



DEVELOPMENT OPPORTUNITY

CORNWALL BUSINESS PARK

121
FULL SERVICED
ACRES





This 121 acre site is located in the Cornwall Business Park, just minutes from two interchanges on Highway 401. The site has been cleared and pre-served.

The asking price is \$50,000 per acre.

The Cornwall Business Park is strategically situated in the region connecting Toronto and Montreal to Ottawa. It is zoned to accommodate a variety of manufacturing and supply chain activities. The Park is immediately adjacent to Highway 401 and the double-tracked CN Rail Mainline. Services include paved roads, sanitary sewers, municipal water, electrical power, natural gas, communications networks, and city transit.

Cornwall is a growing logistics hub in Eastern Canada. The Cornwall Business Park is home to major distribution centres for Walmart, Loblaw, Shoppers Drug Mart and the Benson Group. Several trucking companies service the park and other support services, such as cross-dock facilities and pallet manufacturers, are in the immediate area.

PROPERTY DETAILS

Size: 121.22 Acres

Zoning: Manufacturing 30/40

Water: Pre-served

Wastewater: Pre-served

Electrical: Available

Natural Gas: Available

Walmart Logistics
Harmony Distribution
Centre



121 Acres

Investment Ready: Certified Site

INDUSTRIAL PARK DRIVE

Additional site maps available.

SITE IMPROVEMENTS

The site has been cleared and levelled to facilitate development. Pre-servicing work has been completed to accommodate a building of 500,000 sq.ft. and includes a storm water retention pond to accommodate a significant amount of parking and vehicle queuing area. Additional information is available on request.

ELECTRICAL SERVICE

Electricity is available in the immediate area via a new upgraded distribution system from Cornwall Electric. The developer will be responsible for bringing the service on to the site. Cornwall Electric rates are as much as 25% below those found in other Ontario municipalities.

NATURAL GAS

Natural gas is available in the immediate area via Union Gas. The developer will be responsible for bringing the service on to the site.

FIBRE OPTICS

Data communication services are available in the immediate area via a robust fibre optic communications network that has recently been expanded and enhanced. The developer will be responsible for bringing the service on to the site.

DEVELOPMENT APPROVALS

The City of Cornwall has moderate levy development charges (none on manufacturing) which can result in significant savings. Zoning will accommodate a variety of supply chain and manufacturing related activities. New construction must meet the Ontario Building Code and is subject to site plan control.

TRANSPORTATION

The site is easily accessible via Highway 401 and is eligible for LCV use. The CN Rail Mainline runs parallel to the property and a spur line is possible.

PURCHASE CONDITIONS

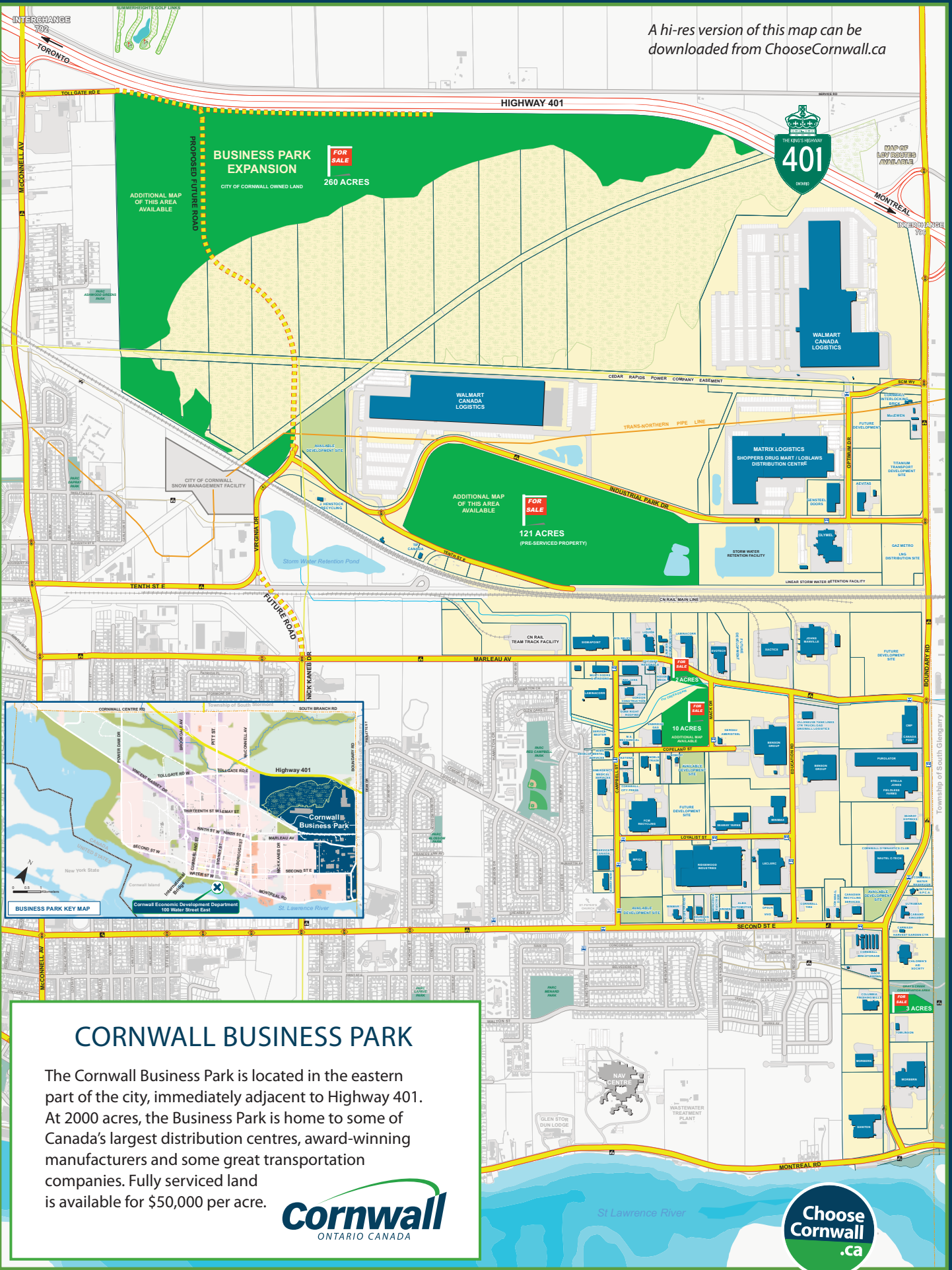
The site is available at a purchase price of \$50,000 per acre. The purchaser must build within 2 years and the building must comprise a minimum of 15% of the land area, to a maximum of 50%.

MORE INFORMATION

Download the new Cornwall Business Park brochure, maps and other resources via **ChooseCornwall.ca**



A hi-res version of this map can be downloaded from ChooseCornwall.ca



CORNWALL BUSINESS PARK

The Cornwall Business Park is located in the eastern part of the city, immediately adjacent to Highway 401. At 2000 acres, the Business Park is home to some of Canada's largest distribution centres, award-winning manufacturers and some great transportation companies. Fully serviced land is available for \$50,000 per acre.

Cornwall
ONTARIO CANADA

Choose
Cornwall
.ca



CHOOSE CORNWALL

If you are looking to invest, take a closer look at Cornwall.

With affordable electrical rates, low cost real estate and a welcoming business community, Cornwall gives you the best possible chance to succeed.

Learn more about development opportunities by contacting Cornwall Economic Development. Visit us online for current business news, available real estate and local job postings.

Bob Peters

Division Manager, Economic Development

613 551-6715

bpeters@cornwall.ca

