



Sarnia 402 Business Park

DESCRIPTION

51 acres of light industrial land available for sale just south of Provincial Highway 402 across from Sarnia Chris Hadfield Airport. The Sarnia 402 Business Park is situated in a Foreign Trade Zone just 5 km from the Canada/U.S. border which provides access to 65% of the U.S. market within a one-day drive. The site is also in proximity to a municipally-owned deep water port and is visible to 11 million vehicles that pass this site annually.

LOCATION

2024 London Line, Sarnia, Ontario

CONTACTS

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Alternate Contact

Monica Shepley, Economic Development Officer, City of Sarnia
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City of Sarnia, Economic Development website: www.investsarnia.ca

PROPERTY FEATURES

Lot size: 51 acres of net developable land, which may be divided to suit.

Zoning: [Business Park 2 \(BP2\)](#)

Use: Suitable for a range of industrial uses including non-noxious, non-offensive light manufacturing and assembly, research and development facilities, wholesaling, and warehousing (excluding mini-storage warehousing).

Zone Regulations: Lot coverage 30% max. Open storage 10% max. Landscaped open space 30% min.

Height Restrictions: 9 m to 12 m building height and 45 m for any structure in most of the business park. The northeast section is within the "transitional surface" area of Sarnia Airport and will have greater restrictions.

Topography and Soils: Generally flat with existing surface drainage running northerly to Telfer Drainage Diversion Channel. Soil is Brookston clay and well suited for development.

Natural Features: A 3.3 acre woodlot located east of Business Park Drive is excluded from the net developable land and is subject to a 15 m setback. A portion of the land is located within the estimated floodplain and erosion hazard of the Telfer Diversion Drain.

PURCHASE AND SALE

Ownership: the business park is owned and marketed by the City of Sarnia.

Sale price: from \$90,000/acre to \$130,000/acre. Price is dependent on the site. To be negotiated.

Industrial Tax Rates 2025				
Industrial - Occupied (IT)	Industrial – Excess Land (IU)	Industrial - Vacant Lands (IX)	Large Industrial – Occupied (LT)	Large Industrial – Excess Land (LU)
4.116635%	2.983813%	2.983813%	5.627650%	3.965972%

Source: [Visit the City of Sarnia Tax Rates website for full details.](#)

DEVELOPMENT CHARGES

Development Charges are not imposed on development in the Sarnia 402 Business Park. More information can be found in the City of Sarnia [Development Charges pamphlet 2025](#).

DEVELOPMENT APPROVALS

Portions of the land fall within the Ministry of Transportation (MTO) permit control area and the St. Clair Region Conservation Authority regulated area.

The proponent is solely responsible for obtaining any and all required approvals, studies, and/or permits required from all authorities directly in order to advance development of this parcel.

A [Pre-Application Consultation](#) with the City's Planning Department can assist with determining if these and any other studies would be required.

ACCESS

A municipal road (paved & curbed) provides signalized access from London Line. Upgrades to the intersection of London Line and Airport Road (including signalization) have facilitated access to the park from the Highway 402-Airport Road interchange.

Easements: none that will impact the developable area of the site.

SERVICING

Water Service

Service provided by the municipality. Internal distribution lines along Business Park Drive are 12" (300 mm) diameter PVC. A 24" (600 mm) diameter water main is located along London Line frontage.

Sanitary Sewer

Service provided by the municipality.

Storm Water

Open channel drainage ditch on Business Park Drive, inletting to the Business Park Pond.

Hydro/Electrical

Electrical services provided by Bluewater Power. Existing 27.6 Kv radial overhead feeder extends along Business Park Drive which is connected to a 27.6 Kv radial feeder along London Line.

Contact Bluewater Power at 519-337-8201 or emailus@bluewaterpower.com.

Natural Gas

Service provided by Enbridge Gas with lines sized to meet projected needs. Capacity may require some service upgrades. Actual consumption and associated costs vary according to consumption profile, rate class, and commodity price.

For more information contact Brian Lennie at Brian.Lennie@enbridge.com.

Telecommunications

Cogeco can supply high speed, Cogeco Internet, TV and phone services through existing coax plant.

TRANSPORTATION NETWORK

Major Highways

Highway 40 – 4 km

Highway 402 – 1.4 km

Highway 401 – 95 km

Michigan I-94 – 13 km

Michigan I-69 – 18 km

Oversized Load Corridor

The site is located 6 km from the Oversized Load Corridor, a designated route for oversized load shipments arriving and departing through Sarnia Harbour.

The designated protected route connects fabricators to the Sarnia Harbour for the unimpeded import/export and trans-shipment of oversized product to and from fabricator's locations and Sarnia-Lambton's industrial base.

Deep Sea Port

Sarnia Harbour - 11 km

Rail

CN Rail – 8 km

VIP Rail - 15 km

Airports

Sarnia Chris Hadfield Airport – 2 km (2 min drive)

London International Airport – 116 km (1 hour drive)

Detroit Metropolitan Wayne County Airport – 185 km (1.5 hour drive)

Toronto Pearson Airport – 264 km (2.5 hour drive)

International Border Crossings

Port Huron/Sarnia crossing via Blue Water Bridge – 10 km

Detroit/Windsor crossing via Ambassador Bridge – 159 km

Lewis-Queenston Bridge via Highway 403 – 290 km

Fort Erie/Allentown via Highway 403 – 315 km