

SARNIA-LAMBTON ONTARIO • CANADA

SARNIA BUSINESS & RESEARCH PARK

Modeland Road, 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

168 acres total

SERVICES

Partially
Served

ZONING

LI1 – Light
Industrial 1

**AVAILABILITY
FOR SALE**

A prestige industrial site comprising 168-acres of city-owned land. Strategically located adjacent to Highway 40, just 2-kilometres from Highway 402, and 8-kilometres from the Blue Water Bridge international border crossing. The site provides tenants immediate access to both the Ontario 400-series highway network and the Michigan I-69, I-94, I-75 Interstate Highway System. With no associated development charges, the site is partially serviced, can be divided as needed, and is pre-zoned to accommodate a broad range of light industrial manufacturing, office and related uses.

The site conveniently surrounds the Western Sarnia-Lambton Research Park – home to Canada's largest cleantech incubator and 288,000 sq.f. of office, laboratory and piloting space – and neighbours Lambton College - a top 2 ranked college in Canada for applied research.

UTILITIES

ELECTRICAL

Existing 27.6 kV service provided by Bluewater Power.

NATURAL GAS

50mm natural gas pipeline along Wellington Street serviced by Enbridge Gas.

WATER

450 mm watermain along Wellington Street and future Research Park Drive.

SANITARY

300 mm sanitary force main & pumping station, & 200-375 mm gravity sanitary sewer.

STORMWATER

Storm water management facility accepts runoff via roadside open channels

PERMITTED USES

- Light Manufacturing & Assembly
- Warehousing
- Freestanding offices
- Wholesaling
- Research and development
- Wide variety of other permitted uses

CURRENT USE

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, fabrication, assembly, and research & development activities.
- **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.
- Established clusters in the advanced manufacturing, chemicals, and sustainable chemistry sectors. Local companies include Imperial Oil, NOVA Chemicals, Origin Materials, TODA Advanced Materials, and Kent.

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	3 km	0.1
Highway 401	100 km	1
AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	6 km	0.1
London (YXU)	105 km	1
Detroit (DTW)	135 km	1.4
Toronto (YYZ)	260 km	2.5
RAIL	KM	TIME (hrs driving)
CN Rail	3 km	0.2
PORT	KM	TIME (hrs driving)
Sarnia Harbour	8 km	0.2
BORDER	KM	TIME (hrs driving)
Sarnia / Port Huron Blue Water Bridge	8 km	0.2

DISTANCE TO MAJOR CENTRES

CITY	KM	TIME (hrs driving)
London	100	1
Detroit	110	1.25
Toronto	280	2.5
Buffalo	325	3
Chicago	535	5

FOR MORE INFORMATION, CONTACT



SARNIA LAMBTON ECONOMIC PARTNERSHIP

Matthew Slotwinski - Senior EDO

1-519-332-1820 | matthew@sarnialambton.on.ca
sarnialambton.on.ca



CITY OF SARNIA

Monica Shepley - Economic Development Officer

1 519-332-0527 ext 3295 | monica.shepley@sarnia.ca
sarniaecdev.com