

Prime Industrial Lands Available

7451 SPEERS ROAD, ELORA, ON

±15.3 Acres of Industrial Land



CONCEPT RENDERING

CBRE

7451 Speers Road, Elora, ON

CBRE Limited is pleased to introduce an industrial land opportunity in Elora ON.

Site Details

Lot Size	±15.3 Acres
Zoning	M-1 (H) (Holding provisions on servicing agreement with Township)
Development Timing	Contact Listing Agent
Due Diligence	Available Upon Signed Confidentiality Agreement
Taxes (2024)	\$3,017.76
Asking Price	\$750,000 per acre
Environmental	Clean Phase (Available upon executed CA)
Geotechnical	Available upon executed CA

Property Details

The property is located at 7451 Speers Road, Elora, ON with quick access to Waterloo Region, Guelph, Fergus, and surrounding areas. The property is zoned M1 Industrial, is currently on well and septic, but does allow for servicing if required based on the proposed development scope of the land. Approximate usable land is ±12 Acres. Multiple studies completed, including confirmation that there is no GRCA impacts with respect to the land or proposed development going forward.




**Low Industrial
Development Charges**
TOTAL TOWNSHIP WIDE:
\$6.48 PSF OF GFA

Location Advantage



Market Overview

Elora's industrial market is marked by the presence of key manufacturing companies and ongoing expansions that enhance the town's industrial capacity. The contributions of companies like Jefferson Elora Corporation and Polycorp Ltd highlight the economic significance of the industrial sector in Elora. With continued investments and infrastructure improvements, Elora's industrial market is poised for sustained growth and development.

Elora is experiencing notable activity in its land development market, characterized by a mix of historic charm and modern growth, with significant new projects and rising property values. The community's economic resilience and environmental focus make it an attractive destination for both residential and commercial development.

Education & Amenities

Elora is part of the Upper Grand District School Board, which provides a range of educational programs for students from JK to Grade 12 including public and private education. The schools in the area are known for their commitment to academic excellence and offer various extracurricular activities to support student development. The Property is within close proximity to these schools with driving times from 6 minutes to 12 minutes away. The Property is also only a 25 minute drive from the University of Guelph which stands as a landmark of academic excellence and innovation in Ontario, Canada.

Elora boasts numerous recreational amenities, including the Elora Mill Hotel & Spa, which offers state-of-the-art fitness facilities, luxurious spa amenities. Elora is celebrated for its rich cultural heritage and picturesque landscapes. Visitors and Residents can explore the scenic beauty of the Grand River, which runs through the town and the Elora Gorge. Hiking, fishing and kayaking can be explored as outdoor activities in this area.

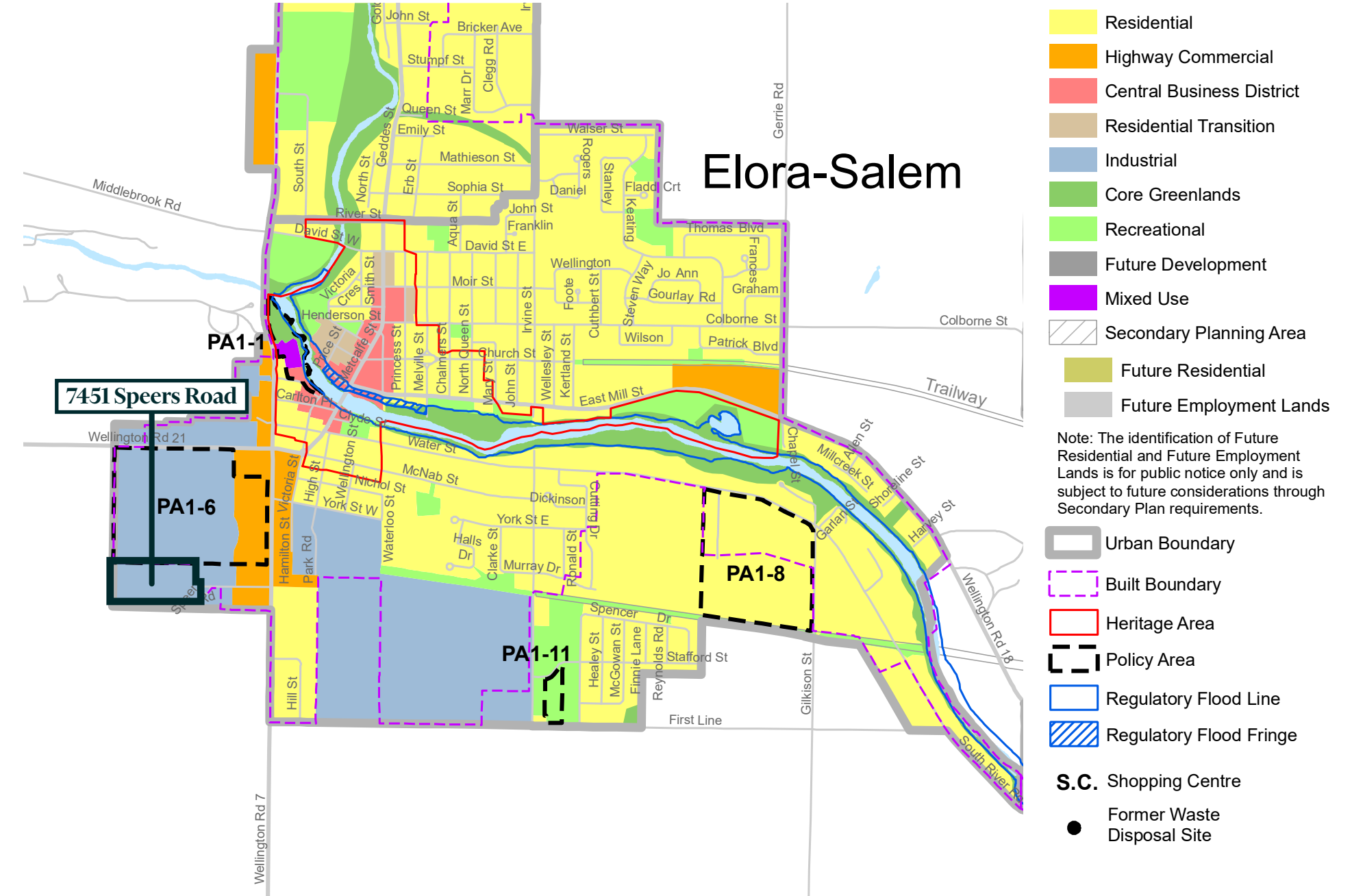
Zoning - M1 Service Industrial



Select Permitted Uses

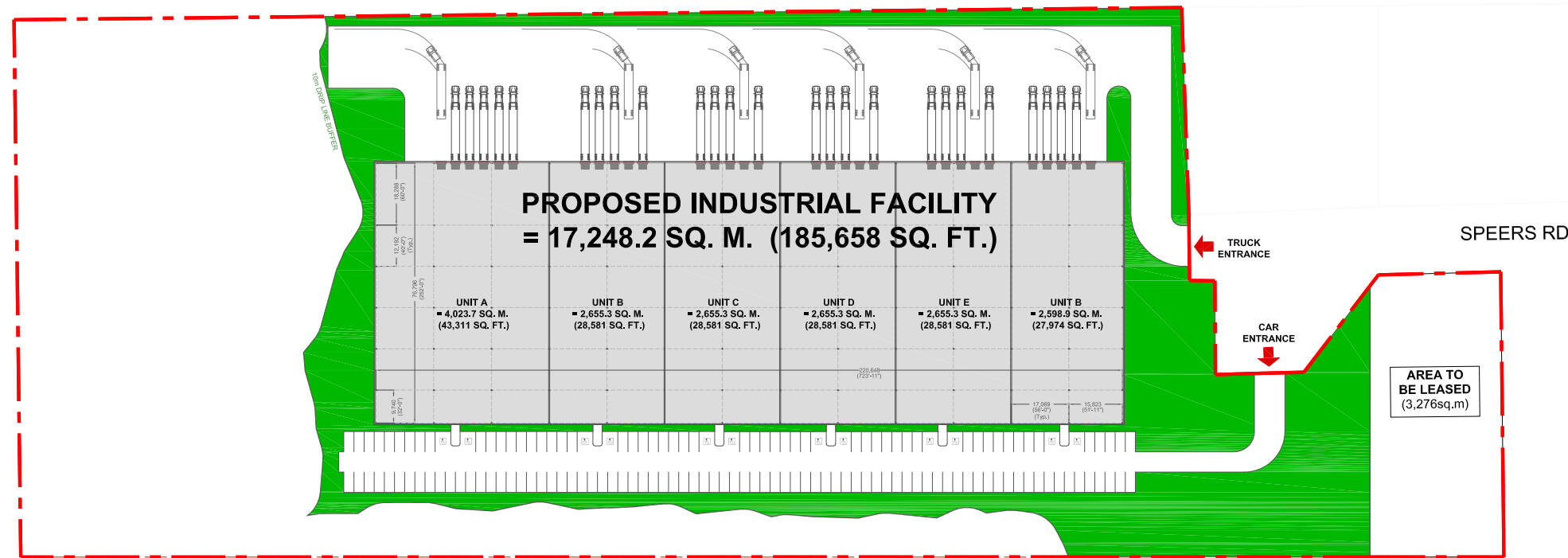
- + Building or Lumber Supply Outlet
- + Commercial Greenhouse or Nursery
- + Commercial Recreation
- + Contractors Yard
- + Farm Implement Sales and Service
- + Fuel Storage Depot
- + Garden Centre
- + Mini Storage Warehouse
- + Postal or Courier Terminal
- + Printing, Publishing or Packaging
- + Recycling Depot
- + Research and Development
- + Sports Park
- + Tradespersons Shop
- + Transport Trucking or Distribution
- + Warehouse
- + Wholesale Outlet
- + Light Industrial Undertakings

Official Plan

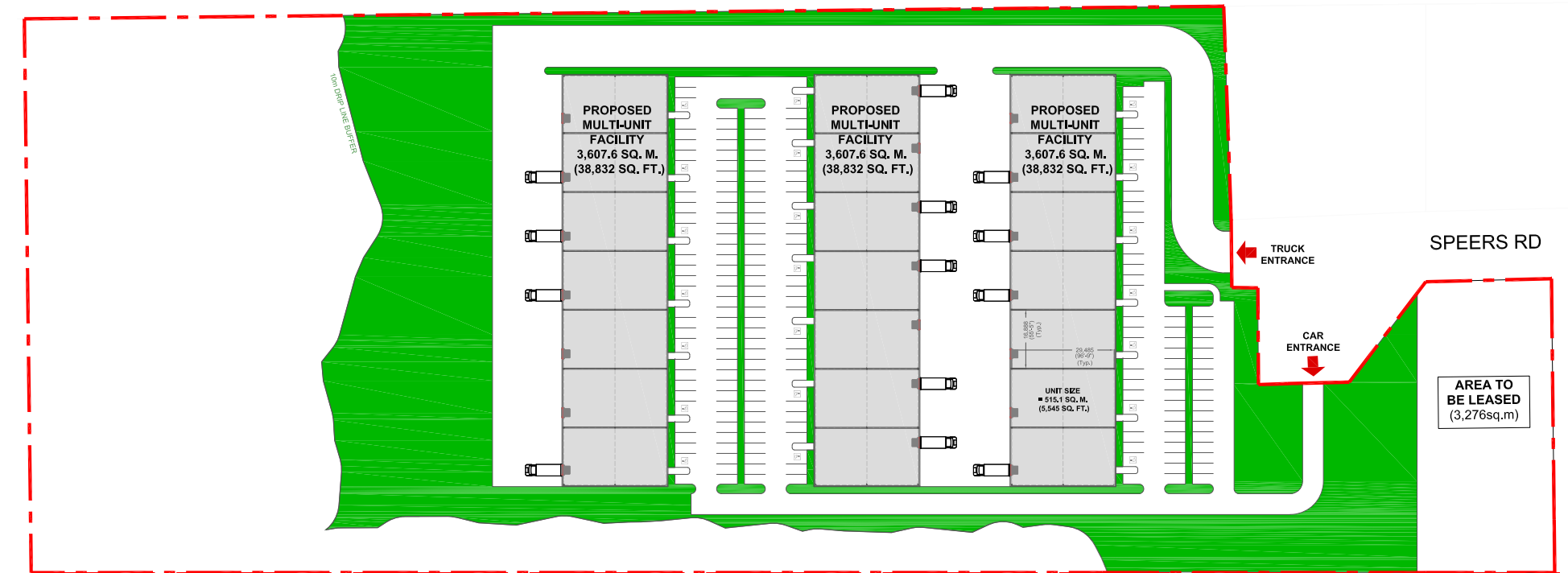


Development Concepts

Concept A

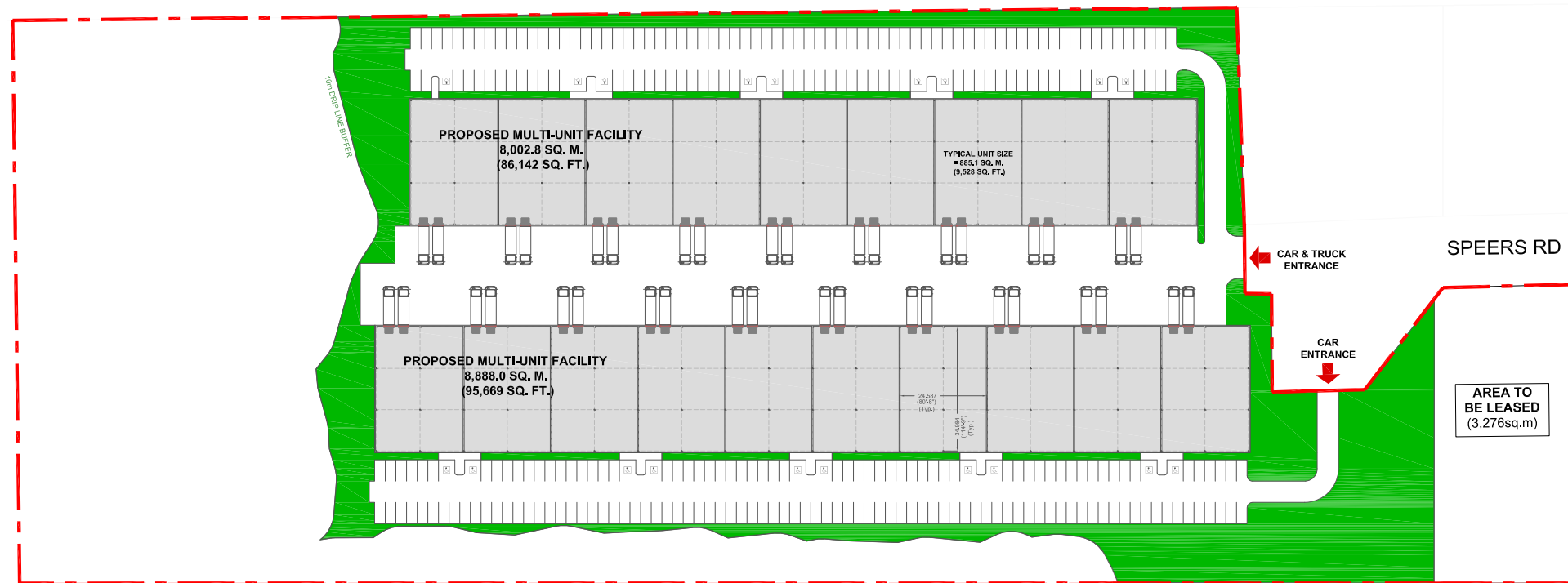


Concept B

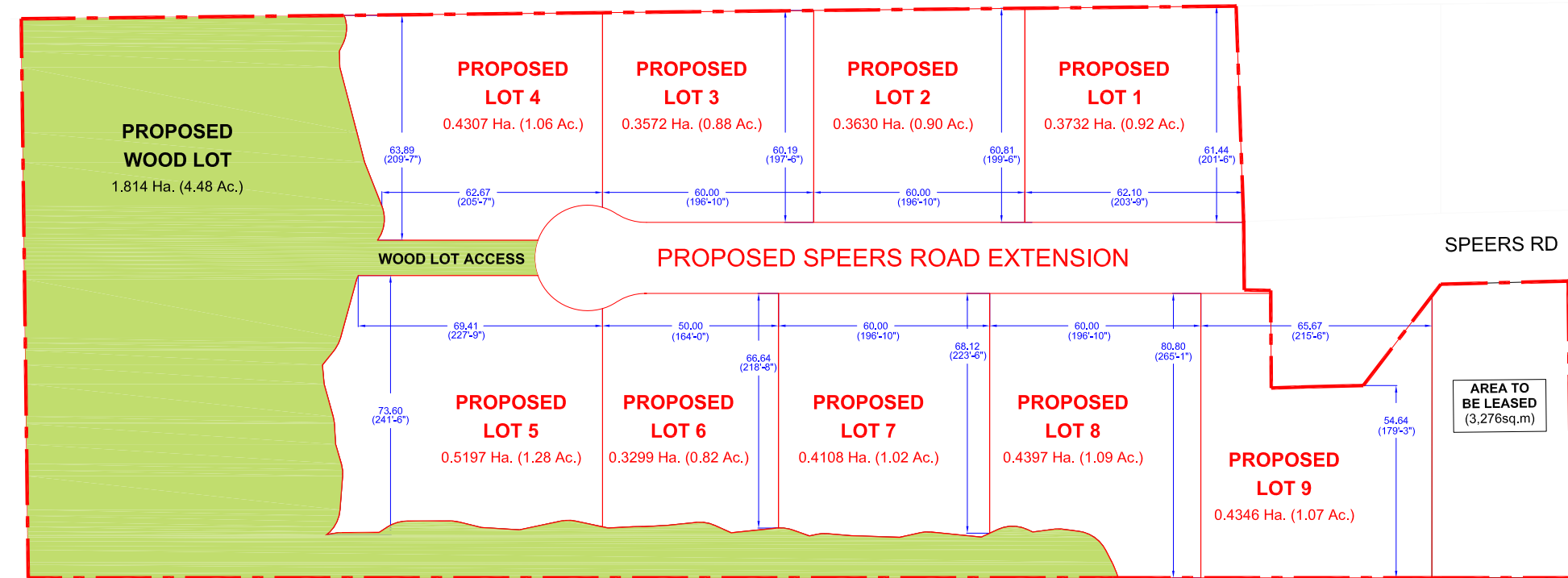


Development Concepts

Concept C



Concept D

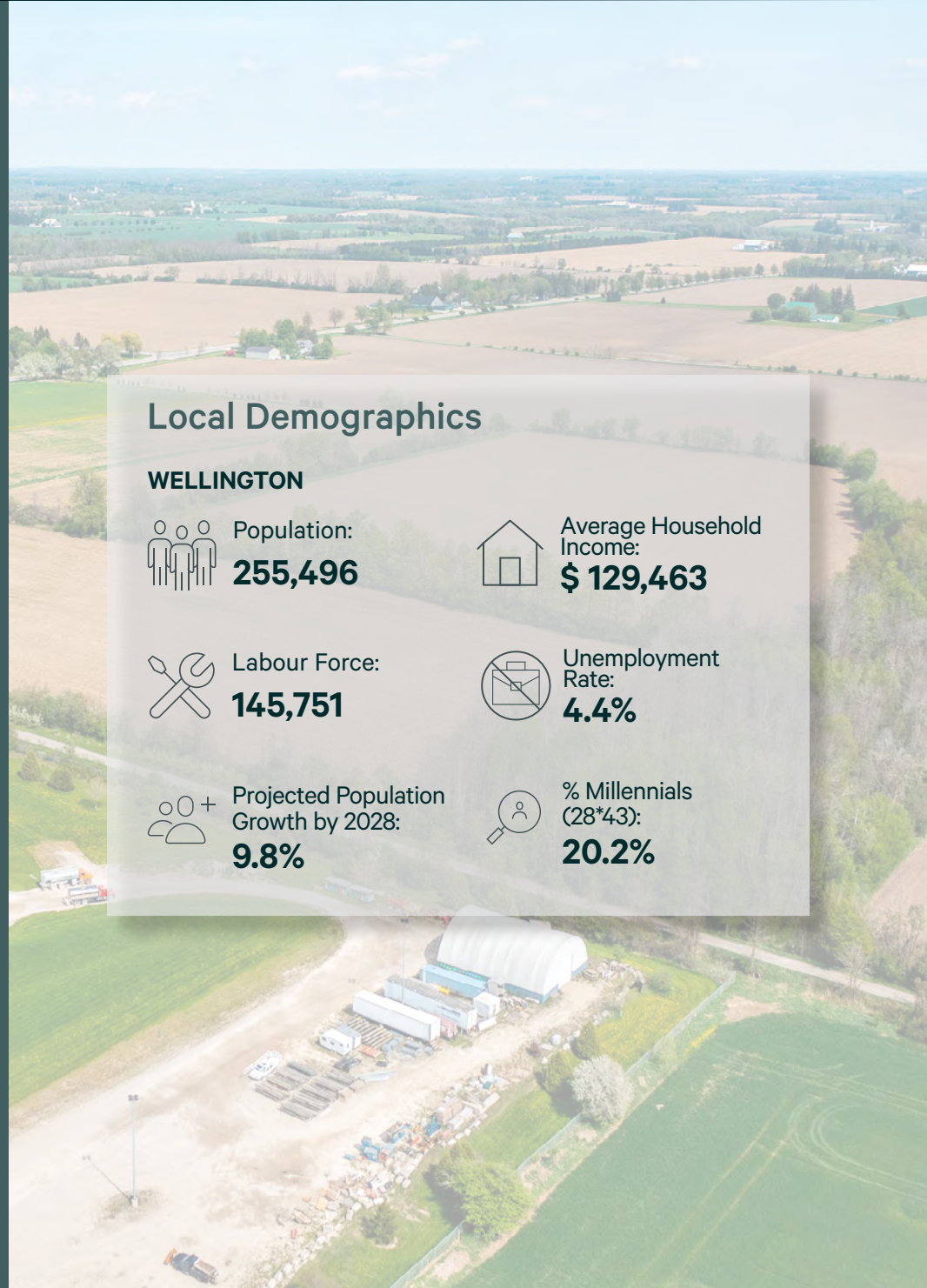


The Labour Pool

While Elora, Ontario is primarily known for its tourism and service industries, there is still Industrial activity in the area and surrounding regions that contributes to the local labour pool. Opportunities include manufacturing and production, construction and trades, seasonal work and nearby industrial centres in Guelph and Kitchener-Waterloo. Elora is also home to some small-scale industries and workshops which offer specialized industrial labour opportunities.

Given the rural nature of the area surrounding Elora, there are opportunities in agriculture-related industries which requires industrial labour for equipment, operation, processing and logistics.

Attractions including the Elora Gorge, Elora Mill Hotel & Spa, and Elements Casino Grand River, create numerous job opportunities in hospitality, retail and customer service.



Local Demographics

WELLINGTON



Population:
255,496



Average Household Income:
\$ 129,463



Labour Force:
145,751



Unemployment Rate:
4.4%



Projected Population Growth by 2028:
9.8%



% Millennials (28*43):
20.2%

10 KM

20 KM

30 KM

30,665

Population

147,081

Population

642,717

Population

66.3%

Labour Force

69.1%

Labour Force

68.3%

Labour Force

42.6

Median Age

40.7

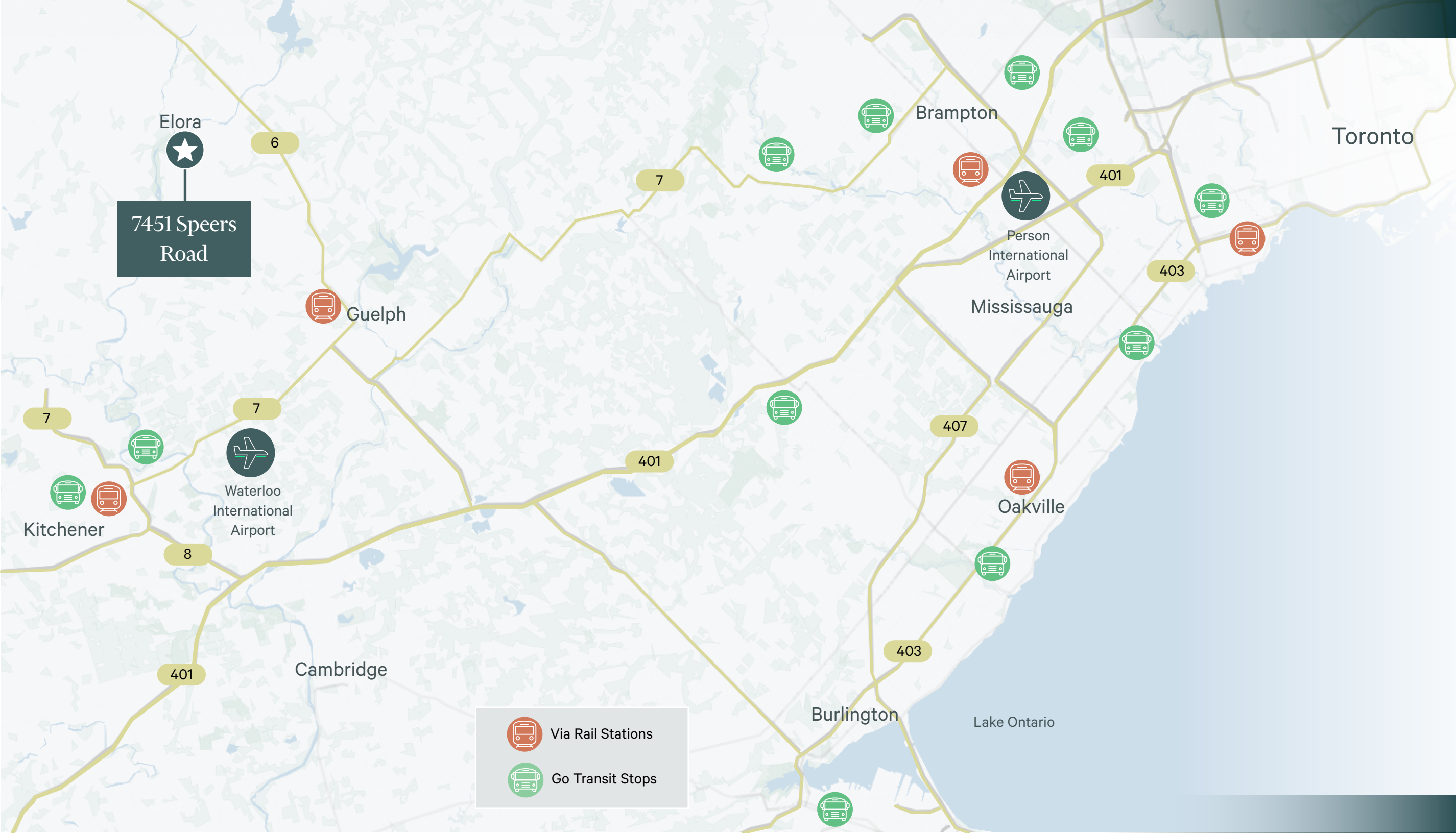
Median Age

38.1

Median Age



Drive Times



	Distance	Time
Highway 6	8 KM	8 Minutes
Highway 7	16.5 KM	15 Minutes
Highway 401	35 KM	30 Minutes
Highway 403	84 KM	60 Minutes
Guelph	18 KM	19 Minutes
Kitchener/Waterloo	25 KM	26 Minutes
Hamilton	70 KM	60 Minutes
Pearson Airport	95 KM	65 Minutes

Neighbouring Properties

- | | | | |
|---|-----------------------------|----|---------------------------------|
| 1 | Jefferson Elora Corporation | 6 | Stirling Marathon Appliances |
| 2 | Roof Trusses and Components | 7 | Summit Laser and Manufacturing |
| 3 | Elements Casino Grand River | 8 | Polycorp Ltd. |
| 4 | Elora Mill Hotel & Spa | 9 | Ortlieb Crane & Equipment, Ltd. |
| 5 | Elora Brewing Company | 10 | Ontario Beef Research Centre |
| | | 11 | Aosom Canada Inc. |



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Contact Us

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