

FOR SALE

GLENCOE INDUSTRIAL PARK

71
MAIN STREET & 93
TOWER AVENUE
GLENCOE, ONTARIO

PROPERTY HIGHLIGHTS

- + Excellent exposure to Main Street
- + Site Area: 63 Acres – divisible from 1 Acre
- + Zoning: M1 – H-3 Industrial
- + Services: Municipal Services to the lot
- + [Glencoe Industrial Park - YouTube](#)

SALE PRICE: \$25,000 to \$40,000 PER ACRE



FOR MORE INFORMATION PLEASE CONTACT

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CBRE

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A Brief Introduction

Southwest Middlesex has a unique mix of urban and rural planning areas and supports a large agricultural base along with manufacturing, institutional and retail business activity. The two major urban centres in the Municipality are the communities of Glencoe and Wardsville.

Distance to Major Urban Centres (from Glencoe)	km	miles
Alliston	299	186
Hamilton	180	112
Ingersoll	89	55
Kitchener/Waterloo	155	96
Montreal	772	480
Ottawa	678	421
St. Catherine's	235	146
Sault Ste Marie*	648	402
Thunder Bay	1,354	841
Toronto	242	150
Windsor/Detroit, Michigan*	149	93
Fort Erie, Buffalo, New York*	277	175
Chicago, Illinois	608	378
Cleveland, Ohio	423	263
Indianapolis, Indiana	634	394
Sarnia, Port Huron, Michigan*	85	53

*Source: Googlemap border

Major Employers

Company Name	Employees	Sector	Municipality
Armatec Survivability Corp.	340	Manufacturing	Thames Centre
Meridian Magnesium Products Division	330	Manufacturing	Strathroy-Caradoc
Strathroy Middlesex General Hospital	304	Health Care	Strathroy-Caradoc
Cuddy Farms Corporation	270	Agri-Business	Adelaide Metcalfe
Cooper Standard Automotive	200	Manufacturing	Southwest Middlesex
Four Countries Health Services	200	Manufacturing	Southwest Middlesex
Vari-Form	200	Manufacturing	Strathroy-Caradoc
Wescast Industries	100	Manufacturing	Adelaide Metcalfe
Armo Tool	85	Manufacturing	Middlesex Centre
Autotube Limited	75	Manufacturing	Strathroy-Caradoc
Universal Forest Products	60	Manufacturing	Thames Centre

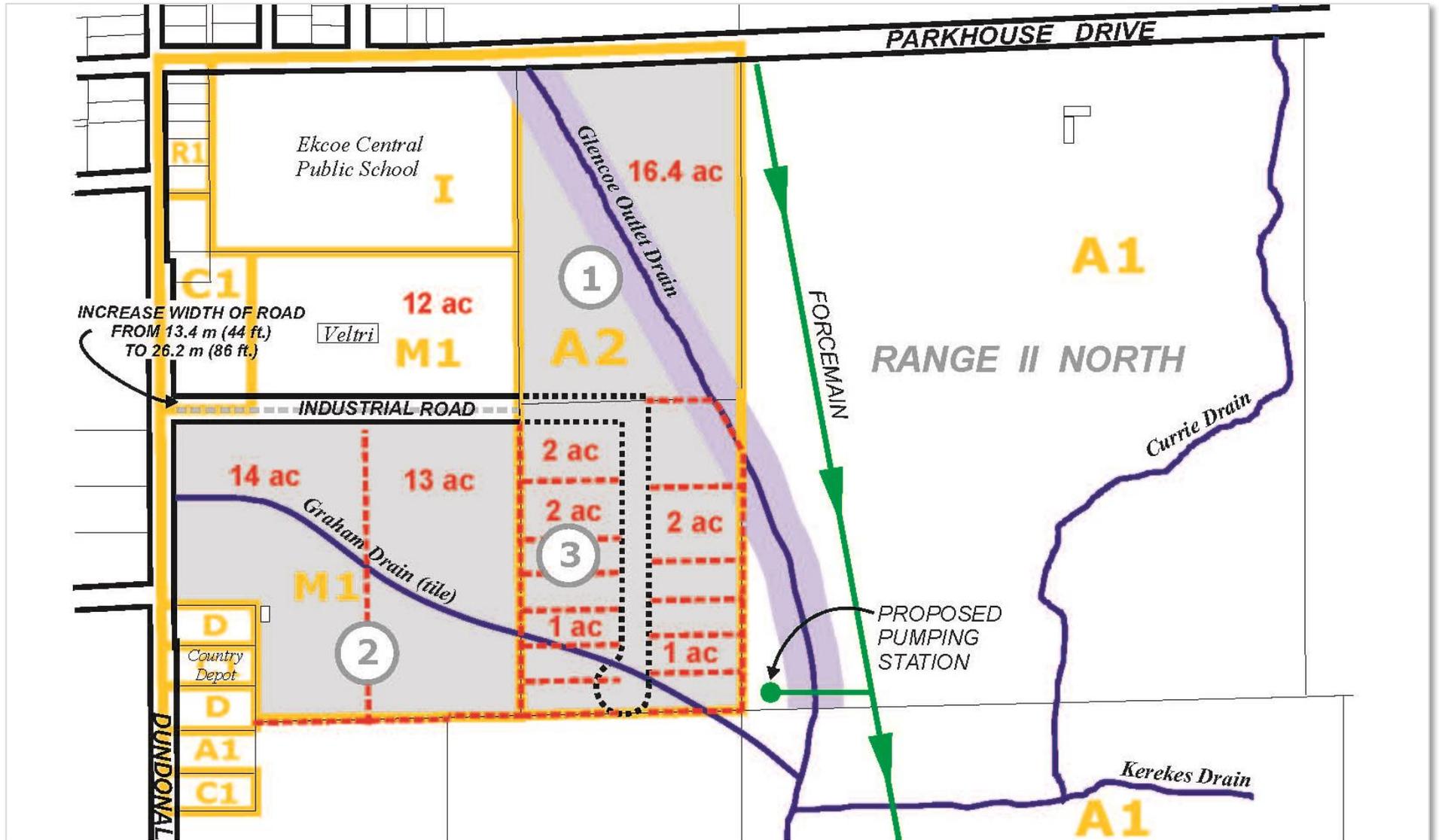
	Middlesex London Region	Ontario
	July 2016	July 2016
Population	426,200	11,531,400
Labour Force	265,200	7,447,000
Employment	246,000	6,966,600
Unemployment	19,200	480,300
Participation Rate (%)	62.2	64.6
Unemployment Rate (%)	7.2	6.4
Employment Rate (%)	57.7	60.4

Strategic Highway Location

Connected to Ontario's primary commercial transportation corridor (NAFTA Superhighway, Highways 401 & 402), Southwest Middlesex offers local businesses access to major markets of over 150 million people in Canada and the north eastern United States.

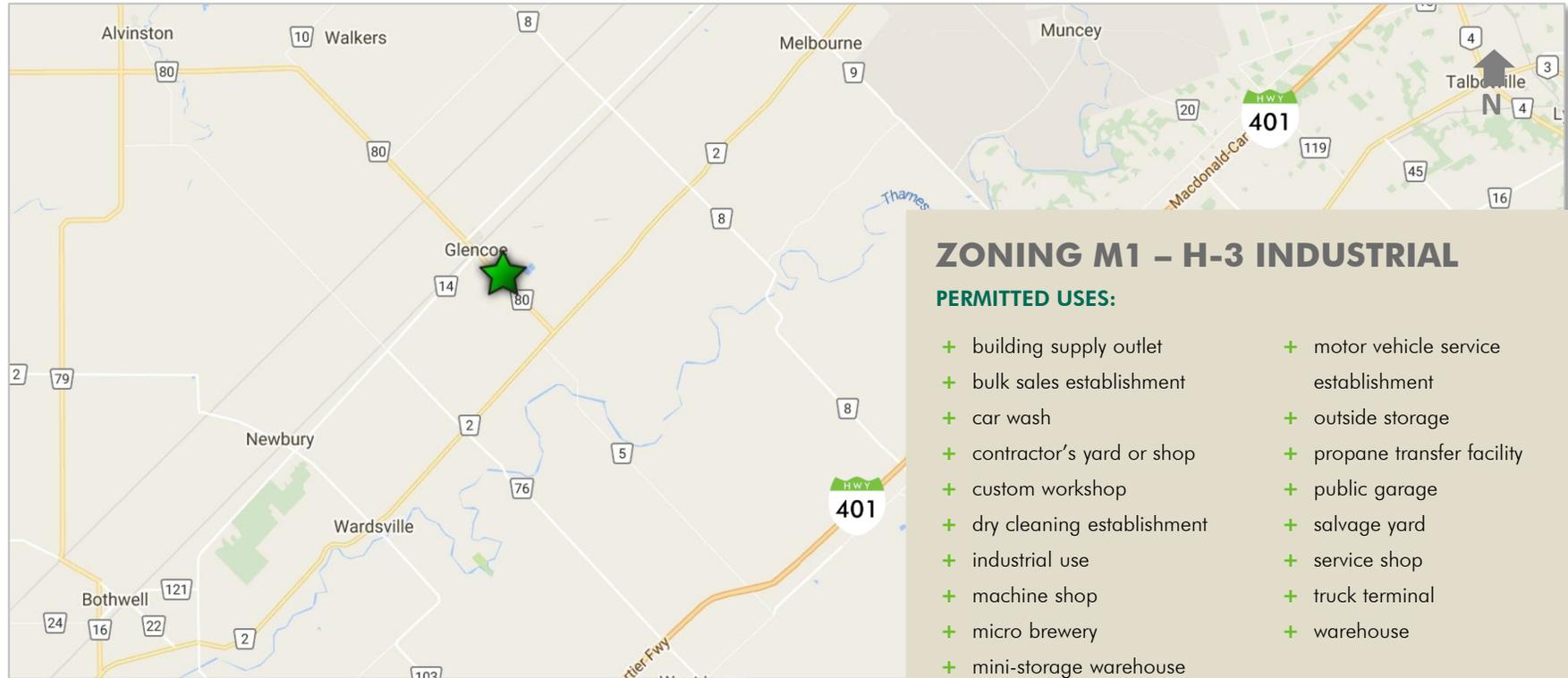
Rail: Freight Service

The Canadian National (CN) Railway and the Canadian Pacific (CP) Railway provide freight rail service to Southwest Middlesex businesses through two main lines.



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ZONING M1 – H-3 INDUSTRIAL

PERMITTED USES:

- + building supply outlet
- + bulk sales establishment
- + car wash
- + contractor's yard or shop
- + custom workshop
- + dry cleaning establishment
- + industrial use
- + machine shop
- + micro brewery
- + mini-storage warehouse
- + motor vehicle service establishment
- + outside storage
- + propane transfer facility
- + public garage
- + salvage yard
- + service shop
- + truck terminal
- + warehouse

ACCESSORY USES:

- + factory outlet
- + satellite dish
- + shipping container

H-3 HOLDING PROVISION:

Applies to parcels of undeveloped lands zoned for commercial or industrial purposes (e.g. C3, M1). Removal of the H-3 symbol contingent upon the owner entering into a site plan agreement with the Municipality in accordance with the provisions of the Planning Act.



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Mapping Sources: Google Earth

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