



HWY 40 INDUSTRIAL PARK INC.

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Property Details

HWY 40 presents an institutional-quality industrial investment opportunity in Sarnia-Lambton, Ontario. A fully leased, income-producing portfolio of six buildings totaling 63,620 square feet across 32 acres, supported by long-term leases with contractual escalations. The offering provides stable in-place cash flow, diversified tenancy and meaningful future expansion potential. Eight national and international tenants provide a diversified income base. No tenant represents more than 30% of revenue, while four additional tenants each contribute 13%–20%. The roster spans engineering, industrial services, environmental and safety systems, modular buildings, storage and transportation.



Location

Located in the Sarnia-Lambton industrial market, HWY 40 serves companies supporting the region's chemical, refining, energy and manufacturing sectors. Tenants benefit from proximity to one of Canada's most established petrochemical and industrial clusters, as well as access to the broader eastern Canadian market.

AVAILABLE AREA

32 acres

NET OPERATING INCOME

\$1,200,000

CAP RATE

6.4%

ASKING PRICE

\$18,750,000

AGGREKO

PREMISES

7,200 sq. ft.

LEASE TERM

Five Years



COMPANY

Founded in 1962; a global leader in temporary and modular energy solutions.

BUSINESS

Rental and management of critical power, temperature-control and industrial utility infrastructure.

INDUSTRY FOCUS

Energy, industrial operations, project-based and emergency applications.

SARNIA ROLE

Serves Southwestern Ontario, from Woodstock to Windsor.

TRIMAC

LEASE TERM

Five Years

PREMISES

11,420 sq. ft., plus 600 sq. ft. in a second building and secure paid parking.

COMPANY

Founded in 1945; Calgary-headquartered and among North America's largest bulk transportation and logistics providers.

BUSINESS

Specialized transportation of hazardous and non-hazardous bulk commodities.

INDUSTRY FOCUS

Tank truck, flatbed, pneumatic trailer and specialized logistics services.

SARNIA ROLE

Supports industrial transportation requirements in the region.



HWY 40 INDUSTRIAL PARK INC.

ACUREN

PREMISES

12,120 sq. ft.

LEASE TERM

Five Years

COMPANY

Founded in 1974; publicly traded with 5,000+ employees.

BUSINESS

Leading North American provider of testing, inspection, certification and engineering services.

INDUSTRY FOCUS

Manufacturing, energy, aerospace, automotive and infrastructure.

SARNIA ROLE

Serves industrial clients across Southwestern Ontario.



BURKHARDT

PREMISES

13,700 sq. ft.

LEASE TERM

Five Years



COMPANY

Canadian subsidiary of Burckhardt Compression AG, a Swiss industrial engineering company.

BUSINESS

Design, manufacture, service and upgrade of reciprocating compressor systems.

INDUSTRY FOCUS

Energy, chemical and industrial gas-compression applications.

SARNIA ROLE

Serves Eastern Canada, from Ontario to Newfoundland.



HWY 40 INDUSTRIAL PARK INC.

WONDER BREADS (FGF BRANDS)

PREMISES

1,600 sq. ft.

LEASE TERM

Three years



COMPANY

FGF Brands is one of North America's largest privately held bakery manufacturers and a major supplier to recognized baked-goods brands, including Wonderbrands in Canada.

BUSINESS

Large-scale bread and baked-goods manufacturing.

INDUSTRY FOCUS

Food production and distribution.

SARNIA ROLE

Local operational presence within the HWY 40 tenant roster.

RAIN FOR RENT

PREMISES

5,880 sq. ft.

LEASE TERM

Five years

COMPANY

Founded in 1934; one of North America's largest liquid-handling solutions providers, privately owned and headquartered in Bakersfield, California.

BUSINESS

Rental, sale, design and operation of equipment to move, store, filter, heat, cool and treat liquids.

INDUSTRY FOCUS

Industrial liquid handling and site-support solutions.

NETWORK

65+ branch locations across the United States and Canada.



HWY 40 INDUSTRIAL PARK INC.

WILLSCOT

PREMISES

8,000 sq. ft.

LEASE TERM

Eight Years

COMPANY

Publicly traded; North America's largest provider of temporary modular space and portable storage solutions.

BUSINESS

Rental, sale, delivery, installation and service of modular buildings, mobile offices and portable storage.

INDUSTRY FOCUS

Commercial, industrial, construction, education and government customers.

PLATFORM

Formed through the 2020 merger of Williams Scotsman and ModSpace.



LEVITT SAFETY

PREMISES

3,000 sq. ft.

LEASE TERM

Five Years



COMPANY

Founded in 1935; one of Canada's largest privately owned safety and environmental solutions providers.

BUSINESS

Safety equipment, technical services, inspections, training, rentals and compliance solutions.

INDUSTRY FOCUS

Industrial, commercial, healthcare, government and emergency services.

SARNIA ROLE

Serves Southwestern Ontario, from Woodstock to Windsor.

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.



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.

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.

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

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.

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**COLDWELL BANKER
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BROKERAGE**