



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# ReGen Innovation Park

81.23 Acres of Contiguous Zoned Industrial Lands

**FOR SALE**



CANAL BANK ST AND  
TOWNLINE TUNNEL RD (HWY 58A)  
WELLAND, ON



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# ReGen Innovation Park

**SPECIALIZING IN EV BATTERY/HYDROGEN ENERGY  
MANUFACTURING DEVELOPMENTS AND  
RESOURCE RECOVERY**

## **LOT SIZES AVAILABLE**

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- First available parcel of 36.5 acres sold to a major international Tier 1 Electronic Vehicle parts manufacturer. Development has commenced and will be completed in 2023.
- Total remaining developable lands: 81.23 contiguous acres of industrial development land.

## **KEY DEVELOPMENT ATTRIBUTES**

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- Immediately adjacent to the largest existing reserve of synthetic graphite in the world (a key component in EV batteries)
- Heavy industrial zoning in place
- Extremely large capacity utility services available at the property line
- Easy access to two major transportation arteries, and then on to Hwy 406, and to the QEW

## **EXCEPTIONAL MUNICIPAL SUPPORT**

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- Extraordinarily forward thinking and effective development -minded support from the City staff and City Council, and from the Region of Niagara
- No development charges
- Community Incentive Program (CIP) grants potentially available to provide property tax relief to qualifying applicants
- Extraordinarily straightforward fast-tracked turnaround of the required municipal approvals

## **CITY OF WELLAND**

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Welland is a city in the Regional Municipality of Niagara in Southern Ontario, Canada. As of 2021, it had a population of 55,750. The city is in the centre of Niagara and located within a half-hour driving distance to Niagara Falls, Niagara-on-the-Lake, St. Catharines, and Port Colborne.



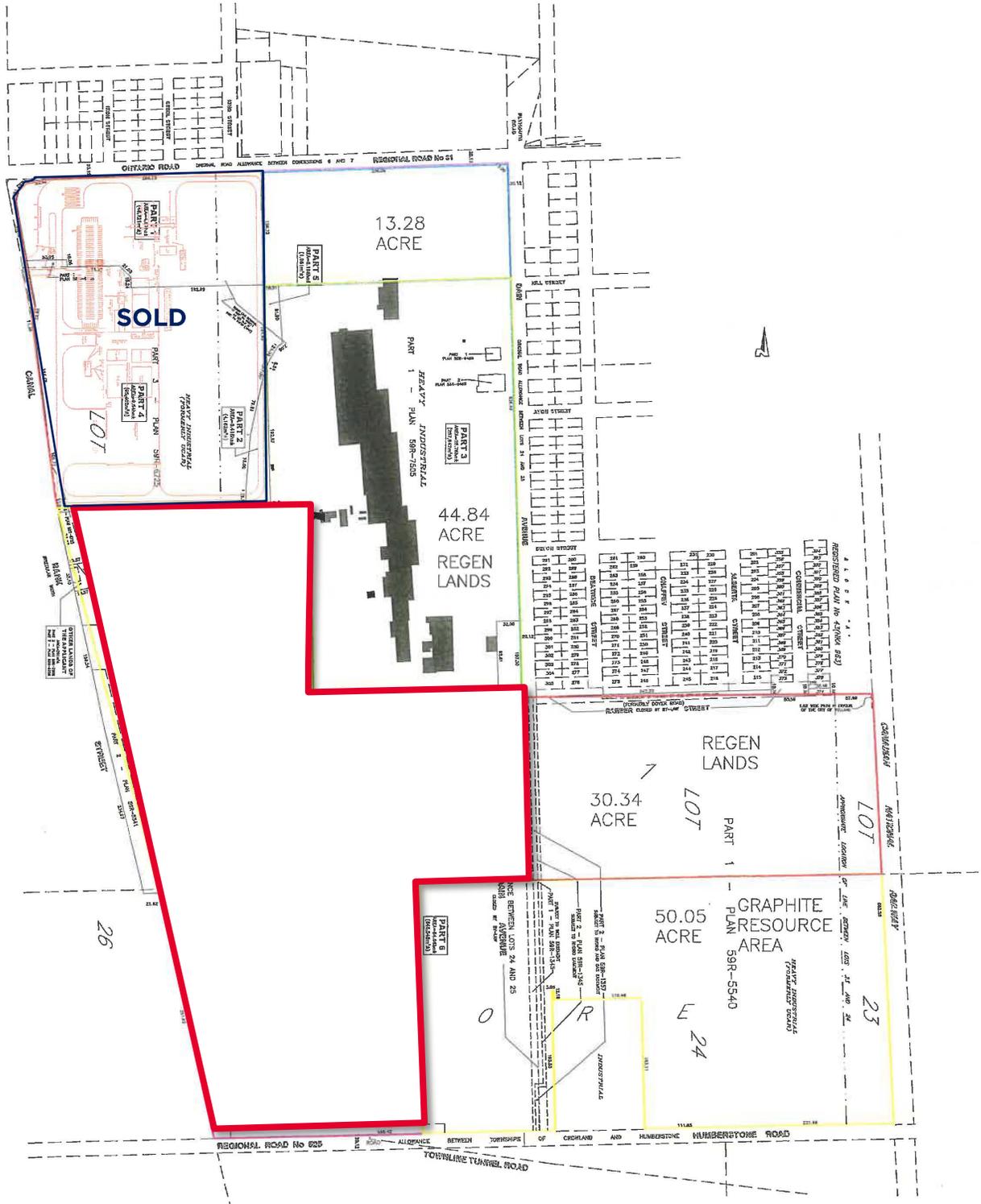
**SALE PRICE**  
\$1,500,000.00  
per acre



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## SITE PLAN





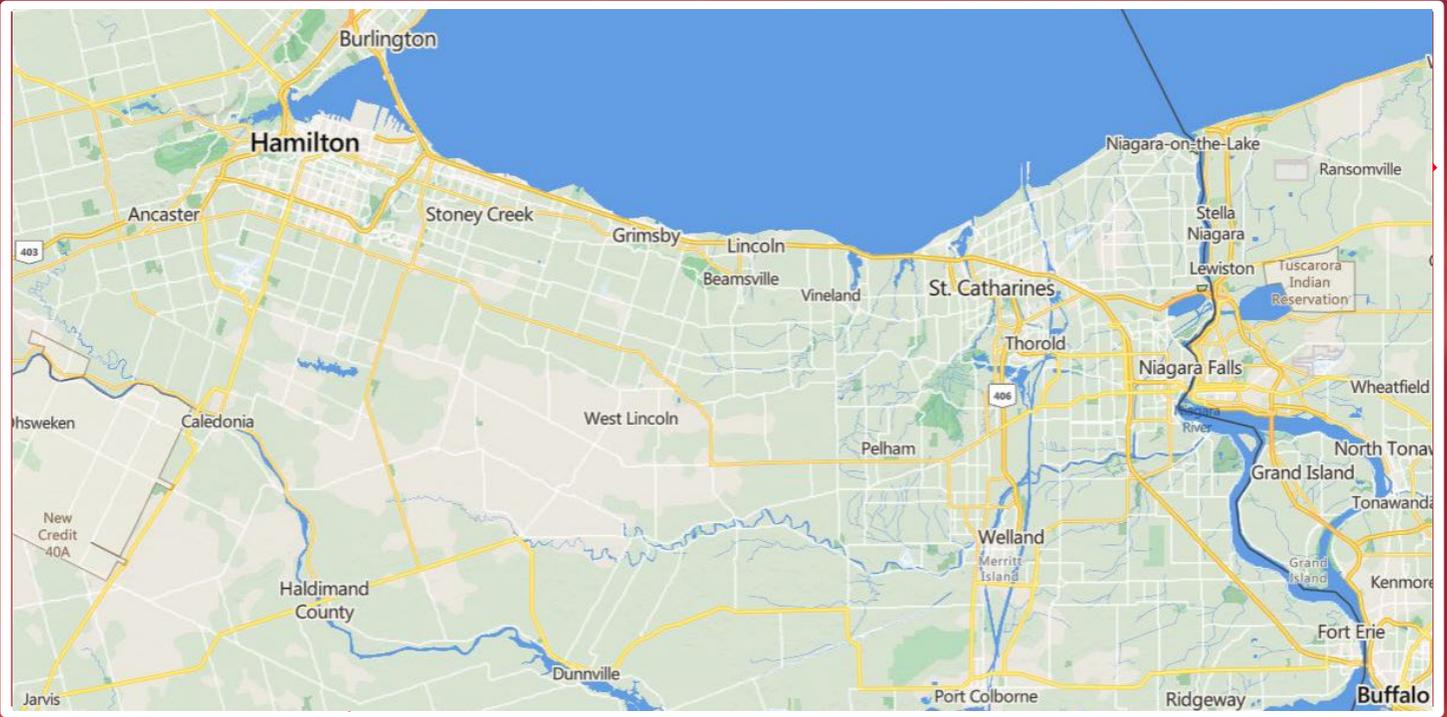
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