



HWY 40 INDUSTRIAL PARK INC.

170 ACRES TOTAL

63,000 SQ.FT. CONSTRUCTED - 100% OCCUPANCY

138 ACRE EXPANSION DRAFT PLAN APPROVED

ROB LONGO

REALTOR Broker

519.466.1835

rob-longo@coldwellbanker.ca

LOU LONGO

REALTOR Broker

519.339.6782

lou-longo@coldwellbanker.ca

GEORGE MALLAY

REALTOR

519.333.7899

george-mallay@coldwellbanker.ca



**COLDWELL BANKER
COMMERCIAL**
SOUTHWEST REALTY,
BROKERAGE



HWY 40 INDUSTRIAL PARK OVERVIEW

Phase 1 of the development is comprised of six buildings totaling 63,620 square feet on 32 acres. The site has the potential to accommodate expansion of some existing buildings or new construction. The buildings and associated laydown yards have been continuously occupied by national and international tenants providing a very stable income stream. There are eight tenants with one providing 30% of the income and four others providing between 13% and 20% reducing risk of reliance on one or two very large tenants. Tenant makeup has been comprised of engineering, industrial services, environmental and safety systems, modular buildings and storage facilities and transportation services. Companies are generally serving the chemical, refining and broader energy markets (traditional and emerging) and manufacturing industries in Sarnia-Lambton, Ontario and eastern Canada.



ALL BUILDINGS 100% LEASED

LONG TERM LEASES WITH ESCALATIONS

4% CAP RATE | \$1,200,000 NOI | ASKING \$29,500,000

ABOUT SARNIA LAMBTON



Lambton County, home to 11 municipalities and three First Nations, is recognized as the birthplace of North America's oil industry, established in 1858. Today, it stands as Canada's second-largest petrochemical complex and a premier hub for hybrid chemistry. The region is also a leader in Ontario's agricultural sector, with a burgeoning agri-food industry. A diverse manufacturing sector further supports these industries, exporting specialized products globally.

The award-winning Western Sarnia-Lambton Research Park and Lambton College play pivotal roles in fostering innovation across various sectors, thereby creating opportunities for commercialization and investment.

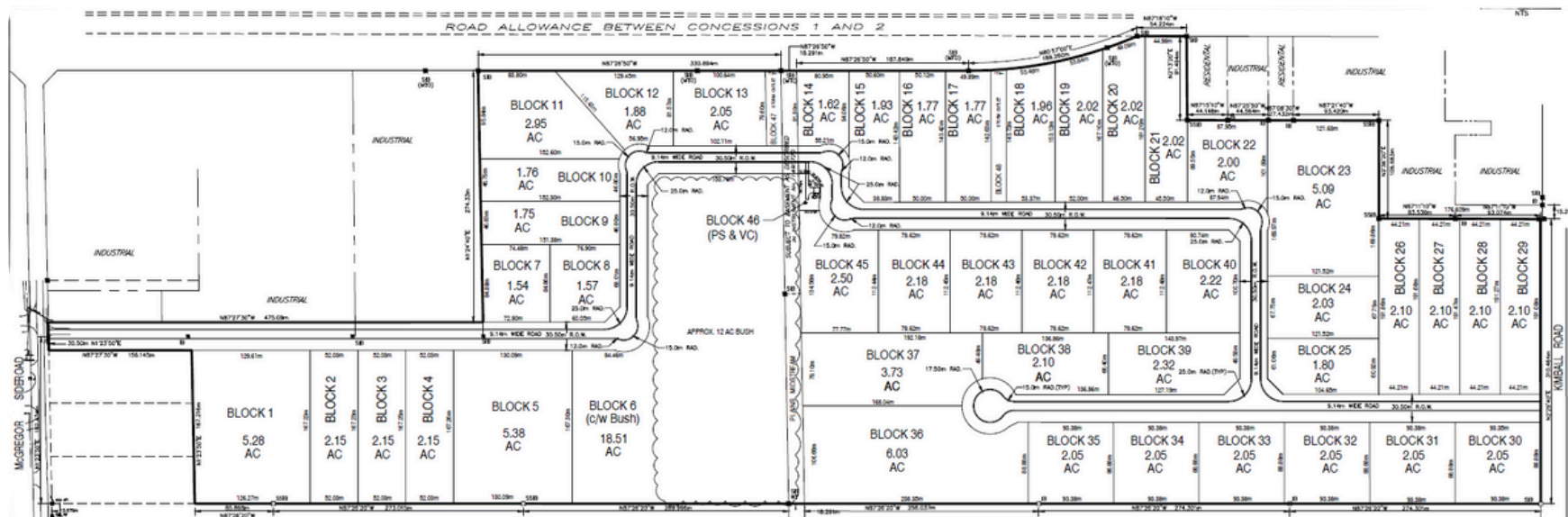
Lambton County boasts competitive development costs and industrial/commercial real estate prices compared to other North American cities. It offers a conducive business environment, bolstered by a workforce of over 358,000 within a 100-kilometer radius.

With its exceptional combination of infrastructure, transportation, talent, industrial services, and access to inputs, consumers, and economic development incentives, Lambton County is strategically positioned to meet the demands of growing companies. It is an ideal location for elevating your investments.

- Strategic location on Canada/USA border with access to Blue Water Bridge and St. Clair Rail Tunnel.
- Established business clusters in the manufacturing, chemical, sustainable chemistry, and agri-food sectors.
- Outstanding access to markets via road, rail, air, & deep-water port transportation infrastructure.
- Workforce specializing in skills required for the chemical, sustainable chemistry, advanced manufacturing, information technology, food & beverage, and value-added agriculture industries.
- Education, innovation, and research & development capabilities to support investment in innovative products and technologies.
- Strong government support including a competitive corporate tax environment, incentives, and grants.

INFRASTRUCTURE

The area around the HWY 40 Industrial Park has the infrastructure and utilities to support all forms of industrial activity at the site, including utility-intensive manufacturing.



ELECTRICAL

Electricity is supplied by Bluewater Power which offers a stable and cost competitive service to the HWY 40 Industrial Park. Bluewater Power currently has two 27.6 KV distribution feeder lines near the site, along Kimball Road (east) and McGregor Road (west). New electrical capacity will be available to site lots as services are extended. The 27.6 KV feeder lines currently could accommodate approximately 19 MW of new load. Capacity is not reserved. There are several large 230KV circuits in proximity for large capacity projects.

NATURAL GAS

Enbridge Gas Ltd operates existing gas mains in the area, including an existing 250 mm gas main on McGregor Road. Natural gas lines will be available into the HWY 40 Industrial Park. Capacity may require some upstream service upgrades depending on the needs of the development. Enbridge Gas Ltd. provides abundant and affordable natural gas supplies throughout the area with extensive transmission and distribution systems.

WATER

Water services are provided by the City of Sarnia with water sourced via the Lambton Area Water Supply System. The are existing 300 mm watermain at both the east and west side of the industrial park will be connected to the site by an internal 300 mm watermain. Water connections of 100 mm to 150 mm will be available to each individual lot to support a wide variety of businesses.

SANITARY

The City of Sarnia services an existing 300 mm sanitary sewer adjacent to the site. Individual lots will be serviced by a gravity sanitary sewer along the internal road network ranging in size from 200 mm to 250 mm diameter, which will convey to a 300 mm sanitary force main.

STORMWATER

The area near the site is served by municipal drains and roadside ditches to accommodate stormwater in the area. Roadside ditches throughout the site are to collect from subdrains servicing each lot.

PERMITTED USES

The HWY 40 Industrial Park is optimally zoned to accommodate large-scale industrial uses and land uses that require distance from sensitive land uses, such as those industries with potentially offensive characteristics in terms of appearance, odours, noise and dust emissions and truck traffic generation.

The HWY 40 Industrial Park is zoned to permit:

- a) Manufacturing
- b) Assembly
- c) Processing
- d) Fabricating
- e) Repairing
- f) Warehousing
- g) Wholesaling
- h) Petrochemical processing facilities

Secondary uses include the following:

- a) Public uses
- b) Accessory offices related to industrial use
- c) Limited ancillary commercial uses
- d) Industrial and scientific research facilities
- e) Greenhouses
- f) Truck storage
- g) Transportation terminals
- h) Scrap yards, salvage yards, storage yards
- i) Storage of petroleum & petrochemical products
- j) Uses permitted in the light industrial designation



TRANSPORTATION & MARKET ACCESS

REGIONAL TRANSPORTATION

Sarnia-Lambton is uniquely located on major road, rail, water, air, & pipeline corridors to ensure a smooth flow of inputs and end-products from supplier to customer.

Road

Highway 402 connects Sarnia-Lambton to the Ontario 400-series highway system, and the Blue Water Bridge border crossing links to U.S. Interstates, I-69 and I-94.

Rail

The regional rail infrastructure is impressive with Canadian National (CN) and CSX Transportation operating mainline Class 1 rail service and connections to the international St. Clair Rail Tunnel, and VIP Rail providing the transloading of goods and products.

Water

Sarnia-Lambton is located on the St. Clair River, allowing ships to access the St. Lawrence Seaway System and the Atlantic Ocean, while docking at Sarnia Harbour.

Air

Sarnia-Lambton is well serviced by several regional & international airports capable of delivering goods & people to any location in the world.

SITE TRANSPORTATION

The HWY 40 Industrial Park extends along the south side of provincially Regulated Highway 40 (Churchill Road) between frontages on McGregor Side Road and Kimball Road. An internal road network will provide excellent transportation infrastructure for tenants of the industrial park. The site provides quick access to Highway 402 (6 km) and the Canada/US border (11 km). Rail, ship, and air logistics opportunities are in near proximity to the site.



DISTANCE TO MAJOR CENTRES

| CITY | KM | TIME (hrs driving) |
|--------------|-----|--------------------|
| London | 100 | 1 |
| Detroit | 110 | 1.25 |
| Toronto | 280 | 2.5 |
| Buffalo | 325 | 3 |
| Cleveland | 375 | 3.75 |
| Cincinnati | 525 | 5 |
| Chicago | 550 | 5.25 |
| Pittsburgh | 560 | 5.25 |
| Indianapolis | 565 | 5.50 |
| Ottawa | 665 | 6.50 |
| Milwaukee | 695 | 6.75 |
| Montreal | 815 | 7.75 |
| New York | 940 | 9 |