

3305

LOYALIST STREET
CORNWALL, ON



Large-Scale Industrial Facility
FOR SUBLEASE

±492,363 SF Available



PROPERTY HIGHLIGHTS



±492,363 SF Industrial Facility on ±22.4 Acres



34 Loading Doors



±200 Parking Stalls



Clear heights
21'8"-25'7"



Built 1984
Renovated 2002



Sprinklered,
modern infrastructure



Heavy Power
(4,500 KVA @ 600 V
AC three phase)



Zoning
Employment Area
General (EAG)



Possession
Immediate



Sublease Term
Long-term availability



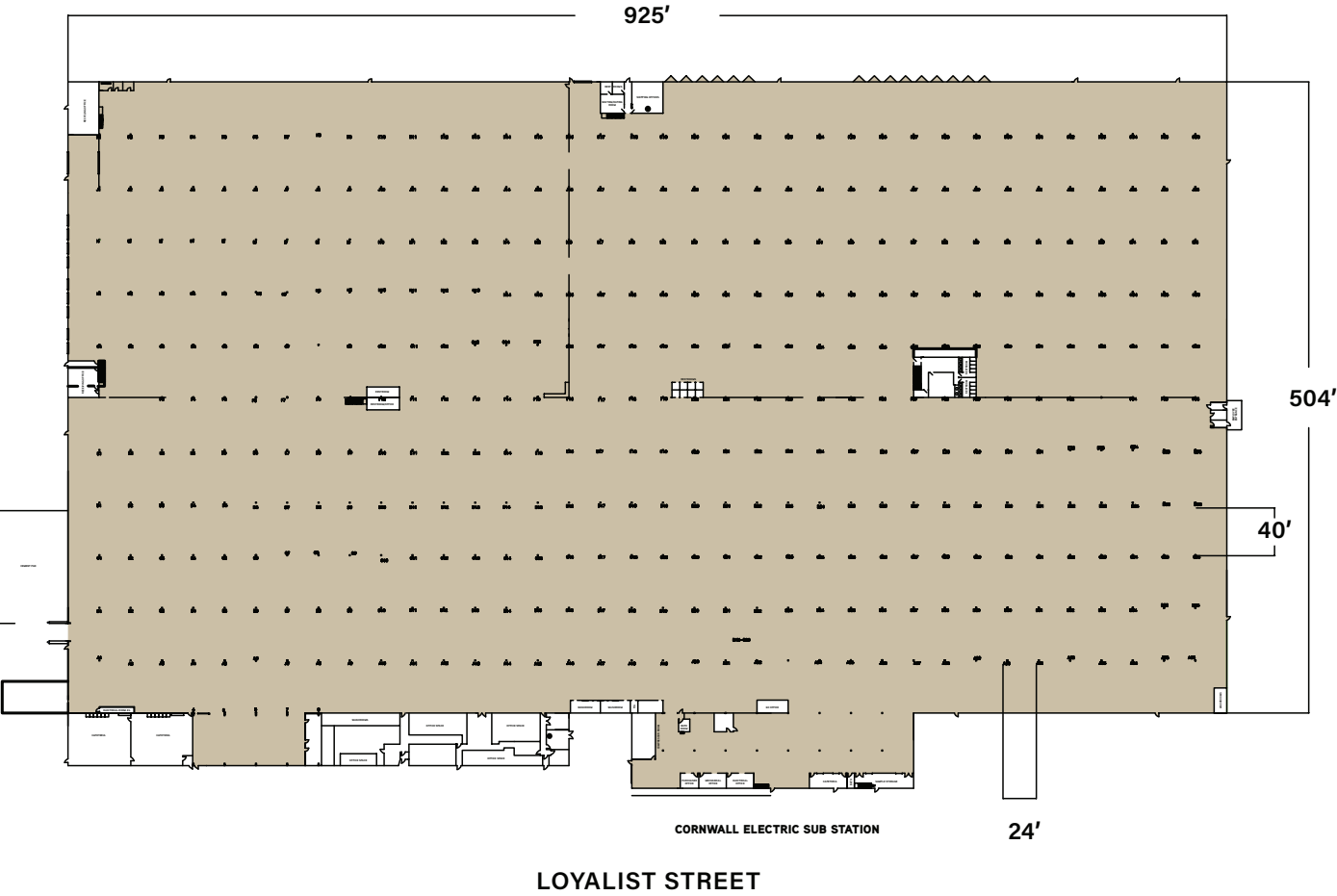
Asking Rent
Upon request









STRATEGICALLY POSITIONED in Eastern Ontario's Industrial Corridor

Located within the Cornwall Business Park, 3305 Loyalist Street offers 492,363 SF of high-bay manufacturing space with ancillary office on 22.4 acres. This premier industrial opportunity provides exceptional connectivity to key markets: Montréal's intermodal terminals (~1 hour), Ottawa (~1 hour 20 minutes), Toronto (~4 hours 20 minutes), and U.S. markets via the Seaway International Bridge (~11 minutes).

- Ideal for manufacturing users (existing buildout) + logistics/warehousing
- Flexibility to accommodate long-term corporate occupiers

SITE PLAN



 TOTAL SF 492,363	 CLEAR HEIGHT 21'8"–25'7"	 LOADING DOORS 34	 PARKING ~200 stalls
 HVAC 8 rooftop units + 36 heaters	 POWER 4,500 KVA @ 600 V AC three phase	 FIRE/LIFE SAFETY Fully sprinklered, monitored fire alarm	 CONSTRUCTION Steel frame, slab-on-grade, insulated metal panels



EASTERN ONTARIO'S LOGISTICS GATEWAY

Connecting Toronto, Montreal, Ottawa and U.S. markets
with access to over 5 million people



A STRONG CORPORATE COMMUNITY

Cornwall is home to leading national and international companies in distribution, logistics, manufacturing, and retail. This established corporate presence reinforces the Cornwall Business Park as a proven hub for industrial growth and investment.

CORNWALL, ONTARIO AT A GLANCE



Ranked among Canada's
Best Communities
(*Maclean's Magazine*)



Strong, bilingual
workforce drawing from
Ottawa and Montréal



Robust housing and
population growth fueling
regional momentum

INDUSTRIAL MARKET STRENGTH



Over \$27M in
recent industrial
facility investments
and expansions



Home to major
national distribution
centres and
logistics hubs

CORPORATE PRESENCE



Global companies including Walmart, Shoppers Drug Mart, Purolator, Benson Auto Parts, and American Standard anchor Cornwall's established industrial base.

3305

**LOYALIST STREET
CORNWALL, ON**

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