

INVESTMENT READY SITE



Industrial Road – Glencoe Business and Industrial Park Southwest Middlesex, Ontario

A 44.80-acre fully serviced industrial property is located within the Glencoe Business and Industrial Park in the Municipality of Southwest Middlesex. The property is strategically located within a 15-30 min drive to provincial Highways 401 and 402, and is in close proximity to rail, allowing for fast access to nearby urban areas such as London and Sarnia. Southwest Middlesex has a diverse economy including a strong foundation in agriculture, agri-food and manufacturing, and growing retail, logistics, construction and service sectors. Local industries include Cooper Standard Automotive, Penta Farm Manufacturing, Parrish & Heimbecker Ltd and AGRIS Co-operative Ltd.

KEY HIGHLIGHTS

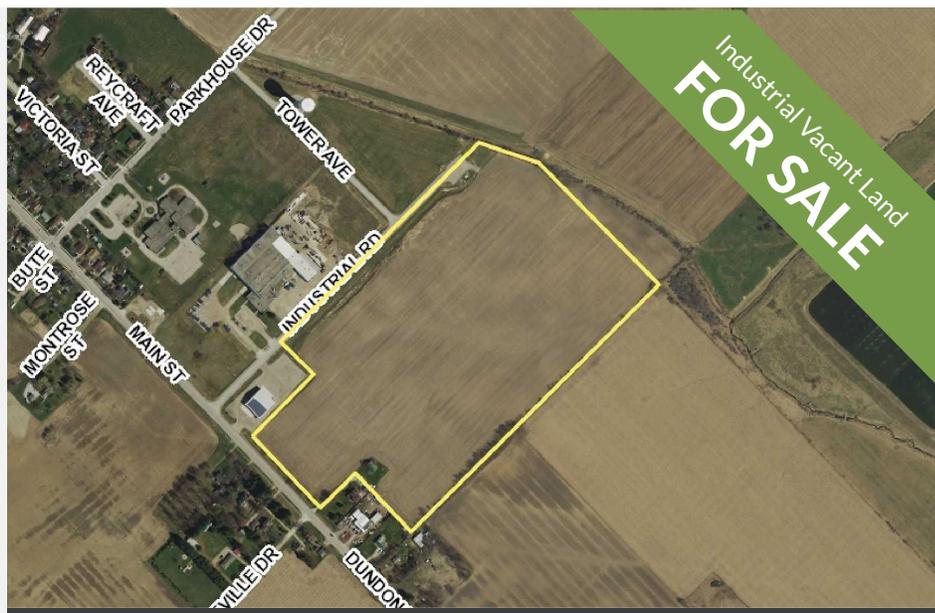
Lot Size: 44.80 acres / 18.13 hectares
Depth: 591.09 metres
Frontage: 140.16 metres
Services: Full municipal services
Zoning: M1 – General Industrial

PERMITTED USES

- » Manufacturing
- » Warehousing
- » Truck Terminal
- » Industrial Uses

UTILITIES:

- » Existing 27.6 kV feeder in the area suitable for industrial or commercial use. The site is serviced by Hydro One.
- » Access to a 300 mm watermain, 750 mm storm sewer, and 200 mm sanitary sewer within or surrounding the property lines.
- » Existing 2-inch and 4-inch natural gas mains are available adjacent to Industrial Road supplying up to 70 KPa of delivery pressure to service the site. Site is serviced by Union Gas Ltd.
- » Full telecommunication servicing available on Main Street at Industrial Road, including fibre optic.



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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