

MUNICIPALLY-OWNED INDUSTRIAL SITE

Adair Boulevard - Molnar Industrial Park
Strathroy-Caradoc

A 99.71 acre, full serviced industrial property is located within the Molnar Industrial Park in the Municipality of Strathroy-Caradoc. The property is strategically located adjacent to Highway 402, and is in close proximity to US border crossing, allowing for fast access to nearby urban areas and beyond. Strathroy-Caradoc has a diverse economy including a strong foundation in automotive manufacturing, food processing, pharmaceuticals, and growing retail, logistics, construction and service sectors. Local leaders include; Bonduelle, Catalent, and Meridian Technologies Inc.



KEY HIGHLIGHTS

Lot Size: 99.71 acres/40.35 hectares

Depth: 607.9 metres

Frontage: 488.4 metres

Services: Full municipal services

Zoning: M2 - General Industrial

PERMITTED USES

- Manufacturing, Assembly & Processing
- Outdoor Storage
- Warehouse & Distribution
- Research & Development Facility

UTILITIES

- 1.5M litres/day of water in excess capacity
- 1.5-2M liters/day of waste water
- 27,600 voltages of area supply with second feeder in case of emergency
- Telecommunications
- 6" gas main at site, 60 psi.

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

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STRATHROY-CARADOC ADVANTAGE

- Centrally located in Southwestern Ontario, Strathroy-Caradoc has easy access to much of the Great Lakes Region. Companies located in Strathroy-Caradoc can reach over 120 million consumers within a single day of shipping time with a direct connection to Highway 401 that is less than 20 minutes and less than an hour drive to a US border-crossing.
- Strathroy-Caradoc has a diverse economy with sector focus on manufacturing, food processing, agri-business, pharmaceuticals, automotive, logistics and construction.
- Proximity to world-class training and post-secondary institutions including Western University, Fanshawe College, Lambton College and Westervelt College provides access to a diverse labour pool of educated and mechanically skilled workforce with strong traditional work ethic.
- Strathroy-Caradoc offers competitive land prices and tax rates, low water and sewer rates, fast permitting with personalized service and exceptional business advisory services.

Transportation

- Adjacent to Highway 402
- 35 km from Highway 401 interchange
- 58 km from London International Airport
- 6.5 km from Canadian National Railway
- 68 km from Port of Sarnia Authority, closest water port

Travel Times by Car to Adair Boulevard

(actual travel times may vary)

Downtown London	40 minutes
Toronto	2 hours
Detroit	2 hours
Chicago	6 hours

US/Canada Border Distances

Port Huron via Highway 402	68 km / 42 miles
Detroit/Windsor via Highway 401	203 km / 126 miles
Niagara Falls via Queen Elizabeth Way	240 km / 149 miles

