

Premier Industrial Investment Opportunity



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Royal LePage® Burloak Real Estate Services, Brokerage
2025 Maria Street, Unit #4
Burlington, ON
Independently Owned & Operated



Executive Summary

The Investments Group is proud to offer for sale 1405 & 1407 Confederation St, Sarnia, Ontario a Prime industrial investment or end-user opportunity. This property offers 14,100 sq ft of versatile industrial space on a combined 2.3 acres, with a flexible Light Industrial zoning. The facility includes 12 drive-in doors, 5 two-post lifts, 2 low-rise lifts, and a full-size oil change pit—ideal for automotive, heavy machinery and many other uses. Strategically located just 4 minutes from the Highway 402 interchange, the property is 11 minutes from the U.S. border and 8 minutes from Sarnia Airport, ensuring excellent connectivity. Additionally, it's within easy reach of major cities—1 hour to Detroit, 2 hours to Hamilton, and 3 hours to Toronto and Buffalo.

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Property Details

**1405 & 1407
Confederation Street
Sarnia, ON**



Property Details

Combined Floor Area	7,075 SF
Property Tax	\$12,328.68
Floor Area	14,100 SF
Total Site Area	2.3 acres
Zoning	LI-1 (Light Industrial 1)
Clear Height	19 ft
Features	12 drive-in doors, 5 two-post lifts, 2 low-rise lifts



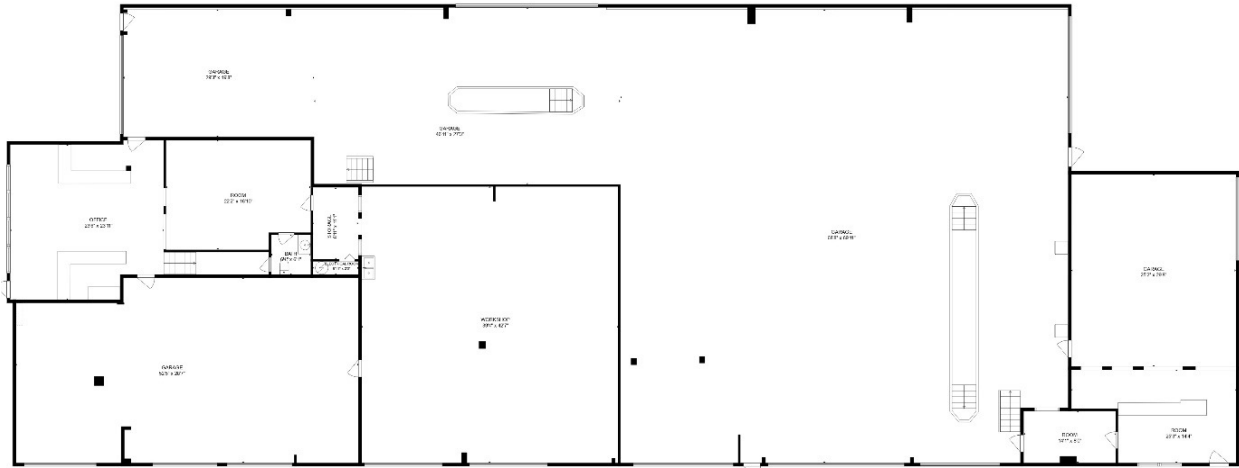
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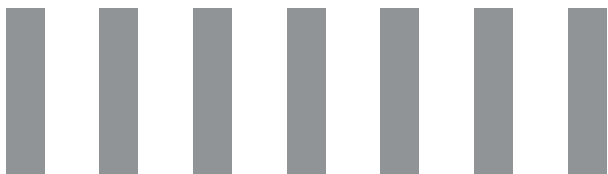
Floor Plans



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Permitted Uses (LI-1)

- Automobile sales and rental
- Automobile repair, service & washing stations
- Building supply establishment
- Bulk sales establishments
- Composting facility (within buildings)
- Freight terminals
- Industrial equipment sales, rental & service establishments
- Light manufacturing and assembly
- Outdoor storage
- Recycling depots.
- Truck repair, servicing & washing establishments
- Warehousing, storage or distribution
- Waste transfer stations
- Wholesale establishments

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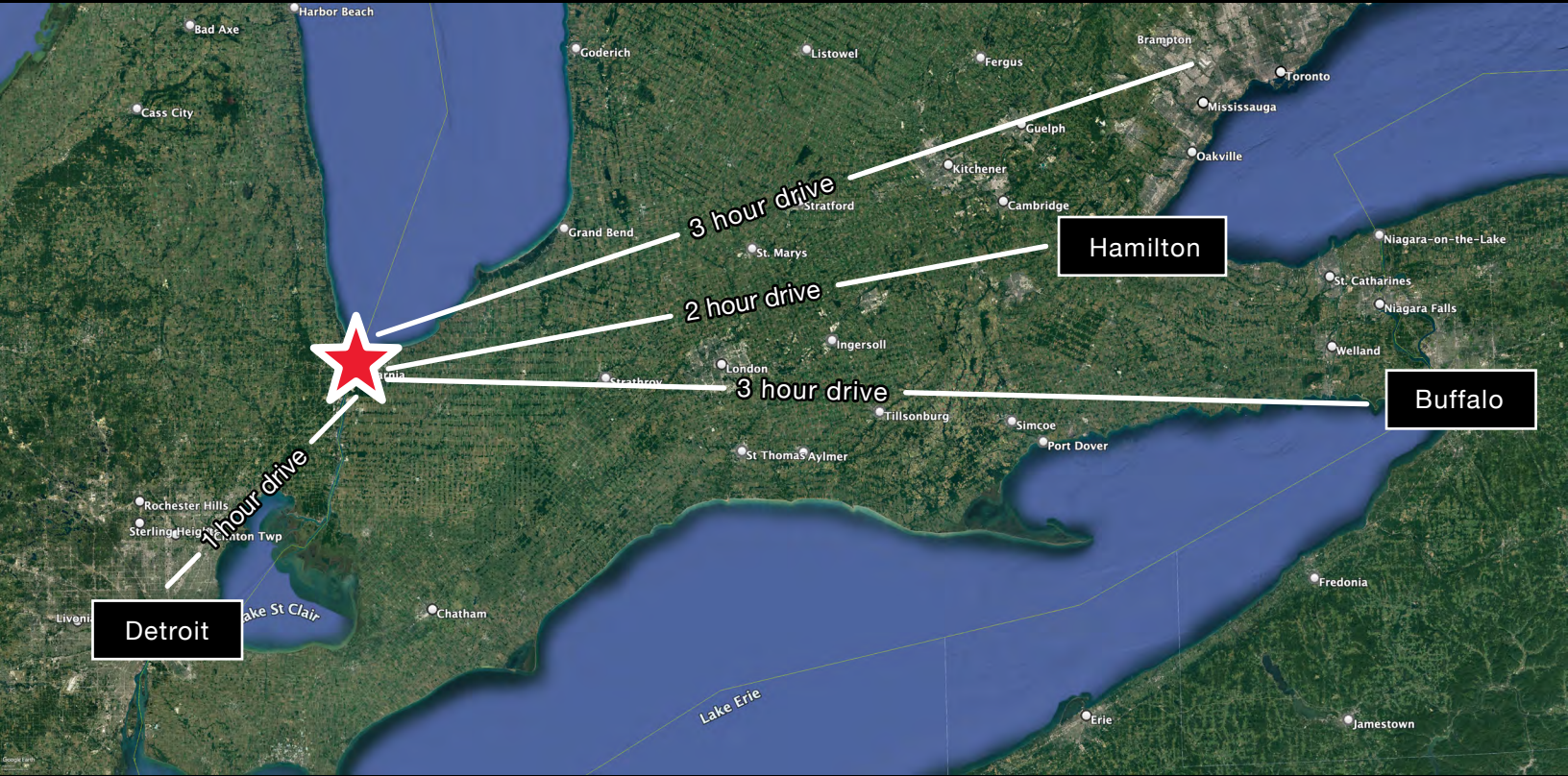
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Contact Us for More Information

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