

Investment Ready Site

Newport Drive
Edwardsburgh Cardinal, Ontario
Canada

Industrial Vacant Land | For Sale



Investment Opportunity

An 8-acre fully serviced, divisible greenfield with frontage on County Road 2 and access from Newport Drive. The property offers multi-modal transportation access, within a few minutes drive of Highways 401 and 416, St. Lawrence River Seaway deep water port, border crossing to the US and nearby rail services. The site is located among a diverse industrial base including transportation, warehousing, manufacturing, food processing and renewable energy.

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

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Key Highlights

Lot Size: 8 acres / 3.24 hectares
Depth: 141 metres
Frontage: 200 metres
Services: Full municipal services
Zoning: Industrial Park / Highway Commercial

Permitted Uses

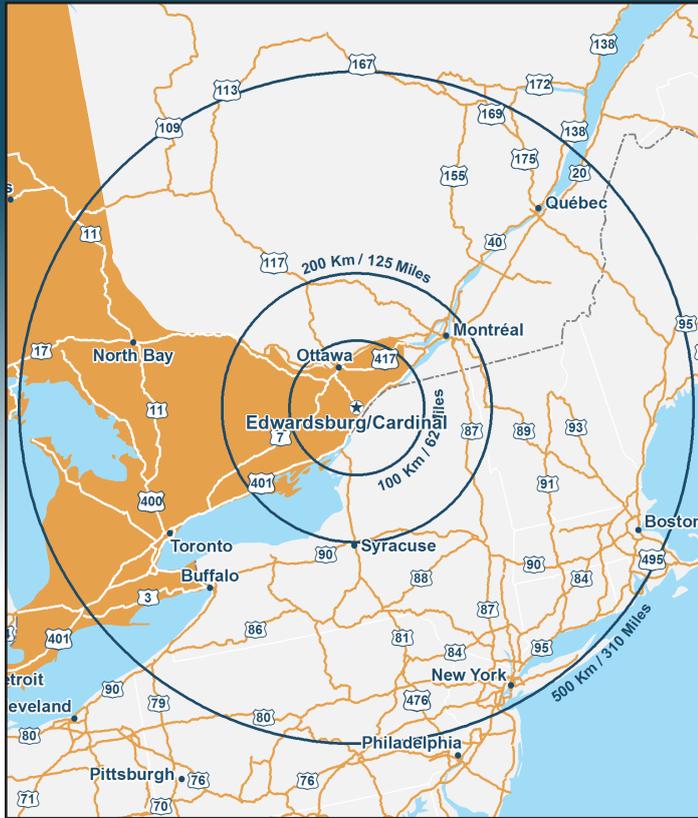
- Industrial Use, Light (Class I)
- Industrial Use, Medium (Class II)
- Technical Manufacturing
- Warehouse

Utilities

Fully serviced property with:

- 46 m³/day of potable water capacity available
- 339 m³/day of wastewater capacity available
- Existing 44 kV feeder along the property line
- Existing NPS 4 ST 1207 kPa gas main located along Highway 2 and PS 4 ST 3450 kPa main adjacent to the site. The site is serviced by Union Gas Ltd.
- Fibre optics services available from Newport Drive to Commerce Drive along County Road 2. The site is serviced by Bell Canada.

EDWARDSBURGH CARDINAL, ONTARIO



Transportation	
<ul style="list-style-type: none"> • 1 km from Highway 401 and 416 • Canadian National Railway spur potential nearby • 0.1 km from Port of Johnstown deep water port • 90 km from Ottawa International Airport • 1 km from U.S. border crossing 	
Travel Times by Car to Edwardsburgh Cardinal (actual travel times may vary)	
Ottawa	1 hour
Toronto	3.5 hours
New York City	6 hours
Philadelphia	6.5 hours
US / Canada Border Distances	
Ogdensburg-Prescott International Bridge	1 km / 1.24 Miles
Thousand Islands International Bridge	76 km / 47 Miles
Massena-Cornwall International Bridge	82 km / 51 Miles

The Edwardsburgh Cardinal Advantage

- The Township of Edwardsburgh Cardinal in Southeastern Ontario is an intermodal transportation and distribution hub for foreign and domestic trade. Located at the intersection of arterial Highway 401 and Highway 416, and bordering the St. Lawrence Seaway to the south with direct access to Port of Johnstown, the Canadian National Railway, and to Ogdensburg, New York via St. Lawrence Bridge. The site has access to multiple modes of shipping and transportation.
- The Port of Johnstown is the only seaway draft port between Toronto and Montreal and provides cash crop receiving, grading, drying and storage services to the entire Eastern Ontario agricultural community. It also provides direct connections to Toronto, Montreal and to New York State for bulk cargo.
- The Township has a strong and diverse industrial base focused along the St. Lawrence River with a sector focus on transportation and warehousing (logistics), intermodal facilities and light manufacturing. Companies that call the Township home include Giant Tiger Distribution Center, Greenfield Ethanol Inc., Ingredion Inc. and Prysmian Cables.
- Around an hour drive from the cities of Kingston, Cornwall, and Ottawa, world class post-secondary institutions including University of Ottawa, Carleton University, Algonquin College, Queen’s University, and St. Lawrence College are a short commute away.



*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.