

INVESTMENT READY SITE



Industrial Road – Glencoe Business and Industrial Park Southwest Middlesex, Ontario

A 44.80-acre fully serviced industrial property is located within the Glencoe Business and Industrial Park in the Municipality of Southwest Middlesex. The property is strategically located within a 15-30 min drive to provincial Highways 401 and 402, and is in close proximity to rail, allowing for fast access to nearby urban areas such as London and Sarnia. Southwest Middlesex 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 Cooper Standard Automotive, Penta Farm Manufacturing, Parrish & Heimbecker Ltd and AGRIS Co-operative Ltd.

KEY HIGHLIGHTS

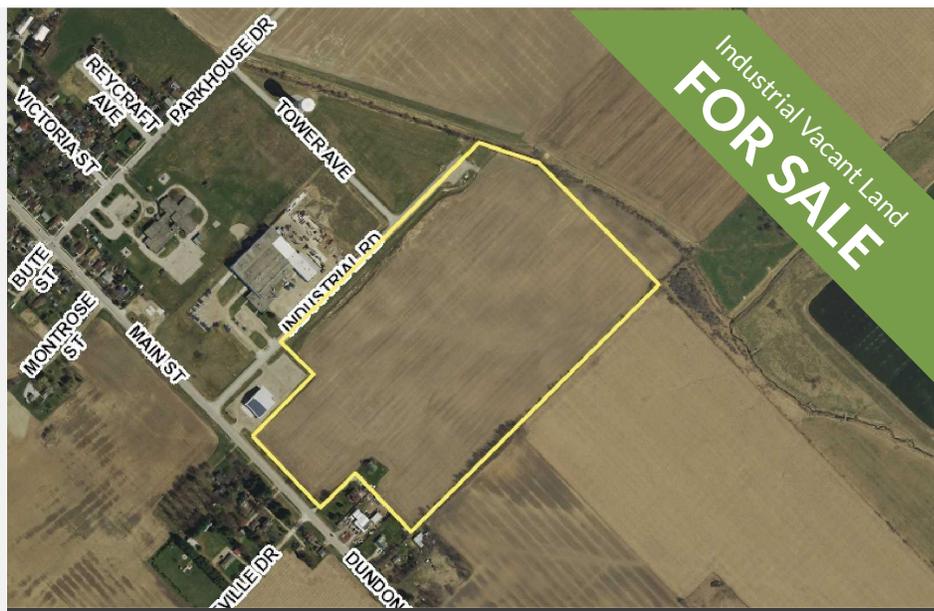
Lot Size: 44.80 acres / 18.13 hectares
Depth: 591.09 metres
Frontage: 140.16 metres
Services: Full municipal services
Zoning: M1 – General Industrial

PERMITTED USES

- » Manufacturing
- » Warehousing
- » Truck Terminal
- » Industrial Uses

UTILITIES:

- » Existing 27.6 kV feeder in the area suitable for industrial or commercial use. The site is serviced by Hydro One.
- » Access to a 300 mm watermain, 750 mm storm sewer, and 200 mm sanitary sewer within or surrounding the property lines.
- » Existing 2-inch and 4-inch natural gas mains are available adjacent to Industrial Road supplying up to 70 KPa of delivery pressure to service the site. Site is serviced by Union Gas Ltd.
- » Full telecommunication servicing available on Main Street at Industrial Road, including fibre optic.



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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SOUTHWEST MIDDLESEX ADVANTAGE

- » The Municipality of Southwest Middlesex is centrally located in Southwestern Ontario with access to provincial Highways 401 and 402, offering local businesses with commercial transportation passage to Toronto, Sarnia, and the United States.
- » Southwest Middlesex has a unique mix of urban and rural planning areas and supports a large agricultural base along with manufacturing, institutional and retail business activity.
- » Southwest Middlesex 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.
- » Middlesex County 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

- » 30 km from Highway 401 and 402
- » 61 km to London International Airport (London)
- » 142 km to Windsor International Airport (Windsor)
- » 221 km to Pearson International Airport (Toronto)
- » 1.4 km from CN Rail and 3.9 km from CP Rail
- » 82 km from Sarnia Harbour

TRAVEL TIMES BY CAR TO SOUTHWEST MIDDLESEX (actual travel times may vary)

Detroit	1.5 hours
Toronto	2.5 hours
Pittsburgh	6 hours
Chicago	6 hours

US / CANADA BORDER DISTANCES

Port Huron/Sarnia Border Crossing via Blue Water Bridge	83 km/52 miles
Detroit/Windsor Border Crossing via Ambassador Bridge	154 km/96 miles
Lewis-Queenston Bridge via Highway 403	245 km/152 miles
Fort Erie/Allentown via Highway 403	275 km/171 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.