Investment Ready Site

Bloomfield Business Park - Eastern Parcel Chatham-Kent, Ontario Canada

Industrial Vacant Land For Sale





Investment Opportunity

A 19.42-acre fully serviced, greenfield property located directly adjacent to Highway 401 and less than an hour drive to a US border crossing. Zoned for multiple industrial uses, the site is located within the Bloomfield Business Park with surrounding industry including trucking and freight, computer system design, food processing, manufacturing, and warehousing.

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.

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

Stuart McFadden **Director, Economic Development Services** Municipality of Chatham-Kent stuartm@chatham-kent.ca Tel: +1 519-351-7700 ext. 2034

Key Highlights

Lot Size: 19.42 acres/7.86 hectares

Depth: 389.34 metres Frontage: 148.13 metres Services: Full Municipal Services

Zoning: M4 – Prestige Industrial, M5 – Light

Industrial

Permitted Uses

- Light Industry
- Advanced Technology Industry
- · Laboratory or Scientific Research Facility
- · Warehouse/distribution centre

Utilities

Fully serviced property with:

- · Access to a 300 mm (PVC) watermain on Seventh Line West with a 600 mm sanitary main located on Seventh Line West and a 300 mm sanitary main located on Prosperity Way.
- Two existing 27.6 kV feeders supplying single or three-phase electricity, and for larger capacity a dual 230 kV transmission line is available that runs adjacent to the site, serviced by Entegrus Inc.
- Existing NPA 4" gas main available located along the south and eastern edges of the property serviced by Union Gas Ltd.
- · Fibre optic and telecommunications servicing available provided by Bell Canada.

CHATHAM-KENT, ONTARIO



The Chatham-Kent Advantage

- Centrally located between Windsor and London within minutes from Highway 401, the Municipality of Chatham-Kent has access to 950,000 people within a one-hour commute and 60% of the United States' population within a six-hour drive of the municipality.
- Chatham-Kent is home to the automotive, food processing and heavy industry sectors with major employers including Accurcast Inc., Wabtec Foundry, MSSC, KSR International, Autoliv Canada Inc., Mahle Filter Systems, MartinRea, Continental AG, Barry Callebaut Canada and ConAgra Foods.
- Businesses in Chatham-Kent will have access to a robust and varied labour force of over 50,800 employees, including
 over 36,000 that have obtained a post-secondary certificate, diploma or degree from nearby post-secondary institutions
 including St. Clair College (Thames Campus), The University of Guelph (Ridgetown Campus), University of Windsor,
 Western University and University of Waterloo.
- The Municipality of Chatham-Kent offers low occupancy and construction costs, and no development charges on industrial developments.
- Chatham-Kent is committed in helping businesses develop and grow by offering a variety
 of community incentive programs including the Employment Community Improvement Plan,
 Employment Placement Program for Employers, and the Chatham-Kent Market Expansion Fund.



*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.