

INVESTMENT READY SITE



2024 London Line, Sarnia, Ontario

This 51-acre fully-serviced industrial property located in Sarnia is minutes from Sarnia Chris Hadfield Airport and is strategically adjacent to provincial Highway 402 allowing for fast access to nearby urban areas such as London, Windsor and Toronto. Sarnia has a diverse economy including a strong foundation in advanced manufacturing, petrochemical and refining, agriculture, plastics and rubber manufacturing, cleantech/energy and IT. Local companies include Imperial Oil, NOVA Chemicals, Origin Materials, TODA Advanced Materials, Cargill and SNC-Lavalin.

KEY HIGHLIGHTS

Lot Size: 51 acres/20.64 hectares
Depth: 220-240 metres
Frontage: 740 metres
Services: Municipally serviced
Zoning: BP2 - Business Park 2 Zone

PERMITTED USES

- » Light manufacturing and assembly
- » Laboratories
- » Offices
- » Research and development facilities
- » Warehousing

UTILITIES:

- » Existing 27.6 Kv radial overhead feeder (approximately 7 spans) along the Business Park Drive roadway which is connected to the existing 27.6 Kv radial feeder along London Line. The site is serviced by Bluewater Power.
- » Serviceable by 300 mm diameter PVC watermain and 250 mm and 300 mm diameter PVC sanitary sewer on Business Park Drive
- » Existing 2", 4" and 6" natural gas pipeline in the area. The pipelines operate at up to 420 kPag serviced by Union Gas.
- » Telecommunication servicing will be made available by Cogeco Connexion.



The first of its kind in Canada, **ONTARIO'S INVESTMENT READY: CERTIFIED SITES** represent pre-qualified industrial properties that have met a consistent set of stringent standards. Proactive due diligence has been performed, confirming site viability to make the decision-making process easier and faster for investors and site consultants.

Ontario is a place where businesses can expand and thrive, unencumbered by excessive red tape and over regulation.
Ontario is open for business.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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THE SARNIA ADVANTAGE

- » The City of Sarnia is centrally located in Southwestern Ontario and is situated on major highway, rail, water, and air corridors, providing global access to move people and products. Sarnia has access to provincial Highway 402, offering local businesses with commercial transportation passage to Toronto, Windsor and the United States.
- » Sarnia has access to the Blue Water Bridge which connects Highway 402 with U.S. Interstates I-69 and I-94 in Port Huron, Michigan, leaving you within a day's drive to 65% of the US market. This is Canada's second-busiest crossing for commercial traffic with over 1.5 million trucks and \$42.2 billion in road trade annually, translating to over 4,400 trucks each day carrying \$116 million in goods.
- » Sarnia is home to Lambton College, an applied research institution whose strength in research and innovation ranks them as the #1 research college in Ontario and #2 overall across Canada. Nearby post-secondary institutions include Western University, University of Windsor, University of Waterloo, Wilfrid Laurier University, University of Guelph, as well as Fanshawe College and St. Clair College.
- » Sarnia offers services for investors, including assistance with planning and development approvals, providing demographic and community information and coordinating introductions with municipal officials.



TRANSPORTATION	
»	Adjacent to Highway 402
»	2 km to Sarnia Chris Hadfield Airport
»	8 km from CN Rail Yard
»	11 km from Sarnia Harbour
»	116 km to London International Airport
TRAVEL TIMES BY CAR TO SARNIA (actual travel times may vary)	
London	1.25 hours
Detroit	1.5 hours
Toronto	3 hours
Chicago	5.5 hours
US / CANADA BORDER DISTANCES	
Port Huron/Sarnia Border Crossing via Blue Water Bridge	10 km/7 miles
Detroit/Windsor Border Crossing via Ambassador Bridge	159 km/99 miles
Lewis-Queenston Bridge via Highway 403	290 km/180 miles
Fort Erie/Allentown via Highway 403	315 km/196 miles

*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.