

SARNIA-LAMBTON ONTARIO+CANADA

FOREST INDUSTRIAL PARK

7914 Rawlings Road, Lambton Shores, Ontario

LOT SIZE 55.7 acre

DEPTH 494 metres

FRONTAGE 330 metres

SERVICESFull municipal

services

ZONING

M1-Industrial 1 Zone

AVAILABILITYFOR SALE

UTILITIES



27.6 kV feeder that runs along Rawlings Road. The site is serviced by Hydro One.



Serviced by a natural gas pipeline operated at up to 420kPag serviced by Enbridge Gas.

SANITARY

Serviced by 200mm sanitary sewer



STORMWATER

Site serviced by regional stormwater management pond. Individual storm connection available.



WATER

Serviced by 200mm watermain



FIBRE

Eastlink telecommunication servicing available.

A 55.7-acre fully serviced industrial property located in Lambton Shores. The municipally-owned site is strategically established along Highway 21 in the community of Forest, only an 11-minute drive to provincial Highway 402 and in proximity to Sarnia, London, Windsor, and the US border. The town of Forest is a major service centre for the surrounding community, as well as a central commercial area and home to a cluster of agriculture and industrial manufacturing companies. An additional 32-acres to the west of the site may be available for development.

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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CERTIFIED SITE ADVANTAGES - SHOVEL READY

- Archaeological studies completed
- Environmental studies completed
- No Traffic Impact Study required
- Not subject to conservation regulatory requirements

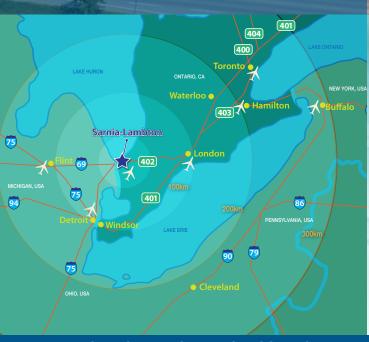


WHY CHOOSE SARNIA-LAMBTON?

- 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, agriculture, and agrifood industries.
- Strong government support including competitive tax environment, incentives, and grants.

TAX RATES

Commercial (CT) - 2.568737% Industrial (IT) - 3.005136%





FOR MORE INFORMATION, CONTACT



SARNIA LAMBTON ECONOMIC PARTNERSHIP



