

**SARNIA-LAMBTON
ONTARIO • CANADA**



WESTERN SARNIA-LAMBTON RESEARCH PARK

1086 Modeland Road, Sarnia, Ontario

ABOUT LAMBTON COUNTY

Home to 11 municipalities & three First Nations, Lambton County is the birthplace of North America's oil industry (1858), and today is Canada's 2nd largest petrochemical complex and premier hybrid chemistry cluster. The area is one of Ontario's agricultural leaders, with a growing agri-food sector. A diverse manufacturing sector supports these and other industries, and exports specialized products worldwide.

The award-winning Western Sarnia-Lambton Research Park and Lambton College help Lambton County power innovation across a variety of sectors, creating opportunity for commercialization and investment.

While boasting both low development costs and industrial/commercial real estate prices

in comparison to other cities within North America, Lambton County also provides an environment in which there is an ease to conduct business, strengthened by a workforce employee pool in excess of 358,000 within a 100 km radius.

Lambton County offers an unparalleled combination of infrastructure, transportation, talent, industrial services, and access to inputs, consumers, & economic development incentives – putting the region at the top of the competition for meeting the strategic needs of growing companies.

Lambton County is the perfect location for you to take your business to the next level.

LOT SIZE
80 acres

SERVICES
Full municipal services

ZONING
LI-1 Light Industrial 1

BUILDING SIZE
288,000 s.f.

AVAILABILITY
FOR LEASE

PRICE
\$21 - \$23 per s.f. gross rent (Research Park)
\$50 per s.f. (Commercialization Centre)



WESTERN SARNIA-LAMBTON RESEARCH PARK OVERVIEW

The 80-acre Western Sarnia-Lambton Research Park is located in the City of Sarnia near Highway 402. Comprised of five interconnected buildings totaling 288,000 s.f., the Park is a joint initiative of the County of Lambton, the City of Sarnia, and Western University. The Research Park's Commercialization Centre is Canada's largest clean-tech incubator, serving as a key contributor to the movement of an idea from the lab bench to the marketplace. Focused on the biotechnology, energy, chemical, and industrial processing sectors, tenants range from large multi-national companies to non-profit organizations, to small start-up companies, and commercialization projects.

The Western Research Parks are the recipient of the Association of University Research Parks' 2016 Outstanding Research Park Award and was ranked in the Global Top 25 University Business Incubators by the University Business Incubators.

The Research Park is identifying tenants for the existing office buildings and commercialization space. The Park also has land available for future development of new office buildings and technology incubation facilities.

FAST FACTS

POPULATION

Sarnia: 73,343
Lambton County: 127,685

LABOUR FORCE (age 16-64)

Sarnia: 35,381
Lambton County: 62,204

Source: Environics Analytics, 2020

WHY CHOOSE SARNIA-LAMBTON?

- Strategic location on Canada/USA border with access to Blue Water Bridge and St. Clair Rail Tunnel.
- Established business clusters in the manufacturing, chemical, sustainable chemistry, and agri-food sectors.
- Outstanding access to markets via road, rail, air, & deep-water port transportation infrastructure.
- Workforce specializing in skills required for the chemical, sustainable chemistry, advanced manufacturing, information technology, food & beverage, and value-added agriculture industries.
- Education, innovation, and research & development capabilities to support investment in innovative products and technologies.
- Strong government support including a competitive corporate tax environment, incentives, and grants.

TAX RATES

Commercial New Construction (XT)
3.125876%

Office Building New Construction (YT)
2.999851%

New Industrial (JT)
3.706248%

New Large Industrial Occupied (KT)
5.025676%

New Large Industrial Excess Land (LU)
3.574689%

Source: City of Sarnia website www.sarnia.ca

FOREIGN TRADE ZONE POINT

Designated as a Foreign Trade Zone Point, Sarnia-Lambton is one of Canada's strategic locations for international trade. Local trade and foreign direct investment are uniquely supported by a single-point of access to information on relevant government policies and programs that support Canada's export development efforts.

BUILDINGS AND USE

BUILDING	SIZE (S.F.)	USE
1010	67,000	Office, lab, pilot plant space, full-service restaurant
1020	46,000	Commercial office space
1030	21,000	Commercial office space
1040	76,000	Commercial office space
1050	78,000	Commercial office space



Western

Sarnia-Lambton
Research Park

The Western Sarnia-Lambton Research Park is surrounded on three sides by the city-owned Sarnia Business & Research Park and is located across Highway 40 from the campus of Lambton College.



INDUSTRIAL PARK INFRASTRUCTURE

The Western Sarnia-Lambton Research Park is fully serviced within all existing buildings. The surrounding land has the infrastructure and utilities to support many forms of research, development, and industrial activity at the site.

Should additional servicing be required, beyond what is available to the current building, plans exist to extend servicing throughout the site.



ELECTRICAL

Electricity is supplied to the Research Park by Bluewater Power. There is existing 27.6 KV service along Modeland Road, and all existing building facilities are serviced by an underground primary connection. Additional 27.6 KV service is located along Wellington Street east of Modeland Road. An onsite natural gas-fired 400 kW combined heat and power system also partially meets the electricity and heat demand of the Research Park.

NATURAL GAS

Existing facilities are serviced with natural gas provided by Enbridge Gas. A 250 mm high pressure gas line and a 150 mm gas line run along Modeland Road, while a 50 mm gas line runs along Wellington Street.

WATER

Current buildings are serviced by a 250 mm watermain connection. Future development may tie into an existing 250 mm watermain at the southeast corner of the site or an existing 250 mm watermain at the northwest corner of the site.

SANITARY

A 300 mm sanitary sewer services the existing buildings. Should future development require additional sanitary sewer services, a future sanitary sewer planned along the future Research Park Drive will connect to a 300 mm sanitary force main and pumping station on Wellington Street.

STORMWATER

Surface runoff from the Research Park drains to the south and east to existing drainage ditches.

OTHER INFRASTRUCTURE

Within the existing buildings additional infrastructure includes:

- HVAC: Radiant hot water, forced air, roof mounted air conditioning units
- High Speed Internet: Full Wi-Fi and cable systems throughout
- Security System: Full card lock access system
- Transportation: Free parking and bus stop

TENANTS AND NEARBY BUSINESSES

The Research Park is currently home to approximately 50 client companies with 700 employees.

- NOVA Chemicals
- Bioindustrial Innovation Canada
- Worley Ltd.
- Origin Materials
- Woodland Biofuels
- Enbridge Inc.
- Forward Water Technologies
- Aduro Clean Technologies
- Lambton College
- Sarnia-Lambton Economic Partnership

CONTACTS FOR ADDITIONAL INFORMATION

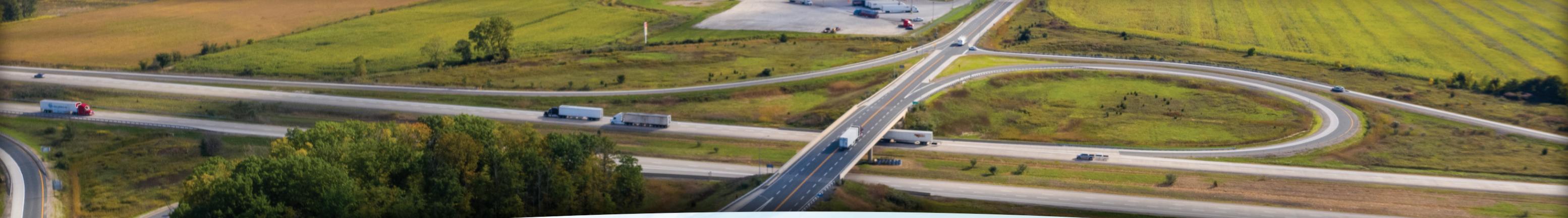


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COMMERCIALIZATION CENTRE

The Research Park's Commercialization Centre is focused on industrial technology, including fuels, products, and processes. The Commercialization Centre provides client companies with access to over 50,000 square feet of office, laboratories and pilot plant infrastructure for research, commercialization, and entrepreneurship.

- 6,000 sq ft. lab space with attached offices
- 3,600 sq ft. low-bay pilot plant space (12' to underside)
- 3,200 sq ft. high-bay pilot plant space (24' to underside)
- Walk-in refrigeration, loading docks and locker rooms

LABORATORIES

- Modular set-up
- Designed to suit research and development activities
- Equipped with standard lab utilities
- Comprehensive EASR with MOECP

PILOT PLANTS

- Equipped with industrial utilities
- Engineered to suit commercialization activities
- Comprehensive EASR with MOECP

PERMITTED USES

The Western Sarnia-Lambton Research Park is optimally zoned to accommodate and permit a variety of light industrial uses that are attractive to new industries and firms. Within the existing building, the commercialization of clean, green, and sustainable technologies is prevalent.

The site is zoned to permit non-noxious, non-offensive light industrial uses involving:

- Assembly
- Fabrication
- Manufacturing
- Warehousing
- Storage or distribution (within building)

ZONING REGULATIONS

REGULATION	REQUIREMENT	MAX / MIN
Lot Area	1,000m ²	Minimum
Lot Frontage	30m	Minimum
Front Yard Depth	15m	Minimum
Side Yard Widths	3m each side	Minimum
Rear Yard Depth	7.5m	Minimum
Lot Coverage	50%	Maximum
Height	2 storeys	Maximum
Landscaped Strip	3m each side	Minimum
Open Storage	30%	Maximum

Additional uses include:

- Freestanding office use
- Wholesaling
- Research and technology uses
- Laboratories
- Printing and publishing
- Wide range of additional uses

TRANSPORTATION AND MARKET ACCESS

REGIONAL TRANSPORTATION

Sarnia-Lambton is uniquely located on major road, rail, water, air, and pipeline corridors to ensure a smooth flow of inputs and end-products from supplier to customer.

Road – Highway 402 connects Sarnia-Lambton to the Ontario 400-series highway system, and the Blue Water Bridge border crossing links to U.S. Interstates, I-69 and I-94.

Rail – The regional rail infrastructure is impressive with Canadian National (CN) and CSX Transportation operating mainline Class 1 rail service and connections to the international St. Clair Rail Tunnel, and VIP Rail providing the transloading of goods and products.

Water – Sarnia-Lambton is located on the St. Clair River, allowing ships to access the St. Lawrence Seaway System and the Atlantic Ocean, while docking at Sarnia Harbour.

Air – Sarnia-Lambton is well serviced by several regional & international airports capable of delivering goods & people to any location in the world.

DISTANCE TO MAJOR CENTRES		
CITY	KM	TIME (hrs driving)
London	100	1
Detroit	110	1.25
Toronto	280	2.5
Buffalo	325	3
Cleveland	375	3.75
Cincinnati	525	5
Chicago	550	5.25
Pittsburgh	560	5.25
Indianapolis	565	5.50
Ottawa	660	6.50
Milwaukee	695	6.75
Montreal	805	7.75
New York	920	9



SITE TRANSPORTATION

The Western Sarnia-Lambton Research Park is ideally located adjacent to Highway 40 (Modeland Road) with immediate access via Wellington Street. An internal road provides access to buildings and parking throughout the complex.

The site provides quick access to Highway 402 (3 km) and the Canada/US border (8 km). Rail, ship, and air logistics opportunities are in near proximity to the site.

- Highway 40 adjacent
- Highway 402 3 km
- Blue Water Bridge . . . 8 km

AIRPORT	KM	TIME (hrs driving)
Sarnia (YZR)	6 km	0.1
London (YXU)	105 km	1
Detroit (DTW)	135 km	1.5
Toronto (YYZ)	260 km	2.5



SARNIA-LAMBTON BY THE RANKINGS

- **Sarnia-Lambton ranked in Top 20** – Canada's Best Locations by Site Selection Magazine (2021)
- **Lambton College ranks #1** research college in Ontario, and #2 overall in Canada (2020)
- **Top 7 Intelligent Community** through the Intelligent Community Forum (2020)
- **2nd largest** petrochemical & refining cluster in Canada
- **#1 hybrid chemistry cluster** in Canada

KEY INVESTMENT SECTORS

- Chemicals
- Hybrid / Sustainable Chemistry
- Low-Carbon Hydrogen
- Plastics & Rubber
- Advanced Manufacturing
- Information & Communication Technologies
- Value-Added Agriculture

OTHER BUSINESS AND INDUSTRIAL PARKS

Sarnia-Lambton has several options throughout the community including municipally & privately owned industrial parks. Fully serviced industrial land – with water, sanitary sewers, electrical and natural gas services – is available at competitive rates, with excellent access to major highways, rail lines, and marine shipping channels, as well as dependable industrial infrastructure.

ABOUT THE SARNIA-LAMBTON ECONOMIC PARTNERSHIP

The Sarnia-Lambton Economic Partnership is the County of Lambton's economic development office. Our team of established and integrated experts work alongside investors and existing businesses to foster new business creation, help ensure that established firms remain and grow here, and work to attract growing businesses to the Sarnia-Lambton area.

Funded by the County of Lambton, we collaborate with local business leaders, educational institutions, and government, to elevate the Sarnia-Lambton area through coordinated economic development initiatives and customized services, such as:

- Site Selection & permitting assistance
- Support navigating municipal, provincial, & federal government agencies
- Demographic information, mapping, & statistics
- Facilitate connections to local businesses & support services pertinent to development
- Retention & expansion services for existing businesses
- Connect to local workforce & attract talent

SARNIA-LAMBTON ECONOMIC PARTNERSHIP

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SARNIA-LAMBTON
Economic Partnership 
Powering a Sustainable World®

**Discoveries
That Matter**
SARNIA - LAMBTON