

Investment Ready Site

1500 Industrial Park Drive –
Cornwall Business Park
Cornwall, Ontario

Industrial Vacant Land | For Sale



Investment Opportunity

A 121.22-acre fully serviced industrial property is located within the Cornwall Business Park. The property is strategically located within a 4-minute drive from Highway 401 and is in close proximity to rail, a border crossing and major Canadian and US markets. The business park is a thriving logistics hub home to some of Canada's largest distribution centres, including Walmart, Shoppers Drug Mart and Benson. Other sectors represented in the park include manufacturing, and research and development.

An Ontario Certified Site*

An Investment Ready Certified Site demonstrates a commitment to work with investors by collecting up-front property information, mapping and completed assessments including environmental, heritage, archaeological and species at risk reviews. Additional information about this site is available.

Key Highlights

- Lot Size:** 121.22 acres / 49.06 hectares
- Depth:** 460 metres
- Frontage:** 1170 metres
- Services:** Full municipal services
- Zoning:** MFR 30 & MFR 40 – Manufacturing

Permitted Uses

- Manufacturing Industrial Uses
- Distribution and Warehousing
- Food Processing
- Research and Development

Utilities

Fully serviced property with:

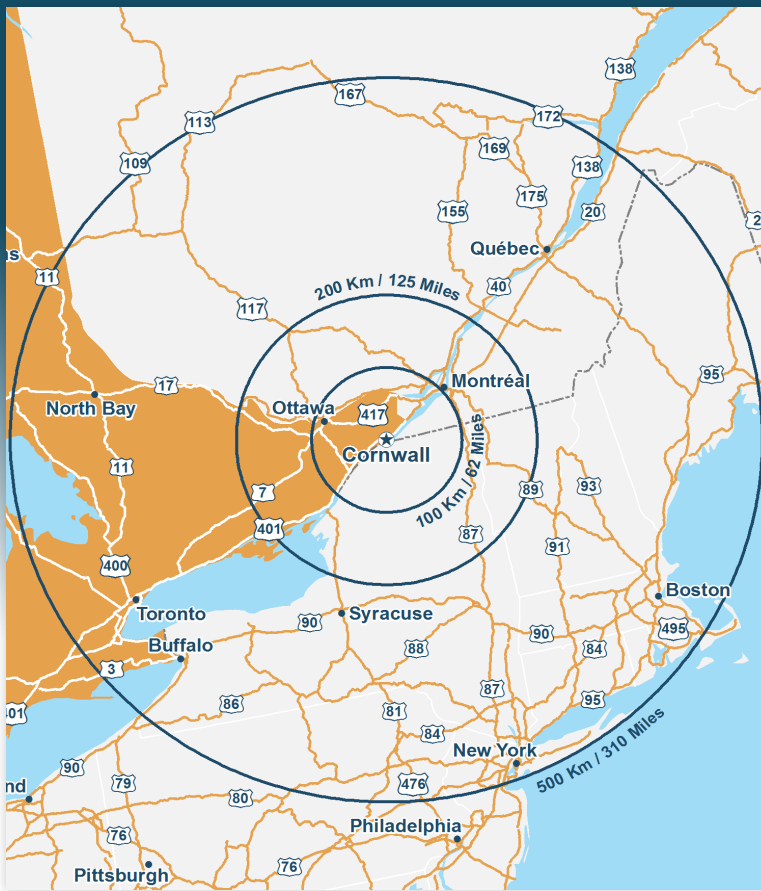
- Existing 12.47 kV feeders along 10th Street East and Industrial Park Drive suitable for industrial or commercial use. The site is serviced by Cornwall Electric.
- Access to a 300 mm watermain, 675 mm storm sewer, and a series of 150 mm and 250 mm sanitary lines within or surrounding the property lines.
- An existing 4 inch natural gas main is available along Industrial Park Drive supplying up to 1207 kPag of delivery pressure to service the site. An existing 6 inch main is also available along 10th Street East up to 1207 kPag. The site is serviced by Union Gas Ltd.
- Full telecommunication servicing available on Industrial Park Drive, including fibre optic.

For additional information, please contact:

**Ministry of Economic Development,
Job Creation and Trade**
Investment Ready: Certified Site Program
InvestmentReady@ontario.ca
Tel: +1 416-325-5029
InvestInOntario.com/CertifiedSite

Bob Peters
Division Manager, Economic Development
City of Cornwall
bpeters@cornwall.ca
Tel: +613-551-6715

CORNWALL, ONTARIO



Transportation

- Located 2 km from Highway 401
- 10 km from Cornwall Regional Airport
- 98 km to Pierre Elliot Trudeau International Airport (Montreal)
- 102 km to MacDonal-Cartier International Airport (Ottawa)
- 0.1 km from Canadian National Railway
- 5 km from Cornwall Harbour, the closest water port

Travel Times by Car to Cornwall (actual travel times may vary)

Montreal	1 hour
Toronto	4 hours
Boston	6 hours
New York City	7 hours

US / Canada Border Distances

Massena/Cornwall via Highway 401	7 km / 4 miles
Prescott/Ogdensburg via 401	81 km / 50 miles
Landsdowne via Highway 401	141 km / 88 miles

The Cornwall Advantage

- The City of Cornwall is strategically situated between major Canadian urban centres and can be considered a satellite community for both Ottawa and Montreal, which have combined regional populations of over 5 million.
- Cornwall's location provides quick access to provincial Highway 401, as well as the Canadian National Rail network, which is ideal for wide range of supply chains. Cornwall also has direct access to an international border crossing into the United States, allowing for efficient goods movement.
- The City's manufacturing sector remains an important economic contributor, finding markets through innovation, efficiency, and production quality. Cornwall has very modest development charges (none for manufacturing) and affordable land prices and competitive electrical rates.
- Cornwall's proximity to Ottawa and Montreal provides access to a skilled workforce and world-class post-secondary education institutions including the University of Ottawa, Carleton University, McGill University, as well as Algonquin College, St. Lawrence College, and the River Institute.



*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.