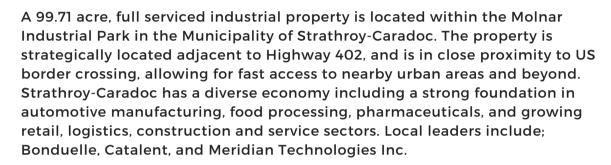
MUNICIPALLY-OWNED INDUSTRIAL SITE

Adair Boulevard - Molnar Industrial Park Strathroy-Caradoc





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:

Demetri Makrakos

Economic Development Officer Municipality of Strathroy-Caradoc dmakrakos@strathroy-caradoc.ca +1-519-245-1105 ext. 239

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, agribusiness, 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 traver 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

