

INVESTMENT READY SITE



7914 Rawlings Road - Forest Industrial Park
Lambton Shores, Ontario

A 55.7-acre fully serviced industrial property located in Lambton Shores is strategically located within a 25-minute drive to provincial Highway 402, and is in close proximity to rail, allowing for fast access to nearby urban areas such as London, Windsor, and Sarnia. Lambton Shores has a diverse economy including a strong foundation in agriculture, agri-food and manufacturing and growing retail, logistics, construction and service sectors. Local industries include Eusi Farms Ltd., Wellington Builders Inc. and McKenzie & Henderson Inc.

KEY HIGHLIGHTS

Lot Size: 55.7 acres / 22.5 hectares
Depth: 494 metres
Frontage: 330 metres
Services: Full municipal services
Zoning: M1-Industrial 1 Zone

PERMITTED USES

- » Industrial Use
- » Light Industrial Use
- » Warehouse
- » Wholesale Establishment

UTILITIES:

- » Existing 27.6 kV feeder that runs along Rawlings Road. The site is serviced by Hydro One.
- » Serviceable by 200 mm watermain and 200 mm sanitary sewer connection located 40 and 70 metres respectively from the site.
- » Existing 4" natural gas pipeline along Rawlings Road and a second 2" pipeline located at the southwest corner of the site. Both pipelines operate at up to 420 kPag serviced by Enbridge.
- » Eastlink telecommunication servicing (hybrid fibre coax) available at Rawlings Road and Enterprise Drive.



The first of its kind in Canada, **ONTARIO'S INVESTMENT READY: CERTIFIED SITES** represent pre-qualified industrial properties that have met a consistent set of stringent standards. Proactive due diligence has been performed, confirming site viability to make the decision-making process easier and faster for investors and site consultants.

Ontario is a place where businesses can expand and thrive, unencumbered by excessive red tape and over regulation.
Ontario is open for business.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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THE LAMBTON SHORES ADVANTAGE

- » The Municipality of Lambton Shores is centrally located in Southwestern Ontario with access to provincial Highway 402, offering local businesses with commercial transportation passage to Toronto, Windsor, and the United States.
- » Lambton Shores offers a unique opportunity for the location of urban amenities that can serve both the local population, as well as the influx of the seasonal residents and tourist populations.
- » Lambton Shores is supported by world-class post-secondary institutions in nearby urban centres such as London, Windsor, and Waterloo. Post-secondary institutions include Western University, University of Windsor, University of Waterloo, Wilfrid Laurier University, University of Guelph – Ridgetown Campus (Agriculture) as well as Fanshawe College, Lambton College and St. Clair College.
- » Lambton Shores also offers services for investors, including customized information packages, assistance with planning and development approvals, providing demographic and community information, and coordinating introductions with municipal officials.



TRANSPORTATION

- » Located within 13 km from Highway 402
- » 77 km to London International Airport (London)
- » 40 km to Chris Hadfield Airport (Sarnia)
- » 47 km from CN Rail Yard, 20 km from CN Rail
- » 47 km from Sarnia Harbour, the closest water port

TRAVEL TIMES BY CAR TO LAMBTON SHORES

(actual travel times may vary)

London	1 hour
Detroit	1.75 hours
Toronto	2.75 hours
Chicago	6 hours

US / CANADA BORDER DISTANCES

Port Huron/Sarnia Border Crossing via Blue Water Bridge	48 km/30 miles
Detroit/Windsor Border Crossing via Ambassador Bridge	150 km/93 miles
Lewis-Queenston Bridge via Highway 403	276 km/172 miles
Fort Erie/Allentown via Highway 403	299 km/186 miles

*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.