



# CORNWALL BUSINESS PARK

ZONED

SERVICED

DEVELOPMENT READY



# A SOLID BUSINESS CASE

Companies choosing to locate in Cornwall enjoy significant savings when it comes to the cost of establishing a new building, be it a large distribution centre or small operations centre for trucking services.

The cost of serviced industrial land is \$30,000 an acre, considerably less than the Greater Toronto Area where land prices can easily top \$500,000 an acre. For large distribution centres that need 50 - 100 acres, the savings in land acquisition can easily reach \$40 million or more.

Development charges in Cornwall are modest - typically less than other Ontario cities - and are waived for manufacturing projects. Companies building in Cornwall can easily save \$10-15 per square foot of construction - which can add up to significant savings.

If your preference is to lease, one can expect savings on rental costs as well. Typical lease rates for industrial space in Cornwall are between \$3 and \$3.75 a square foot on a triple-net basis, which when compared to GTA lease rates (over \$5.00 sq.ft.) can quickly add up to sizable savings.

There are other ongoing cost advantages of doing business in Cornwall. Cost of electricity is typically 25% below other Ontario municipalities, and the lower cost of living in the area means attracting and retaining a loyal workforce is much easier.

Success can be measured many ways — but in business it usually comes down to the bottom line. Locating in Cornwall will help you save money, be it through lower rents, a more productive workforce, or quicker access to markets. And that leads to better profits.

Give us a call at Cornwall Economic Development and we will be happy to walk you through a detailed cost analysis of locating in the Cornwall Business Park.

## Location Location Location

*In addition to Highway 401, the Cornwall Business Park offers immediate access to CN Rail's mainline and Team Track facility. The Seaway International Bridge to the USA is only minutes away, as is Cornwall Harbour.*



# CORNWALL BUSINESS PARK



*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.*

*Over 1600 acres of the Business Park is fully developed. Approximately 400 acres remain immediately available, with steps being taken to expand this inventory. Services include paved roads, sanitary sewers, municipal water, electrical power, natural gas, communications networks, and city transit.*

## WATER AND SEWER SERVICES

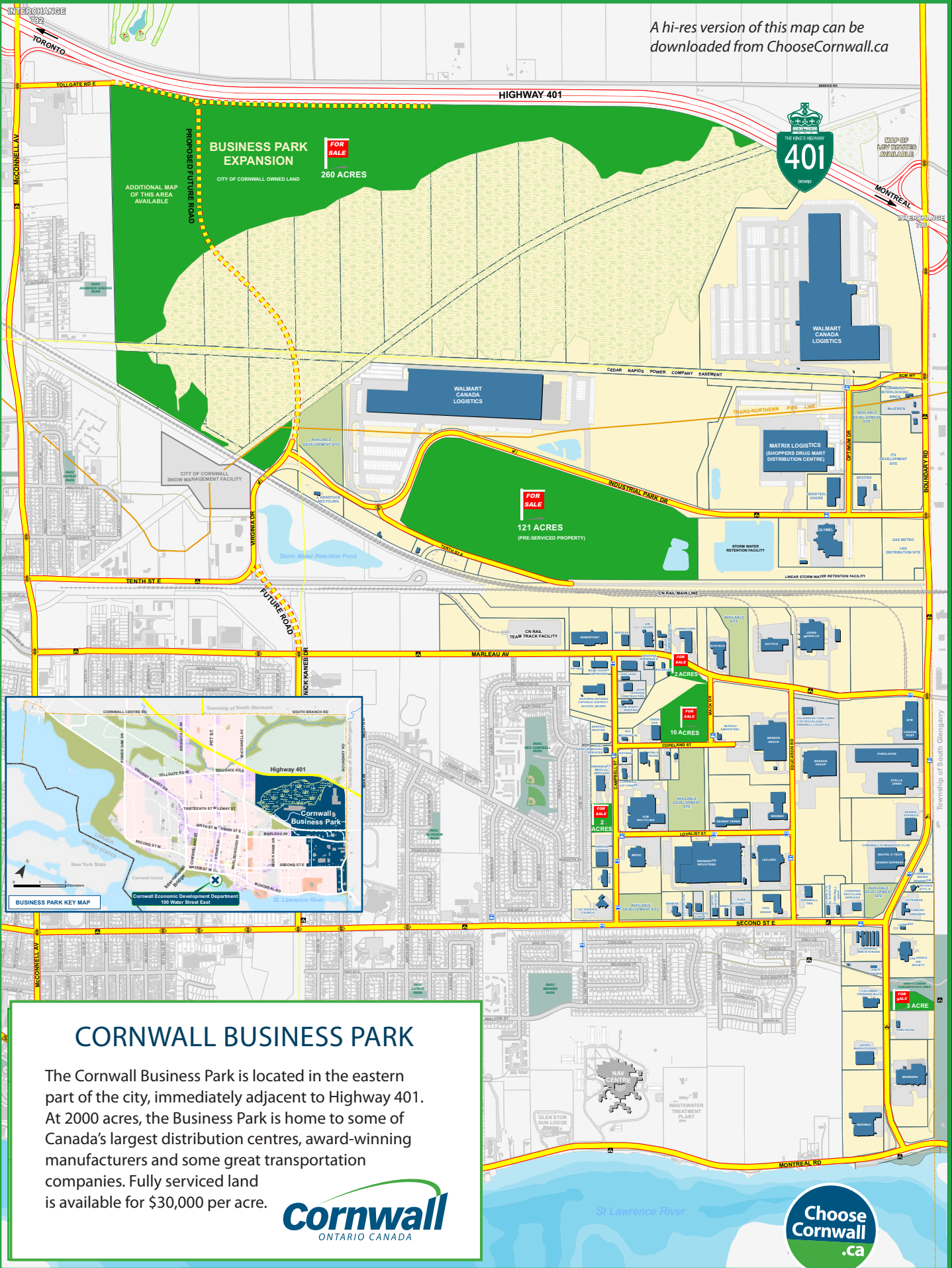
The Cornwall Business Park is served by a robust, well maintained network of water and sewer lines. Cornwall's Water Purification Plant and newly expanded Wastewater Treatment Facility are both operating below capacity, and can accommodate significant growth. The City continues to invest in the water and sewer networks, extending services as development occurs.

## FIBRE OPTIC AND INTERNET SERVICES

The Cornwall Business Park is well served by a modern and robust digital communications network which includes fibre optics and related infrastructure. The core fibre network has been recently expanded, making available last mile fibre builds and reducing costs and cycle time.



A hi-res version of this map can be downloaded from [ChooseCornwall.ca](http://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 \$30,000 per acre.

**Cornwall**  
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## ENERGY SERVICES

Electricity is supplied by Cornwall Electric, which offers a stable and low-cost service in the Cornwall Business Park. Because power is sourced outside Ontario, Cornwall Electric customers typically enjoy rates that are 25% less than other Ontario consumers.

Natural gas is distributed by Union Gas. Line size in the city varies from 2 to 8 inches, and line pressure varies according to the size and needs of the customer.

## TRANSPORTATION

The Cornwall Business Park extends along the south side of Highway 401, from Interchange 792 (McConnell Avenue) to Interchange 796 (Boundary Road). This immediate access allows for fast and efficient shipping to and from Toronto, Ottawa, Montreal and beyond.

Access to the USA is 3 miles (4.8 km) away via the Seaway International Bridge.

The Business Park is also bisected by the CN Rail Mainline, with various spur lines. CN offers a Team Track facility in the park for intermodal rail activity.

A portion of the Business Park has been approved for use by Long Combination Vehicles (LCV).

## PUBLIC TRANSIT

Cornwall Transit is a municipal service, and provides morning and late afternoon bus service to the Cornwall Business Park.

## ZONING AND SITE PLAN APPROVAL

There are four development zones in the Business Park that allow for a wide variety of manufacturing and logistics activity. It is advisable to ensure that a particular property or building is properly zoned for the planned use.

New development is subject to Site Plan Approval which provides for well designed and functional sites.

Some manufacturing operations may also require a Certificate of Approval from the Ontario Ministry of the Environment.



*Cornwall is home to some of the world's most progressive manufacturers.*





Over 300 acres have been developed in the Cornwall Business Park in the past 10 years.

#### DEVELOPMENT CHARGES AND BUILDING PERMIT FEES

Cornwall has modest development charges - none for manufacturing buildings. This unique fact can provide significant savings of up to \$15 per square foot of new construction.

Renovations to an existing building and new construction must meet the Ontario Building Code. The City Building Permit office issues a permit once building plans are approved.

#### PURCHASE OF LAND

The City of Cornwall maintains an inventory of serviced land available for development. Land is sold for \$30,000 per acre with the covenant that the purchaser must build within two years. The building must comprise a minimum of 15% of the land area, to a maximum of 50%.

Privately held land in the Cornwall Business Park is also available at market prices.

#### AVAILABLE BUILDINGS

From time to time, there are buildings in Cornwall Business Park that become available for sale or lease. Although lease rates vary from property to property and can be influenced by a number of factors, lease rates have been stable in Cornwall for several years and typically range from \$3 to \$3.75 per square foot fully net. A list of available properties can be secured from Cornwall Economic Development.

#### FINANCIAL ASSISTANCE

Financial assistance may be available to offset the costs of establishing a new manufacturing or logistics operation in the Cornwall Business Park. Eligible costs include the purchase of machinery, building improvements and training.

#### MORE INFORMATION

For the latest information about business park site availability and servicing, contact Cornwall Economic Development at 613.933.0074







*The Cornwall Business Park extends along the south side of Highway 401, Canada's busiest expressway connecting Toronto and Montreal.*

*This immediate access allows for fast and efficient shipping from Cornwall to Canadian, American and International markets.*





# 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.

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