



# 401 POWERHOUSE

PREMIUM INDUSTRIAL DEVELOPMENT ON HIGHWAY 401  
WITH 100,000 SF & UP AVAILABLE FOR LEASE



**CBRE**

INDUSTRIAL FOR LEASE | 68 CAMPBELL STREET | MORRISBURG, ON.





## Introducing 401 Powerhouse, a cutting-edge industrial development located in 68 Campbell Street, just south of Highway 401 in Morrisburg Ontario.


Conveniently located near Cornwall, it provides exceptional connectivity to the US border and easy access to Highway 401, which provides access across the province to important hubs such as Ottawa, Montreal, and Toronto.

This project presents a prime opportunity for businesses seeking modern industrial space in a strategic location. Join us in shaping the future of your operations at 401 Powerhouse.

PHASE I  
200,000  
PHASE II  
400,000  
SF AVAILABLE  
FOR LEASE

  
HIGHWAY  
401  
ACCESS

 37'  
CLEAR  
HEIGHT

  
UP TO 1MW  
OF POWER  
AVAILABLE





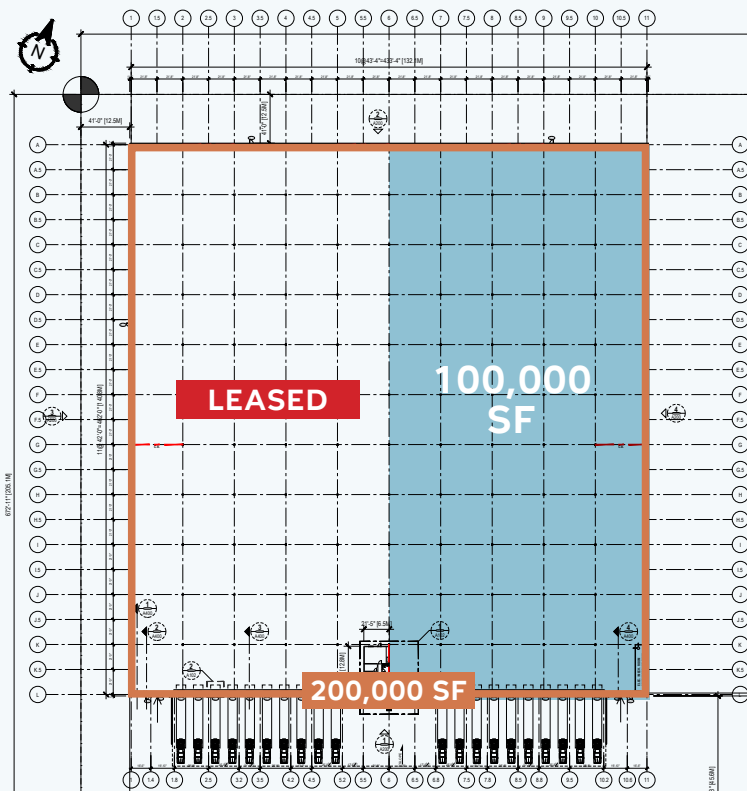


## Flexible design, connected, & powerful

401 Powerhouse is a premium development offering 37-foot clear height and 200,000 square feet of industrial space, with 100,000 square feet available for lease. With Phase I slated for completion on April 2025, and with 50% of the building already leased, you won't want to miss this opportunity, contact our team today.

## Property Details

Phase I	200,000 SF (Phase II - 400,000 SF)
Clear Height	37"
Power	500 kVA (up to 1MW available)
Truck-level Doors	20
Total Parking Spots	113
Expected Delivery	April 2025
Net Rent (PSF)	\$12.00





# PHASE II

## Unique Expansion opportunity designed for your growing business

401 Powerhouse also offers a rare opportunity to expand to an additional 400,000 square feet with delivery expected within 18 months of a lease agreement. This expansion can be customized to meet tenant specifications and can be developed as either a connected, single building or multiple stand-alone buildings. For businesses requiring large power, Phase I offers a robust 500 Volt service with opportunity to add up to 1MW of power. With its strategic location in the business-supportive town of Morrisburg, transformers can be installed within 12 to 16 months with ease.



**400,000 SF**

MULTI-BUILDINGS  
OPTION





## Nearby Amenities

401 Powerhouse is situated in an industrial area, just off County Road 2, Morrisburg's main thoroughfare. With visibility from the highway, tenants have a great opportunity for corporate signage and brand exposure. This prime location also offers easy access to shops, restaurants, and local amenities.



## Accessibility & Connections

Located just south of Highway 401 at County Road 31, 401 Powerhouse ensures a convenient and efficient access to communities, including Cornwall, which features the nearest U.S. border crossing, Ottawa, Montreal, and Toronto. Additionally, goods can be transported directly from Montreal Port to the site by truck, eliminating the need for rail transport.





# Highways 401 connects this industrial development to multi-markets leveraging an abundant labour pool

DEMOGRAPHICS (2024 ESTIMATE)	MORRISBURG	CORNWALL	OTTAWA	MONTREAL	TORONTO
Population	2,661	51,273	1,138,189	4,505,225	6,986,413
Average Household Income	\$94,003	\$81,483	\$145,389	\$114,736	\$147,360
Labour Force	48.7%	54.9%	67.1%	67.2%	64.1%
Occupation in Trades, transport, equipment operators & related	20.6%	19.4%	9.7%	13.9%	13.5%
Occupations unique to processing, manufacturing & utilities	8.7%	9.3%	1.2%	3.9%	3.9%





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**CBRE**

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[LEARN MORE ABOUT THE OPPORTUNITY AT 401 POWERHOUSE](#)

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