

FOREST INDUSTRIAL PARK

7914 Rawlings Road,
Lambton Shores, Ontario

LOT SIZE : **DEPTH** : **FRONTAGE**
55.7 acre : 494 metres : 330 metres

SERVICES : **ZONING**
Full municipal : M1-Industrial
services : 1 Zone

AVAILABILITY
FOR SALE

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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UTILITIES

ELECTRICAL

276kV feeder that runs along Rawlings Road. The site is serviced by Hydro One.

NATURAL GAS

Existing 4 inch natural gas pipeline along Rawlings Road and a second 2 inch pipeline located at the southwest corner of the site. Pipelines operated at up to 420kPag serviced by Enbridge Gas.

WATER

Serviceable by 200mm watermain located 40 metres from the site.

SANITARY

Serviceable by 200mm sanitary sewer located 70 metres from the site.

FIBRE

Eastlink telecommunication servicing available at Rawlings Road & Enterprise Drive.

PERMITTED USES

- Industrial Use
- Light Industrial Use
- Warehouse
- Wholesale Establishment

CURRENT USE

Property is currently used as an agricultural parcel exclusively.



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 agri-food industries.
- **Strong government support** including competitive tax environment, incentives, and grants.

TAX RATES

Commercial New Construction (XT) – **2.421919%**

Industrial New Construction (JT) – **2.820377%**



SITE TRANSPORTATION HIGHLIGHTS

HIGHWAY	KM	TIME (hrs driving)
Highway 21	Adjacent	n/a
Highway 402	13 km	0.25
Highway 401	77 km	0.75
AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	40 km	0.5
London (YXU)	77 km	1
Detroit (DTW)	175 km	1.75
Toronto (YYZ)	228 km	1.25
RAIL	KM	TIME (hrs driving)
CN Rail	20 km	0.3
CN Rail Yard	47 km	0.5
PORT	KM	TIME (hrs driving)
Sarnia Harbour	47 km	0.5
BORDER	KM	TIME (hrs driving)
Sarnia / Port Huron Blue Water Bridge	48 km	0.5

DISTANCE TO MAJOR CENTRES

CITY	KM	TIME (hrs driving)
London	65	0.75
Detroit	140	1.5
Toronto	250	2.25
Buffalo	300	2.75
Chicago	590	5.5



FOR MORE INFORMATION, CONTACT



SARNIA LAMBTON ECONOMIC PARTNERSHIP

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THE MUNICIPALITY OF
LAMBTON SHORES

MUNICIPALITY OF LAMBTON SHORES

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