



# APPROXIMATELY 500+ ACRE SITE FOR SALE

Amherstburg, Ontario

Offering Overview



# PROPERTY OVERVIEW

## 500+ Acre Commercial Site

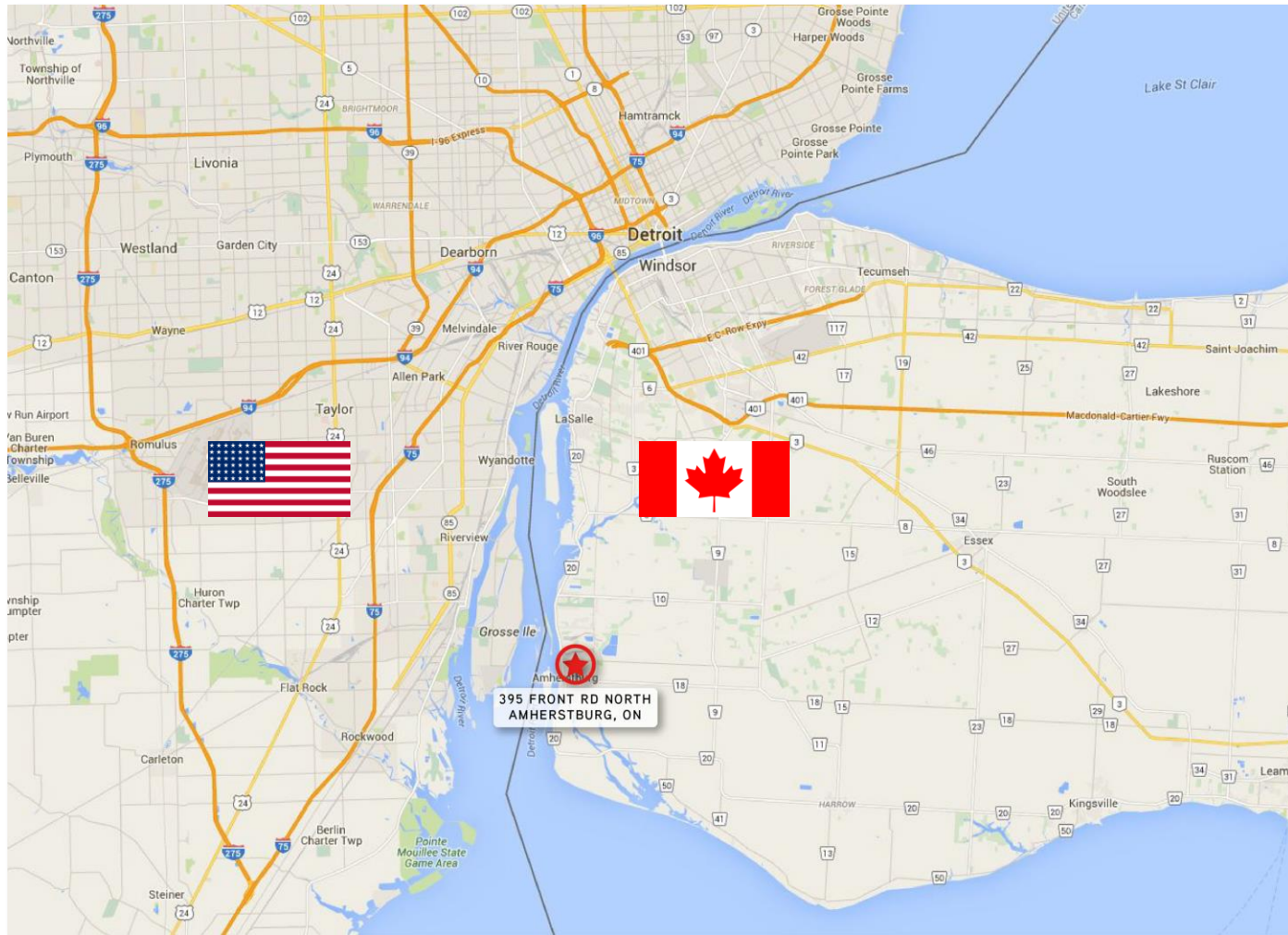
- 500 Acres of Developable Land
- Access to Proposed U.S. / Canadian Gordie Howe Bridge
- Former Pumping Station – Current owner has permit to take water from Detroit River
- Former Water Purification Plant
- Heavy Natural Gas on site
- Heavy Electrical Service Available
- Rail Access – Connections to two Class 1 Railroads (CN and CP. Access to CSX via operating agreement) meaning freight can reach any point in the rail networks of Canada, the United States and Mexico.
- Zoned Heavy Industrial





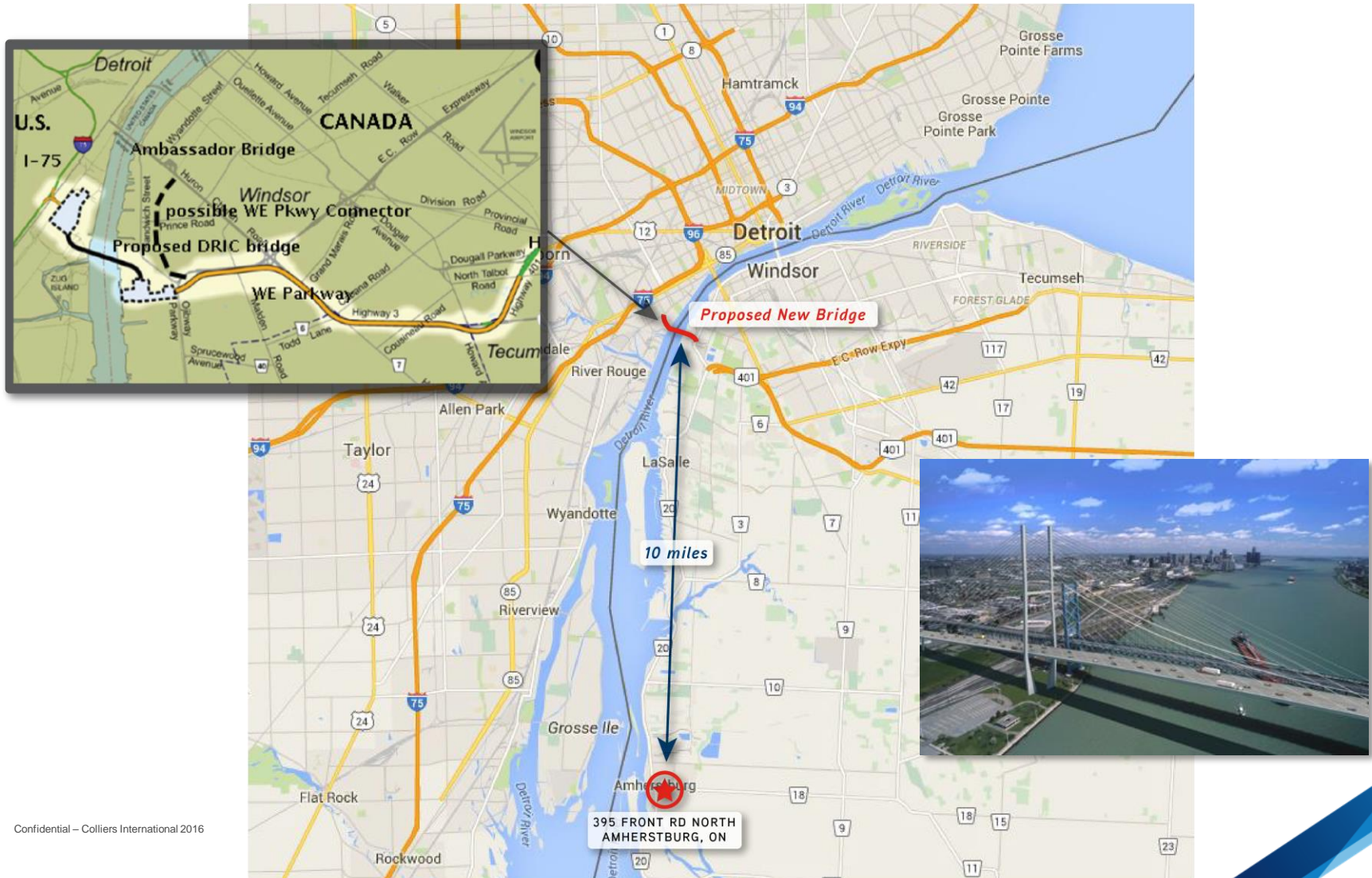
# 395 FRONT ROAD NORTH

Amherstburg | Ontario



# GORDIE HOWE INTERNATIONAL BRIDGE

## Infrastructure - Bridges

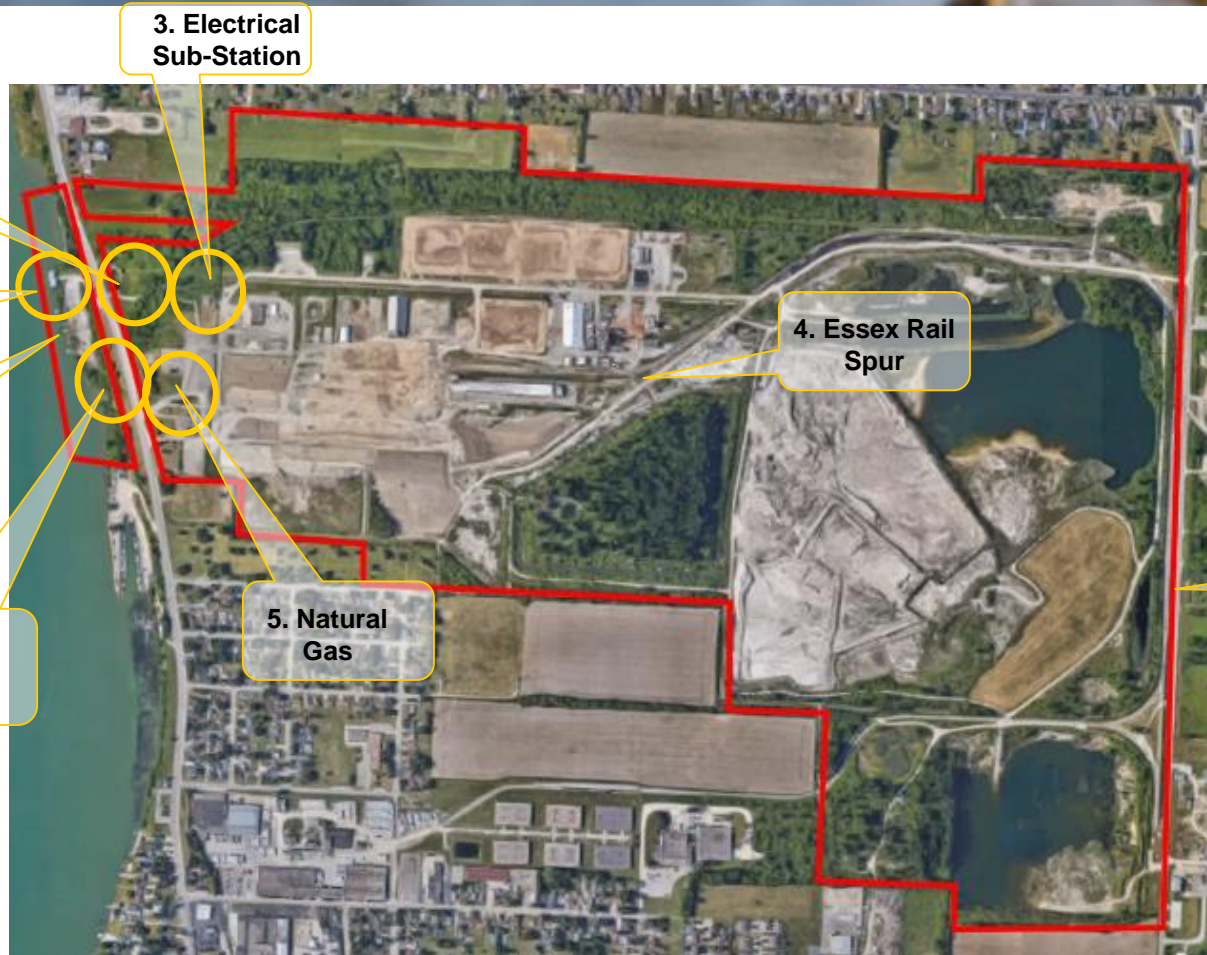




# SITE AERIAL



# SITE AMENITIES



## SITE AMENITIES

- |    |                             |
|----|-----------------------------|
| 1. | Water Pump House            |
| 2. | Water Purification Building |
| 3. | Electrical Sub-Station      |
| 4. | Essex Rail Spur             |
| 5. | Natural Gas                 |
| 6. | Piers & Dock Area           |
| 7. | Dock Tunnel Access          |
| 8. | Essex Main Rail Line        |

8. Essex Main Rail Line





# COMMERCIAL DOCK ACCESS



The Detroit River can handle any vessel able to operate in the St. Lawrence Seaway System with its working berths dredged to full Seaway depth of 8 meters or 26 feet, 6 inches. The Property Docks have access to both a shallow and deep cut channel of the Detroit River.



# PROPERTY OVERVIEW

Infrastructure | Existing Rail



**Site has direct rail line from the CN / CP Switchyards**



“Essex Terminal Railway (“ETR”) is a Canadian shortline terminal railroad, The ETR has direct connections to CN, CP and CSX (via Operating Agreement) meaning freight can reach any point in the rail networks of Canada, the United States and Mexico.”