



**SARNIA-LAMBTON**  
**ONTARIO • CANADA**

**SARNIA-LAMBTON**  
Economic Partnership  
*Powering a Sustainable World®*

**PLASTICS & RUBBER MANUFACTURING**



# Sarnia-Lambton Plastic, Rubber, & Allied Industries Map

- LAMBTON COLLEGE
- WESTERN SARNIA-LAMBTON RESEARCH PARK

## INDUSTRIAL & RESEARCH PARKS

- Bio-industrial Park Sarnia
- Bluewater Energy Park
- St. Clair Industrial Park
- Chippewas of Sarnia Industrial Park
- Sarnia Research & Business Park
- Sarnia 402 Business Park
- VIP Sarnia
- VIP Corunna
- Forest Industrial Park
- Warwick Industrial Park

## RAW MATERIALS MANUFACTURERS

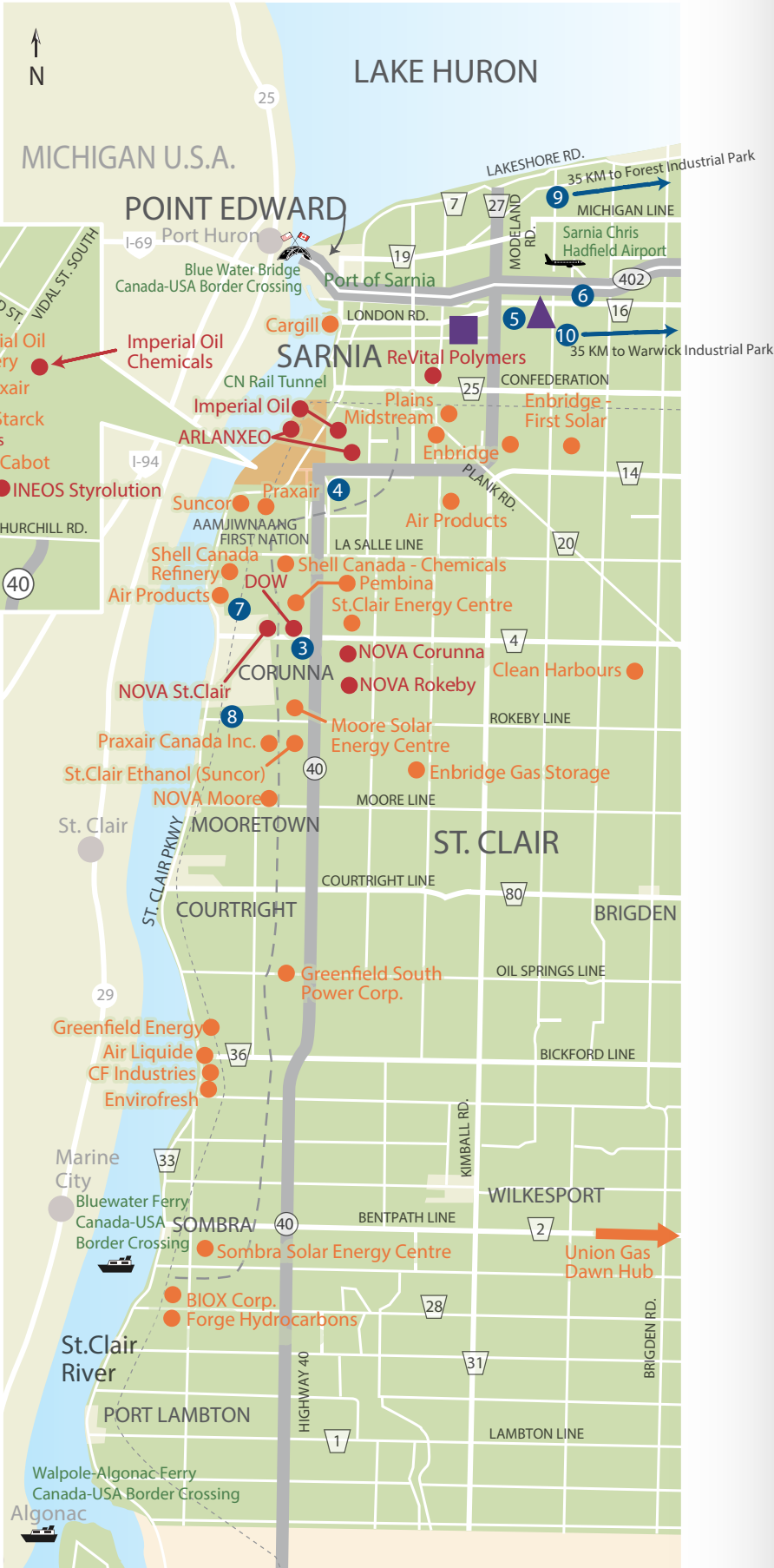
- ARLANXEO
- DOW
- Imperial Oil
- INEOS Styrolution
- NOVA Chemicals Corunna
- NOVA Chemicals Rokeby
- NOVA Chemicals St.Clair
- Origin Materials
- ReVital Polymers

- Provincial Highway
- County Road
- Railway CSX
- - - Railway CN



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## OVERVIEW

For 75 years Sarnia-Lambton has been the pillar of Canada's plastic and rubber manufacturing industry. Spanning the entirety of the highly integrated Hybrid Chemistry Value Chain, the region's manufacturers not only produce large volumes of raw plastic and rubber materials, but also the high value finished products essential to our daily lives.

The Sarnia-Lambton area represents one of Canada's largest clusters of companies in the plastic and rubber manufacturing sector, supported by the Sarnia-Lambton Petrochemical & Refining Complex and Hybrid Chemistry Cluster. It is home to many well-known multinational companies, including ARLANXEO, Cabot, Dow Canada, NOVA Chemicals, INEOS Styrolution, Imperial Oil, Origin Materials, and ReVital Polymers, who produce the raw materials the industry relies on. The advanced manufacturing of finished products is highlighted

by companies like sofSURFACES and Waterville TG Inc who distribute plastic and rubber products worldwide.

Businesses invest here because of the region's excellent location, access to raw materials and transportation routes to the markets of the world, and supply of experienced labour which continue to ensure a vibrant future for the rubber and plastics cluster which has developed.

Location strategy is critical as companies in the plastic and rubber sector must establish themselves as capable of dealing with ever changing trends, demands, and innovations. In determining the best site for a facility, companies must evaluate energy costs and infrastructure, proximity to raw materials, transportation access, consumer proximity, workforce availability and economic development incentives – for all of which Sarnia-Lambton is at the top of the competition.



## WHY CHOOSE SARNIA-LAMBTON?

- Strategic location on Canada/USA border.
- Outstanding access to markets via road, rail, air, and deep-water port transportation infrastructure.
- Skilled workforce with specialized skills required for the plastic and rubber manufacturing industry.
- Integration of facilities across the entire sector value chain – from raw material to finished product.
- Access to feedstocks including oil and natural gas for primary plastic and rubber production.
- Access to plastic and rubber as raw materials for finished products and advanced manufacturing.
- Industrial parks and buildings suitable for all types of light and heavy manufacturing.
- Established process infrastructure ideally suited to utility heavy manufacturing, can save new projects twenty percent on capital costs.





## LOCATION

Located on the Canada/USA border in the heart of the Great Lakes Basin, Sarnia-Lambton is a cost-effective choice for businesses looking for efficient access to important markets in Canada, the United States (US) and Mexico.

Through the United States-Mexico-Canada Agreement (USMCA), companies in Sarnia-Lambton have direct highway access to a market of nearly 400 million people. The Canadian plastics sector is intricately tied with the USMCA market, with 93 percent of domestic exports going to the United States.

*Sarnia-Lambton is located within a **ONE DAY** drive of 65% of the US market, and major Ontario & Quebec markets.*

## AIRPORTS

AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	n/a	n/a
London (YXU)	70	0.75
Flint (FNT)	120	1
Detroit (DTW)	130	1.25
Toronto (YYZ)	225	2.25

## KEY MARKETS

CITY	KM	TIME (hrs driving)
Detroit, MI	105	1
Toronto, ON	240	2.5
Buffalo, NY	290	2.75
Cleveland, OH	375	3.75
Cincinnati, OH	525	5
Chicago, IL	550	5.25
Pittsburgh, PA	560	5.25
Indianapolis, IN	565	5.5
Ottawa, ON	675	6.25
Milwaukee, WI	710	6.75
Montreal, QC	765	7.5
New York, NY	920	9
Washington, DC	935	9
Nashville, TN	960	9
St. Louis, MO	980	8.75
Boston, MA	1015	9.5

## TRANSPORTATION AND MARKET ACCESS

Sarnia-Lambton is uniquely located on major road, rail, water, air and pipeline corridors to ensure a smooth flow of inputs and end-products from supplier to customer.

### Road

Sarnia-Lambton is served by a superb network of highways that connects the region to the Great Lakes industrial corridor, the United States, and Mexico.

Highway 402 provides access to the Ontario 400-series highway system providing transportation throughout the province towards Quebec to the east and Manitoba, Saskatchewan, Alberta, and British Columbia to the west. Highway 402 connects directly to Highway 401, the busiest highway in North America.

The twin-span Blue Water Bridge border crossing is a key link between Canada and the United States. Strategically placed on the major trade and transportation corridors linking Ontario Highway 402 to U.S. Interstates, I-69 and I-94. The bridge is Canada's second-busiest crossing for commercial traffic, with over 1.5 million trucks and \$42.2 billion in road trade annually.

Dedicated car and truck lanes are available for cross border transportation via the Free and Secure Trade (FAST) and NEXUS programs allowing for pre-approved low risk importers, carriers, and drivers, to be cleared into either country with greater speed and certainty, while verifying trade compliance and reducing cost.



## Rail

The regional rail infrastructure is impressive with both Canadian National (CN) and CSX Transportation operating mainlines Class I railroad service, connecting Sarnia-Lambton to all points in North America.

CN operates Canada's largest rail network moving \$250 billion of goods. The company maintains five rail yards in the region including the Sarnia Rail Yard which is the largest flat switching yard in the Great Lakes District, with about 30 trains per day including through, terminating, and originating traffic.

CSX Transportation provides service to local plastic and rubber manufacturers, while offering shunting services via spur lines conveniently located throughout the industrial complex. Their network provides Sarnia-Lambton with access to 70 ports and transloading and warehousing services in 23 eastern US states.

The St. Clair Tunnel operated by CN connects Sarnia to Michigan allowing for the easy movement of goods to the US Midwest, US Gulf Coast, or eastern US ports. The tunnel allows for the carry of more freight than any other US-Canada border rail crossing and can accommodate the movement of double stacked rail cars.

Rail cars can be transported from Sarnia to the Port of Montreal (east) or Port of Vancouver (west) for transloading to ocean freighter.

Companies such as VIP Rail, Procor Limited, ARI Fleet Services of Canada Inc, and OWS Rail Car provide railcar switching, transloading, storage, and cleaning services.

## Water

Located on the banks of the St. Clair River, one of the busiest inland waterways in the world, the plastic and rubber industry has direct access to several 700+ foot liquid loading docks for incoming or outgoing bulk shipments. Through the St. Lawrence Seaway System, ships can navigate from Sarnia-Lambton to the Atlantic Ocean, March through December.

Sarnia Harbour accommodates many of the vessels that are part of the Great Lakes Fleet as well as international vessels moving product through the region. The harbour provides seasonal berthage, ship repair and maintenance, and a location for the movement of equipment necessary for large space plastic and rubber manufacturing processes.

## Air

Sarnia is well serviced by several regional and international airports, capable of delivering goods and people to any location in the world.

### INTERNATIONAL AIRPORTS

- Detroit Metropolitan Wayne County Airport
- Toronto Pearson International Airport
- London International Airport
- Flint Bishop International Airport

### REGIONAL AIRPORTS

- Sarnia Chris Hadfield Airport - *Owned by the City of Sarnia and located on Highway 402. It offers air cargo and daily passenger service connections to Toronto Pearson International Airport. It is a designated port of entry with custom services provided.*



# INDUSTRIAL INFRASTRUCTURE AND UTILITIES

Sarnia-Lambton has the infrastructure, utilities, and industrial base to support all forms of plastic and rubber manufacturing, including the utilities-intensive manufacturing of plastic and rubber production, and capital-intensive downstream manufacturing of finished products.

## Energy

Any sized electricity demand can be accommodated by several sources of locally generated power, that are used by area industries and transported through Ontario’s electrical transmission system to other parts of the province and the U.S.

**NATURAL GAS** – Five facilities – 2485 MW combined capacity

**SOLAR** – Three facilities – 120 MW combined capacity

**WIND** – Four facilities – 265 combined capacity

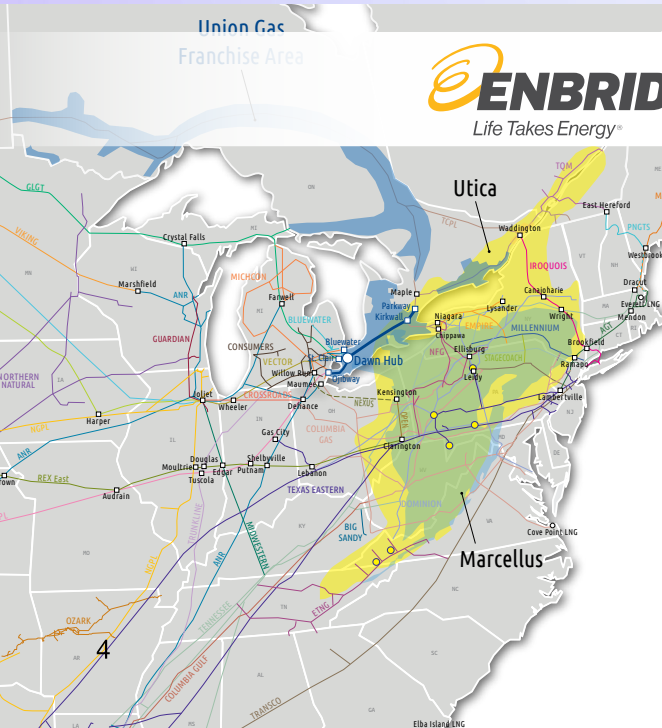
**Significant savings can exist for users of electricity at the Bluewater Energy Park and Bio-Industrial Park Sarnia, through access to “behind-the-fence” pricing.**

*This special pricing arrangement can be accomplished by connecting directly to the neighbouring 506 MW TransAlta Cogeneration Plant, and avoiding costs associated with Ontario Power Grid system charges known as the “global adjustment”.*

**Savings of 35-40% of electricity cost can be realized on several Sarnia-Lambton brownfield site locations.**

## Natural Gas

Companies operating in Sarnia-Lambton can access some of the lowest cost natural gas feedstocks in North America due to the proximity and interconnections to the Enbridge Gas Inc. infrastructure network.



Enbridge Gas Inc. owns and operates the natural gas storage, transmission and distribution systems in Sarnia-Lambton. Their Dawn Hub is one of North America’s largest liquid natural gas trading hubs.

Strategically located in southwestern Ontario, providing direct access to North America’s major supply basins, including abundant and affordable natural gas supplies in the Utica and Marcellus producing regions.

## Water, Process Water, Wastewater

The St. Clair River provides an abundant supply of cooling and process water for industrial users of all scales. Several brownfield and greenfield industrial opportunities exist on land that is serviced by existing cooling and process water infrastructure and capacity. For many of these industrial lands a Permit to Take Water (PTTW) is already in place.

Many current facilities manufacturing primary plastic and rubber materials operate their own wastewater treatment facilities. To accommodate new development, there are opportunities for process wastewater to be treated at the ARLANXEO biological wastewater treatment plant. The facility is a Ministry of the Environment, Conservation and Parks approved industrial wastewater facility, with a capacity of 24,000 m3/day.

Manufacturers of downstream plastic and rubber products are provided with potable water via the Lambton Area Water Supply System (LAWSS), Lake Huron Primary Water Supply System, and Petrolia Bright’s Grove Water Treatment Plant.

## Pipelines

In an area of just over 1,000 square kilometres there is over 1,500 kilometres of buried pipeline supplying facilities producing primary plastic and rubber materials with substantial volumes of hydrocarbon raw materials including natural gas, crude oil, ethylene and natural gas liquids.

These major pipelines connect facilities in the Sarnia-Lambton area with western Canadian crude sourced from Alberta, Saskatchewan, Manitoba, as well as the Bakken region and the U.S Gulf Coast. Pipelines transporting natural gas liquids provide product originating from the Marcellus and Utica Shale gas plays.

## Infrastructure Partnership Opportunities

Opportunities exist for new investments to partner with existing industrial facilities to exploit under-utilized infrastructure and share costs for developments on select brownfield sites.

Infrastructure that may be available for use includes:

- Buildings (office, change facilities, maintenance, and shop space)
- Logistics (marine terminals, rail spurs, and truck and rail loading)
- Pipelines (natural gas, compressed air, nitrogen, hydrogen, and crude oil)
- Services (Medical, security, and snow removal)
- Utilities (electrical & steam distribution, process/cooling water, wastewater, and firewater systems)
- Other (flare system access)

**Utilization of existing or shared infrastructure can result in potential savings of up to 20% on capital costs**



## PLASTIC AND RUBBER -PRIMARY MANUFACTURING

Sarnia-Lambton's cluster of chemical manufacturing facilities represents the vast majority of primary plastic and rubber production in Ontario. With abundant feedstock availability, from multiple sources, in the form of crude oil, natural gas (ethane), natural gas liquids, ethylene, and styrene, the Sarnia-Lambton area is Ontario's premier location for the development of new facilities for the production and manufacturing of primary plastic and rubber products.

**The main primary products produced in Sarnia-Lambton include:**

- Ethylene
- High-Density Polyethylene
- Low-Density Polyethylene
- Polyethylene Terephthalate
- Polypropylene
- Bio-Terephthalic Acid
- Formulated Polymers, Resins and High-Performance Plastics
- Styrene
- Butyl Rubber
- Halobutyl Rubber

## Rubber Manufacturing

### ARLANXEO CANADA INC.

ARLANXEO is the sole Canadian-based manufacturer of synthetic rubber. The company operates a major synthetic rubber production facility in Sarnia producing butyl rubber, including regular butyl, chlorobutyl, and bromobutyl. The site also manufactures olefins from petrochemical feedstocks. Production is based around one rubber manufacturing unit, and two olefins units.

**ARLANXEO**  
Performance Elastomers

## Plastic Manufacturing

### DOW CANADA

The Dow St. Clair River site manufactures a range of custom formulated polymers, resins and high-performance plastics for customers around the world. Many industries such as food and beverage packaging, automotive, wire and cable, and construction depends on these specialty polymers for their high-performance characteristics in a variety of applications.

**DOW**

### IMPERIAL OIL LIMITED

Imperial's Sarnia operation is the most integrated fuels, chemical plant, and research centre in Canada. The Sarnia chemical plant produces a wide variety of products, including: ethylene (300kt/yr), polyethylene (470kt/yr), solvents, higher olefins, and aromatics.

**Imperial**

### NOVA CHEMICALS

NOVA Chemicals operates three manufacturing facilities in Sarnia-Lambton. The Corunna Site produces 1.8 billion lbs/yr of ethylene. Corunna provides feedstock to the Moore and St. Clair River sites to be converted into 1.3 billion lbs/yr of high-density polyethylene, and low-density polyethylene.

In 2017, NOVA Chemicals announced a capital investment of \$2.2 billion for two new projects in St. Clair Township: the new Rokeby Site will have an expected capacity of approximately 1.0 billion lbs/yr of polyethylene. The Corunna Cracker Expansion linked to the new polyethylene facility will provide ethylene feedstock, increasing the existing unit's current ethylene capacity by more than fifty percent. Expected completion is targeted for late 2021.

**NOVA Chemicals®**



## Precursor Chemical Manufacturing

**INEOS**  
**STYROLUTION**

### INEOS STYROLUTION

INEOS Styrolution Sarnia Site supplies styrene to INEOS Styrolution downstream polystyrene operations as well as other commercial operations in North America and Europe. With a production capacity of 430,000 tonnes annually, the styrene monomer produced at the Sarnia site is used as a raw material for a few styrenics products in such industries as automotive, electronics, household and construction.

**CABOT**

### CABOT CANADA LTD.

Cabot produces carbon black which is sold as a reinforcing agent used in rubber applications including tires, as well as a colorant and filler for plastics, paints, and inks.

## PLASTIC AND RUBBER -RECYCLING AND RE-MANUFACTURING

Opportunities exist for companies to utilize recycled plastics as a feedstock in the manufacturing of higher-value plastics products and consumer goods.

**ReVital**  
POLYMERS

### ReVital POLYMERS

ReVital Polymers recovers various types of post-consumer and post-industrial rigid plastics and transforms them into valuable commodity resins tailored to specific customer end use applications. Outbound plastics include PET baled bottles, and polyethylene and polypropylene pellets.

## PLASTICS -BIO-BASED MANUFACTURING

Facilities located in Sarnia-Lambton can take advantage of its unique location and infrastructure, which allow for access to renewable materials from various high-volume sources to produce bio-based plastic products. Lambton County is a leading Ontario producer of soybeans, winter wheat, corn, and sugar beets, as well as related agricultural by-products and wastes.

**ORIGIN**

### ORIGIN MATERIALS

Origin Materials is currently constructing a commercial-demo facility at the Bio-Industrial Park Sarnia to produce a precursor to bio-PET. The company currently operates a pilot plant at the Western Sarnia-Lambton Research Park for the production of biobased terephthalic acid and FDCA.

## PLASTIC AND RUBBER -FINISHED PRODUCTS AND ADVANCED MANUFACTURING

The plastic and rubber sector supports the manufacturing of products for associated key sectors such as automotive, construction, food, beverage and agriculture. Opportunities to take advantage of these supported industries exist for everything from polymer manufacturers, to compounders, additive suppliers, concentrate producers, plastic and rubber machinery manufacturers, mould makers, and recyclers.

Sarnia-Lambton's large-scale primary plastic and rubber manufacturing provides an abundant supply of raw materials and auxiliary products to downstream plastic and rubber manufacturing facilities specializing in the production of components, semi-finished products, finished products, and the advanced manufacturing of consumer goods. This represents a major advantage for some manufacturers, as raw materials are often the single-largest operating cost - often exceeding 70 percent of manufacturing expenses in high throughput facilities.

### PLASTIC PRODUCT MANUFACTURING IN CANADA

\$23.3 Billion in shipments  
\$11.4 Billion in exports  
2,624 Establishments

### RUBBER PRODUCT MANUFACTURING IN CANADA

\$5.0 Billion in shipments  
\$3.8 Billion in exports  
390 Establishments

**sofSURFACES**  
RUBBER TILE SOLUTIONS

### sofSURFACES

sofSURFACES are pioneers of design, manufacture and installation of recycled rubber tile surfacing solutions for playground, fitness and architectural applications. Utilizing 100% recycling materials, the company creates long-lasting, attractive, interior and exterior rubber surface tiles that can stand up to the harshest conditions.

**TOYODA GOSEI**

### WATERVILLE TG

Utilizing cutting edge technologies in molding, extrusion and automated inspection, as well as creating new generations of ultra-light products, Waterville TG creates their own rubber and coating recipes to produce weather stripping and sealing products for the automotive industry.

### THREE SECTORS represent 85% of demand for plastics:

- Packaging 35%
- Construction 34%
- Automotive 16%





WORKFORCE

With a population of 126,600, the Sarnia-Lambton area has a highly skilled workforce that specializes in the operation, building and maintenance of facilities in the plastic and rubber industry. Over 21,700 people are employed in manufacturing and service industries and businesses in Lambton County. The total labour force within a 100 km radius of Sarnia-Lambton is almost 550,000.

Due to the high quality of work, education, and safety, facilities in the area experience low employee turnover and absenteeism rates.

Companies within these local industries work to ensure their employees are well trained in the areas that most impact their ability to work effectively and safely. Together, the facilities have formed the Industrial Educational Cooperative to provide industrial training support through relevant construction, operation, maintenance and safety programs. Furthermore, Lambton College has supplied the local plastic and rubber industry with employees for the last 50 years, specializing in meeting local industries demand for skilled employees.

Sarnia-Lambton offers a dependable and abundant supply of skilled labour. The region’s skill pool is exceptionally strong in the areas of science, engineering, process operations, instrumentation, fabrication and managerial ability. This strength is emphasized by 62 percent of the labour force having obtained a postsecondary certificate, diploma, or degree

EMPLOYMENT BY INDUSTRY	
• 6,700	– Manufacturing
• 5,600	– Construction
• 3,100	– Professional, Scientific, and Technical
• 3,600	– Mining, Oil, Gas, and Agriculture
• 2,800	– Transportation and Warehousing

LABOUR FORCE STATISTICS	
• 64,500	– Labour Force
• 60,300	– Employment
• 58.1	– Participation Rate (%)*
• 6.52	– Unemployment Rate (%)*
*2019	

*Sarnia-Lambton offers a high proportion of available, well-educated workers with a track record of company loyalty.*



EDUCATION, INNOVATION, RESEARCH & DEVELOPMENT

LAMBTON COLLEGE OF APPLIED ARTS AND TECHNOLOGY

Since 1967 Lambton College has worked cooperatively with the companies in Sarnia-Lambton’s plastic and rubber industry to create a region of innovators, working together to strengthen our local economy, and meet industry demand for skilled employees. Built on a foundation of distinctive programs, applied research, evolving teaching methodologies, and experiential learning opportunities, Lambton College ensures the Sarnia-Lambton region will meet the skills and training required for the future of the growing plastic and rubber industry.

Many of the technology and trades programs offered are three years in duration, with a co-op component which provides students with a combination of theory and application skills in current and emerging technologies.



TOP 3 RANKED COLLEGE IN CANADA FOR APPLIED RESEARCH FOR 3 CONSECUTIVE YEARS



**Lambton College Research & Innovation** is a global leader for collaborative applied research, development, innovation, education, entrepreneurship and commercialization.

Participating in project collaborations with regional, provincial & national, small & medium-sized enterprises across the plastic and rubber industry.

Applied research at Lambton College has built a strong network of research partners and has grown to offer high quality labs, facilities and an exceptional research team that suit a multitude of research projects. Through collaboration, the applied research department works with partners to connect them with the appropriate resources, expertise and funding opportunities

**Centre For Industrial Material Development (CIMD)** is a regional hub for industrial material and biomaterial development projects. CIMD’s goal is to provide technical and applied research support to industrial and manufacturing partners to conduct projects in the area of material development, material processing, characterization, and to provide services to test and commercialize technologies and products.

**Lambton Manufacturing Innovation Centre (LMIC)** is Lambton College’s frontline for industry innovation. It is a specialized research and development centre that works with Canadian businesses to advance their products, processes, and services. Labs include:

- Advanced Manufacturing & 3D Printing Lab
- Advanced Material Processing Lab
- Advanced Material Testing Lab
- Advanced Process Control & Optimization Lab





**Western**  
Sarnia-Lambton  
Research Park

#### WESTERN SARNIA-LAMBTON RESEARCH PARK

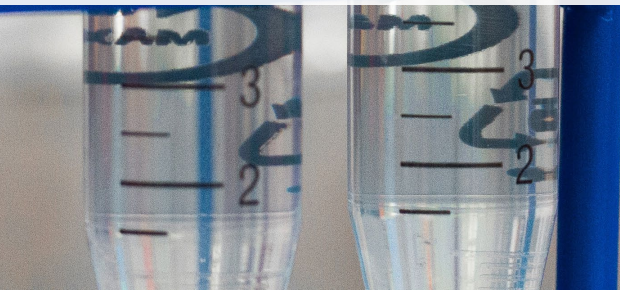
The 80-acre Western Sarnia-Lambton Research Park, comprised of five interconnected buildings totaling 288,000 sq.ft., is a joint initiative of the County of Lambton, the City of Sarnia, and Western University. The Research Park's

Commercialization Centre is Canada's largest clean-tech incubator, serving as a key contributor to the movement of an idea or a discovery from the lab bench to the marketplace. Focused on the biotech, energy, chemical, and industrial processing sectors, tenants range from large multi-national companies, to non-profit organizations, to small start-up companies, and commercialization projects.

The Commercialization Centre provides client companies with access to over 50,000 sq.ft. of office, laboratories and pilot plant infrastructure for research, commercialization, and entrepreneurship.

Lab clients include the BioAnalytical Lab, Lambton Manufacturing Innovation Centre (LMIC), Centre for Industrial Material Development and the Lambton Water Centre (LWC).

Successful pilot projects have included: Origin Materials, Woodland Biofuels Inc, KMX, Forward Water Technologies, and many more.



#### **THE RESEARCH PARK has won the following awards:**

- 2016- **Outstanding Research Park Award** - *by the Association of University Research Parks*
- 2015 - **5th Top Research Park in North America** - *by UBI Global*
- 2014 - **7th Top Research Park in North America** - *by UBI Global*



## Industrial Support Services

Sarnia-Lambton has the industrial support services infrastructure to support the Plastics and Rubber industry from site selection to operation. This is accommodated by the 1,200 industrial related companies in the sectors of manufacturing, construction, utilities and communications, industrial services and warehousing and transportation, and is highlighted by Sarnia-Lambton Industrial Alliance.



#### **SARNIA-LAMBTON INDUSTRIAL ALLIANCE (SLIA)**

SLIA is a coalition of over 35 Sarnia-Lambton companies that specialize in all aspects of metal fabrication, engineering, environmental, and support services geared to manufacturing industries.

SLIA companies have the skills and manpower to take a concept from front end development through process design, engineering, environmental permitting, manufacturing of machinery and equipment modules, construction, installation, and plant commissioning.

Following plant commissioning, Sarnia-Lambton companies can also proficiently follow through with plant operation, environmental monitoring and compliance, maintenance, debottlenecking, and upgrading.







## SITE OPPORTUNITIES -HEAVY INDUSTRIAL

### Bluewater Energy Park

Fully serviced 268-acre site located on the bank of the St. Clair River in Sarnia. The park has 170 acres of brownfield land available for the development of new manufacturing and is able to provide electrical power from TransAlta's 506 MW Sarnia Regional Cogeneration Plant exempt from fees to upload to the public grid known as "behind the fence" energy pricing.

- 110,000 sq.ft. of office and laboratory space at the Bluewater River Centre
- 760-foot liquid transfer river docking facility
- 2 controlled access vehicular entrances
- CSX rail line crosses site with 4 rail spur lines into site
- Service water, fire water, and city water lines throughout the site
- Steam available at 470,185,45 psig.
- Natural Gas, hydrogen, nitrogen, and compressed air available at fence line.
- 15kV electrical distribution throughout site
- Behind the fence energy pricing with potential savings of 35-40% on energy costs

### Bio-Industrial Park Sarnia

Fully serviced 408 acre site with 42 acres of brownfield development opportunity. Operated by ARLANXEO Canada Inc. and located along the St. Clair River, the site offers new development opportunities with potential savings of up to 20% on capital costs through shared infrastructure opportunities.

- Support services including medical services, security services, and employee locker facilities can be supplied by the Park
- Access to petrochemical pipeline chemicals & industrial gasses
- Serviced by CN and CSX rail
- Steam and electrical power are available from neighbouring TransAlta Sarnia Regional Cogeneration Plant with availability of "behind the fence" energy pricing
- Other utilities including compressed instrument air, nitrogen, natural gas, and hydrogen are readily available via pipeline
- 720 -foot marine terminal for ocean and lake freighter service
- Parcels ideal for pilot, demonstration, or full-scale manufacturing facilities.



# SITE OPPORTUNITIES -LIGHT INDUSTRIAL

Sarnia-Lambton has several options throughout the community including municipally and privately-owned industrial parks. Fully serviced industrial land – with water, sanitary sewers, electrical and natural gas services – is available at competitive rates; with excellent access to major highways, rail lines, and marine shipping channels, as well as dependable industrial infrastructure.

	POWER	NATURAL GAS	WATER	SEWER	RAIL	ROAD
SARNIA						
Sarnia 402 Business Park	X	X	X	X		1KM TO HWY402
Sarnia Business & Research Park	X	X	X	X		2KM TO HWY402
Chippewas of Sarnia Industrial Park	X	X	X	X	X	10KM TO HWY402
LAMBTON SHORES						
Forest Industrial Park	X	X	X	X		15KM TO HWY402
ST CLAIR TOWNSHIP						
St Clair Industrial Park	X	X	X	X	X	19KM TO HWY402
WARWICK TOWNSHIP						
Warwick Industrial Park	X	X	X	X		3KM TO HWY402

Additional land & building opportunities exist throughout Sarnia-Lambton, with the capabilities of accommodating any size or use requirements. The Sarnia-Lambton Economic Partnership is available to assist with all site selection & property identification needs.

## ABOUT THE SARNIA-LAMBTON ECONOMIC PARTNERSHIP

### Who Are We?

The Sarnia-Lambton Economic Partnership is the County of Lambton's economic development office. Our team of established and integrated experts work alongside investors and existing businesses to make the Sarnia-Lambton area a better place to work, live, and raise a family. Funded by the County, the Sarnia-Lambton Economic Partnership has been named one of Canada's Top 10 Economic Development Offices six times.

### Customized Services

- Site selection and permitting assistance
- Support navigating municipal, provincial, and federal government agencies
- Demographic information, mapping, and statistics
- Facilitate connections to local businesses and support services pertinent to development
- Retention and expansion services for existing businesses
- Connect to local workforce and attract talent

### Key Contacts

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 [SLEconomicDev](#)

 [sarnialambtonecpart](#)

