



Hanlon Creek Business Park

- Within a one-hour drive of over 7 million people
- Close proximity to daily rail service from CPK and CN international railroads
- Excellent distribution linkages to Highway 401, 6 and 7
- Park is serviced by municipal transit



\$45,741,000

+/- 115.8 acres (multi-parcel offering)

The City of Guelph is open to receiving offers on this property bundle until 11:59 p.m. (ET) on April 30, 2026. All offers must be made using the City's Agreement of Purchase and Sale document for this property and be submitted to Luke Jefferson, Strategic Property Advisor.

**Buyer agents welcome;
no listing agent representation.**

Please contact:

Luke Jefferson

Strategic Property Advisor

luke.jefferson@guelph.ca

519-822-1260 extension 2527





- Land included in sale
- Land excluded from sale
- Land not City-owned or part of sale

ZONE: Specialized Corporate Business Park

General permitted uses include:

- Manufacturing
- Research and development
- Warehouse

Property zoning information including complementary, accessory, and prohibited uses listed in the information package.

For the City's form of Confidentiality Agreement, Terms, Confidential Property Information Package, or accessible format, please contact:



Economic Development and Tourism

Luke Jefferson

Strategic Property Advisor

luke.jefferson@guelph.ca

519-822-1260 extension 2527

TTY 519-826-9771

Accessible formats available upon request.

Property Specifications

Parcel (A1) (A2) and (A3)

Phase 3 +/- 102.91 acres
Unserviced, ungraded,
conditional draft plan approved

Parcel (A4)

Phase 1 +/- 9.95 acres
Unserviced, ungraded,
subdivision approval in place

Parcel (A5)

Phase 2 +/- 2.93 acres
Serviced to lot line, lot
connection required. Ungraded
lot, subdivision approval in place

Additional Phase 3 Lands Not Included In Listing

Parcel (B1)

HCBP Phase 3. Not included
in this listing but are being
concurrently marketed for sale
by the owner through its own
independent representative.

Information can be found here:

[Snyder Estate Land Sale](#)

This document has been prepared by The Corporation of the City of Guelph (the "City") for advertising and general information only. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates (the "Information") are included for example only and have not been verified by the City. The City makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy and reliability. The City does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. Any interested party should take such steps as they may deem necessary to verify the Information prior to placing any reliance upon the Information. The City excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from the City. This publication is the copyrighted property of the City. Copyright © 2026. All rights reserved.