

SARNIA 402 BUSINESS PARK

Business Park Drive
Sarnia, Ontario

PRICE

\$50,000/acre for 5 or more acres
\$70,000 - \$85,000/acre for first 2 acres
No development charges

INDUSTRIAL PARK SIZE

51 acres total

SERVICES

Municipally
Served

ZONING

BP2 –
Business Park 2

AVAILABILITY
FOR SALE

A 51-acre fully serviced, greenfield property adjacent to Highway 402, with visibility to 11-million vehicles annually. The city-owned site is prime development land located only 10-kilometres from the Blue Water Bridge international border crossing, providing tenants immediate access to both the Ontario 400-series highway network and the Michigan I-69, I-94, I-75 Interstate Highway System. The site can be divided as needed and is pre-zoned to accommodate a variety of light manufacturing and assembly operations.

A designation as an Investment Ready: Certified Site is subject to the requirements and limitations of the Investment Ready: Certified Site Program www.InvestOntario.ca/CertifiedSite



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UTILITIES

ELECTRICAL

276kV service extends along internal road, provided by Bluewater Power.

NATURAL GAS

50 mm natural gas pipeline serviced by Enbridge Gas.

WATER

600mm watermain along London Line frontage. 300mm line provides internal distribution

SANITARY

Sanitary pump station and force main provide sanitary outlet. 250 – 300 mm gravity sewer within site.

STORMWATER

Roadside channels & stormwater management ponds

PERMITTED USES

- Light manufacturing & assembly
- Warehousing
- Freestanding offices
- Wholesaling
- Research & development facilities
- Laboratories

TENANTS & USE

- Tenants include:
- Enbridge
 - Farm Credit Canada
 - IBB Local 128
 - Carpenters Local 1256
 - Vacant land used for agriculture.



WHY CHOOSE SARNIA-LAMBTON?

- **Foreign Trade Zone (FTZ) Point** designation elevates the area as a hub for international trade.
- **Strategic location** on Canada/US border with outstanding access to markets via road, rail, and port transportation infrastructure.
- **Workforce with specialized skills** for the manufacturing, agriculture, and agri-food industries.
- **Strong government support** including competitive tax environment, no development charges within municipally owned parks, and fast track approvals process.
- **Location of Lambton College** – top 2 ranked college in Canada for applied research.
- Sarnia has a diverse economy including a strong foundation in advanced manufacturing, chemicals, agriculture, plastics & rubber manufacturing, cleantech, energy, & IT. Local companies include Imperial Oil, NOVA Chemicals, Origin Materials, TODA Advanced Materials, Cargill, and Kent.



SITE TRANSPORTATION HIGHLIGHTS

HIGHWAY	KM	TIME (hrs driving)
Highway 402	1 km	0.05
Highway 401	95 km	0.9
AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	2 km	0.05
London (YXU)	105 km	1
Detroit (DTW)	135 km	1.5
Toronto (YYZ)	260 km	2.5
RAIL	KM	TIME (hrs driving)
CN Rail	7 km	0.2
PORT	KM	TIME (hrs driving)
Sarnia Harbour	11 km	0.2
BORDER	KM	TIME (hrs driving)
Sarnia / Port Huron Blue Water Bridge	10 km	0.2

TAX RATES

- Commercial New Construction (XT) - **3.125876%**
- Office Building New Construction (YT) - **2.999851%**
- New Industrial (JT) - **3.706248%**
- New Large Industrial Occupied (KT) - **5.025676%**
- New Large Industrial Excess Land (LU) - **3.574689%**



DISTANCE TO MAJOR CENTRES

CITY	KM	TIME (hrs driving)
London	90	1
Detroit	110	1.25
Toronto	280	2.5
Buffalo	325	3
Chicago	550	5

FOR MORE INFORMATION, CONTACT



SARNIA LAMBTON ECONOMIC PARTNERSHIP

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CITY OF SARNIA

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