Highway #3	9.5 km (7 mins)
Queen Elizabeth Way (QEW)	16.7 km (15 mins)
Canada/USA Border Crossing (Fort Erie)	29.6 km (24 mins)

### Located within the Niagara Region

The Niagara Region is growing rapidly and has positioned itself as a valuable industrial market ready for explosive growth and development with the Welland market being at the heart of the region. Similar to most markets in the Great Golden Horseshoe, the availability of employment zoned lands in Welland is at an all-time low.

180-184 Buchner Road offers a great solution for anyone seeking to acquire critical mass in Southwestern Ontario. This 28 acre parcel is currently zoned light industrial and offers 25.37 acres of net developable acreage, with the potential of community improvement funding for industrial developments through the Gateway Economic Program, the CIP Program, and the Niagara Region’s Industrial Development Charge Grant Program.

Located next to the landmark Innio development, 180-184 Buchner Road has direct access to Highway 406, the Welland Canal, three (3) border crossings, rail, and airports on both sides of the border. The Niagara region has earned designation as a Foreign Trade Zone for organizations seeking access to United States and global markets, with various programs and funding opportunities for businesses looking to leverage their trade potential.

For more information on Niagara Region Grants and Incentive Programs, Please Click Below:

<a href="#">Community Improvement Plan &amp; Financial Incentives</a>	<a href="#">Niagara Foreign Trade Zone Incentives</a>	<a href="#">Industrial Use Development Charges Grant Program</a>
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## Zoning Permitted Uses

### L1 - Light Industrial Allowances

- + Cannabis Cultivation
- + Waste-Transfer/Recycling
- + Service or Repair Shop
- + Warehouse
- + Business Incubator
- + Industrial Mall
- + Contractor's Establishment
- + Printing Establishment
- + Light Manufacturing
- + Open Air Market, Fair Ground or Market Garden
- + Motor Vehicle Repair Shop Class "A" or "B"
- + A commercial Scale
- + Automobile Service Station
- + Parking Lot
- + Sales & Rental Garage
- + Dairy Operation
- + Caterer
- + Business Service Establishment
- + Vocational Training Centre
- + Home Decorating Store
- + Home Improvement Store
- + Custom Workshop
- + Dry Cleaning & Laundry Plant
- + Restaurant
- + Financial Institution
- + Light Equipment/Machinery Rental Establishment
- + Mini Warehouse & Public Storage
- + Propane Transfer Facility
- + Assembly Hall
- + Outdoor Storage



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## Contact Us

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Note: All Outlines Are Approximate

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