



HWY 40
INDUSTRIAL PARK INC.

SARNIA-LAMBTON
ONTARIO • CANADA

HWY 40 INDUSTRIAL PARK

1409 Churchill Road
Sarnia, Ontario

SIZE
1,629m x 473m

AVAILABILITY
FOR SALE

**INDUSTRIAL
PARK SIZE**
148 acres total

**TOTAL
LOTS**
45 lots available

PRICE
\$80,000/acre
+HST & servicing

SERVICES
Full municipal
services

ZONING
M1-Industrial
1 Zone

A 148-acre vacant industrial property located in the City of Sarnia, the site is strategically established along Highway 40 (Churchill Road), only a 5-minute drive to provincial Highway 402, and in proximity to the Sarnia Petrochemical & Refining Complex and the Canada-US border. The site is located along the Oversized Load Corridor, a designated route allowing for the unimpeded import/export of oversized modules and vessels from fabricator's locations to the Sarnia Harbour.

Situated between Highway 40, McGregor Side Road South and Kimball Road, the site consists of 45 industrial lots with the majority of lots ranging in size from 1.5 to 2.5-acres, with four lots in excess of 5.0-acres and one 18-acres. All lots are large enough to accommodate many types of light and heavy industrial uses, and if required, two or more contiguous lots could be assembled.

UTILITIES

ELECTRICAL

27.6kV feeders run along both McGregor Rd & Kimball Rd, serviced by Bluewater Power.

NATURAL GAS

Existing 250 mm gas mains on McGregor Road can be tied into to service the site. These are serviced by Enbridge Gas.

WATER

300 mm water main to site supplied by the municipality. 100 mm to 150 mm service to individual lots.

SANITARY

300 mm sanitary sewer to site supplied by municipality. Connection to individual lots of 150 mm.

PERMITTED USES

- Large Scale Industrial Use
- Warehouse
- Assembly
- Fabricating
- Manufacturing
- Wide variety of other permitted uses
- Petrochemical processing

CURRENT USE

Property is currently used as an agricultural parcel exclusively.



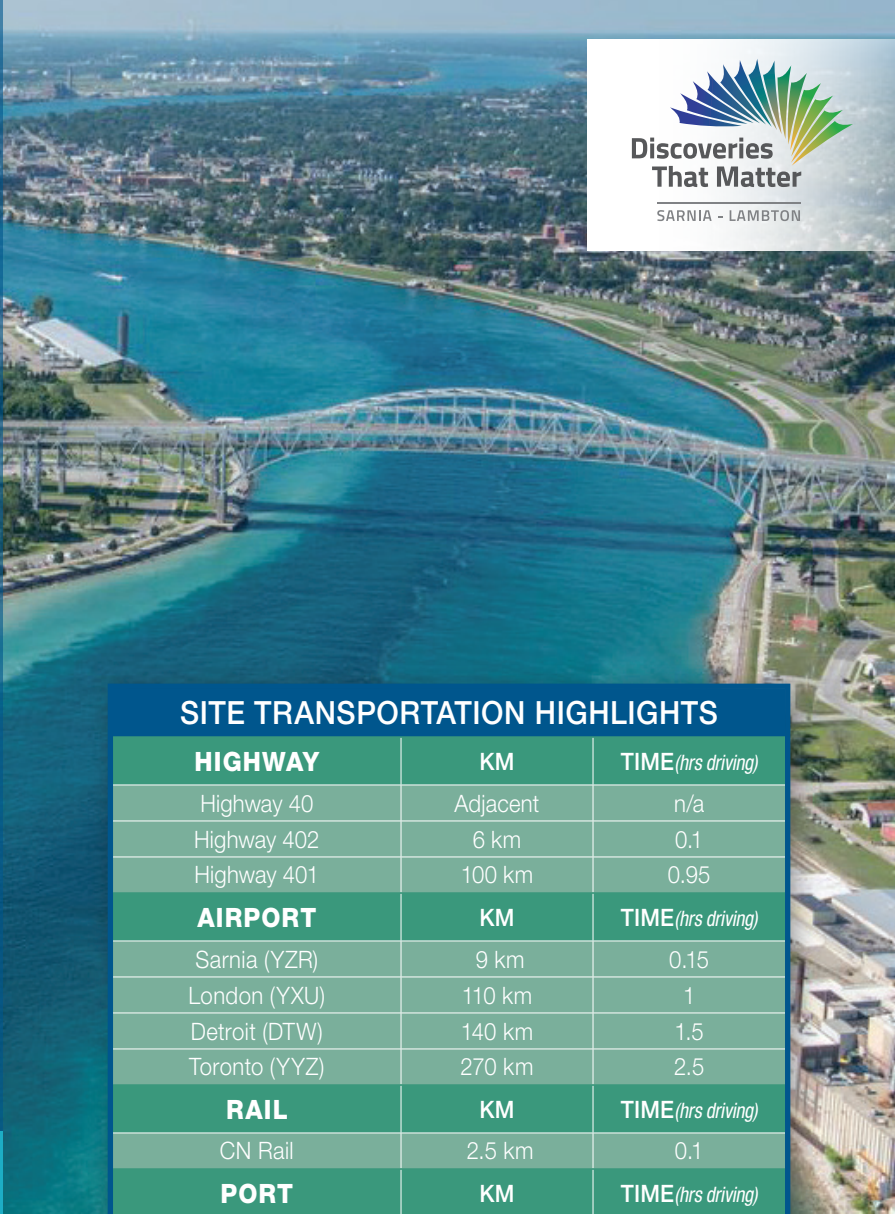
**Lots 1-8 to be serviced fall of 2022

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.
- **Outstanding access to markets** via road, rail, and port transportation infrastructure.
- **Workforce with specialized skills** for the manufacturing, fabrication, and chemical industries.
- **Strong government support** including competitive tax environment, incentives, and grants.
- **Location of Lambton College** – top 2 ranked college in Canada for applied research.

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%**



SITE TRANSPORTATION HIGHLIGHTS

HIGHWAY	KM	TIME (hrs driving)
Highway 40	Adjacent	n/a
Highway 402	6 km	0.1
Highway 401	100 km	0.95
AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	9 km	0.15
London (YXU)	110 km	1
Detroit (DTW)	140 km	1.5
Toronto (YYZ)	270 km	2.5
RAIL	KM	TIME (hrs driving)
CN Rail	2.5 km	0.1
PORT	KM	TIME (hrs driving)
Sarnia Harbour	10 km	0.1
BORDER	KM	TIME (hrs driving)
Sarnia / Port Huron via Blue Water Bridge	11 km	0.1

DISTANCE TO MAJOR CENTRES

CITY	KM	TIME (hrs driving)
London	100	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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