

3305

LOYALIST STREET
CORNWALL, ON



Large-Scale Industrial Facility
FOR SUBLEASE

±492,363 SF Available



PROPERTY HIGHLIGHTS



±492,363 SF Industrial Facility on ±22.4 Acres



34 Loading Doors



±200 Parking Stalls



Clear heights
21'8"-25'7"



Built 1984
Renovated 2002



Sprinklered,
modern infrastructure



Heavy Power
(4,500 KVA @ 600 V
AC three phase)



Zoning
Employment Area
General (EAG)



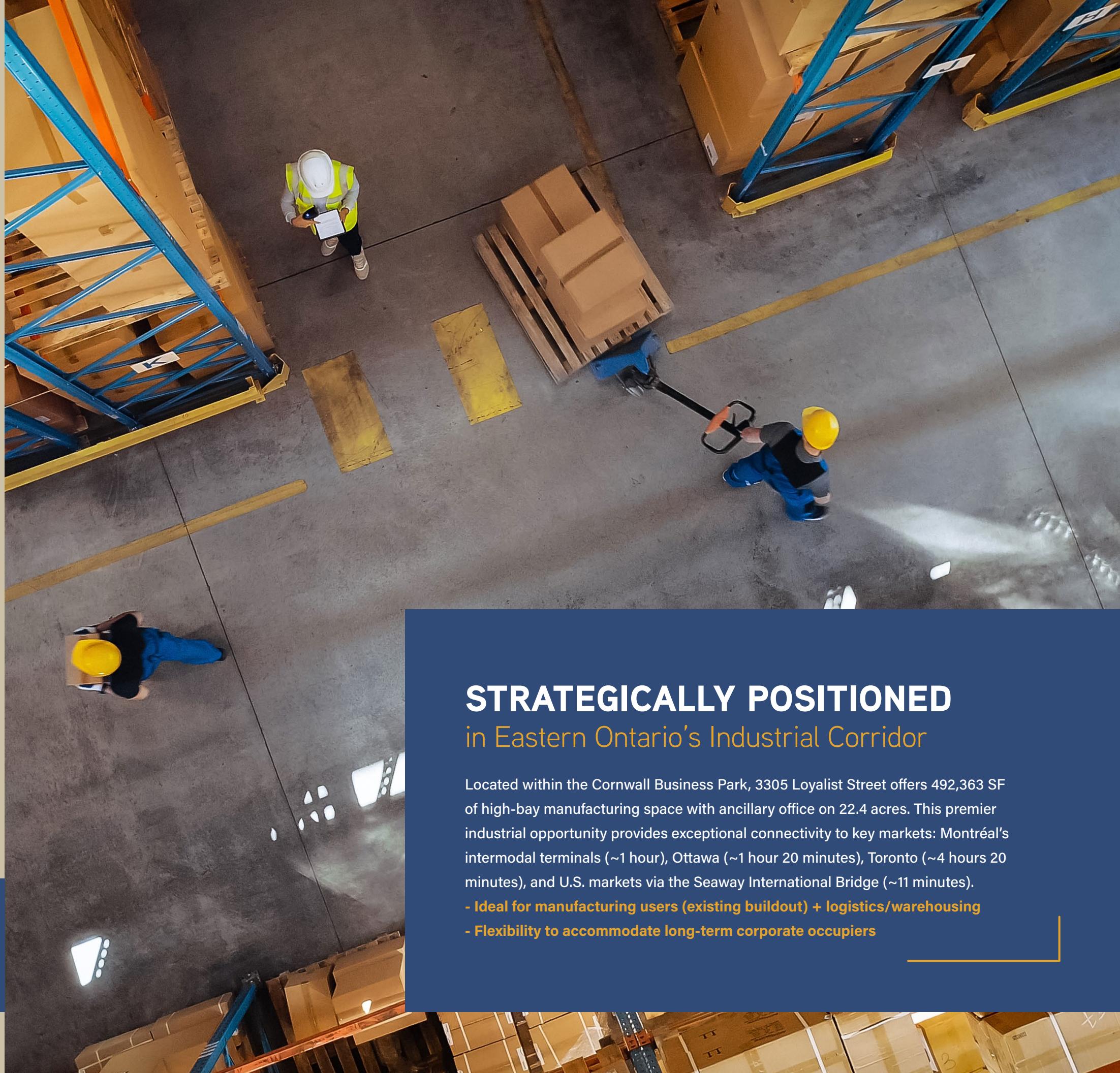
Possession
Immediate



Sublease Term
October 31st, 2037



Asking Rent
Upon request



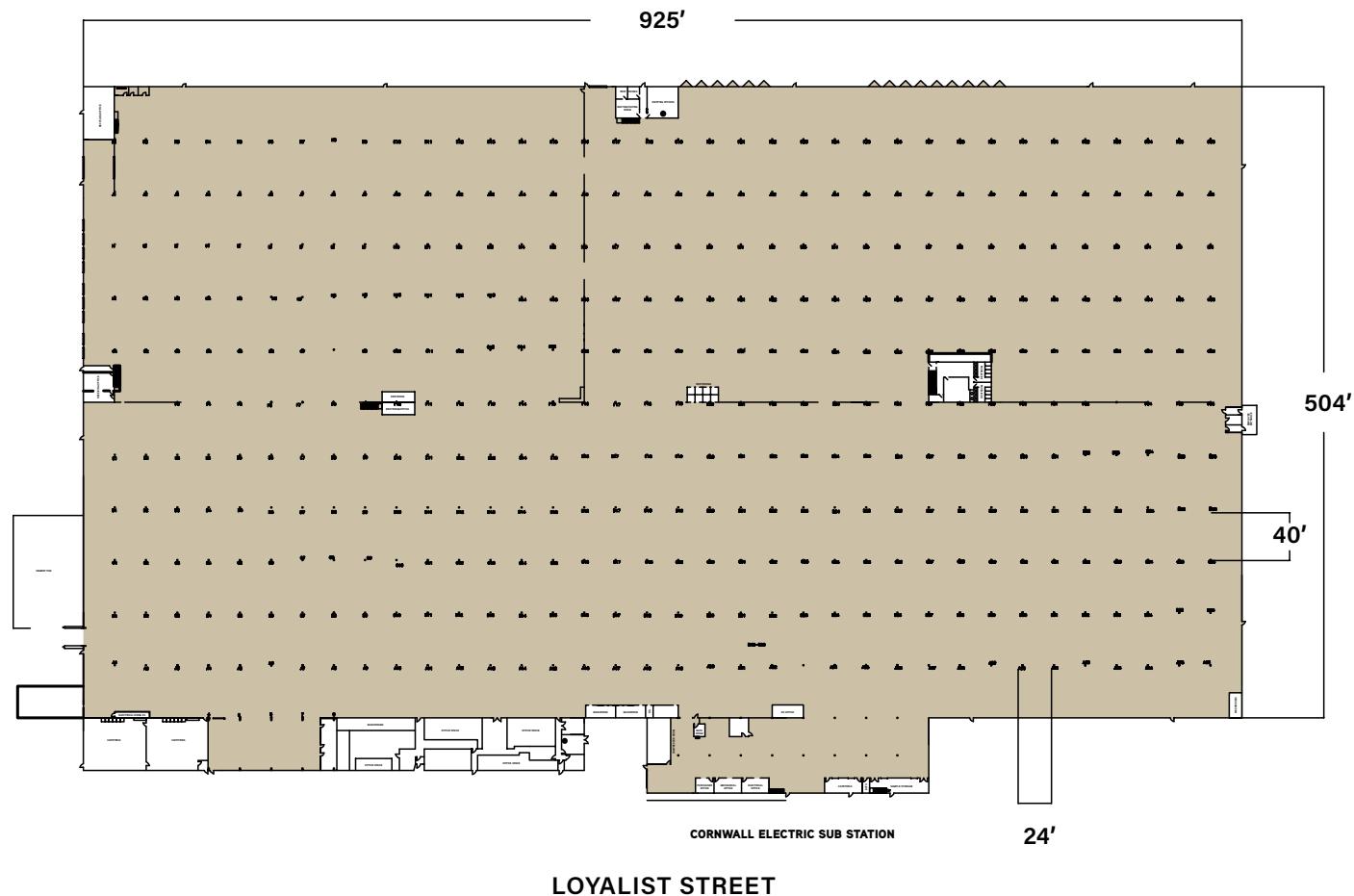
STRATEGICALLY POSITIONED

in Eastern Ontario's Industrial Corridor

Located within the Cornwall Business Park, 3305 Loyalist Street offers 492,363 SF of high-bay manufacturing space with ancillary office on 22.4 acres. This premier industrial opportunity provides exceptional connectivity to key markets: Montréal's intermodal terminals (~1 hour), Ottawa (~1 hour 20 minutes), Toronto (~4 hours 20 minutes), and U.S. markets via the Seaway International Bridge (~11 minutes).

- Ideal for manufacturing users (existing buildout) + logistics/warehousing
- Flexibility to accommodate long-term corporate occupiers

SITE PLAN



TOTAL SF
492,363



CLEAR HEIGHT
21'8"-25'7"



LOADING DOORS
34



PARKING
~200 stalls



HVAC
8 rooftop units
+ 36 heaters



POWER
4,500 KVA @ 600 V
AC three phase



FIRE/LIFE SAFETY
Fully sprinklered,
monitored fire alarm

CONSTRUCTION
Steel frame, slab-on-grade,
insulated metal panels



EASTERN ONTARIO'S LOGISTICS GATEWAY

Connecting Toronto, Montreal, Ottawa and U.S. markets
with access to over 5 million people



A STRONG CORPORATE COMMUNITY

Cornwall is home to leading national and international companies in distribution, logistics, manufacturing, and retail. This established corporate presence reinforces the Cornwall Business Park as a proven hub for industrial growth and investment.

CORNWALL, ONTARIO AT A GLANCE



Ranked among Canada's Best Communities (Maclean's Magazine)



Strong, bilingual workforce drawing from Ottawa and Montréal



Robust housing and population growth fueling regional momentum

INDUSTRIAL MARKET STRENGTH



Over \$27M in recent industrial facility investments and expansions



Home to major national distribution centres and logistics hubs

CORPORATE PRESENCE



Global companies including Walmart, Shoppers Drug Mart, Purolator, Benson Auto Parts, and American Standard anchor Cornwall's established industrial base.

3305

LOYALIST STREET
CORNWALL, ON

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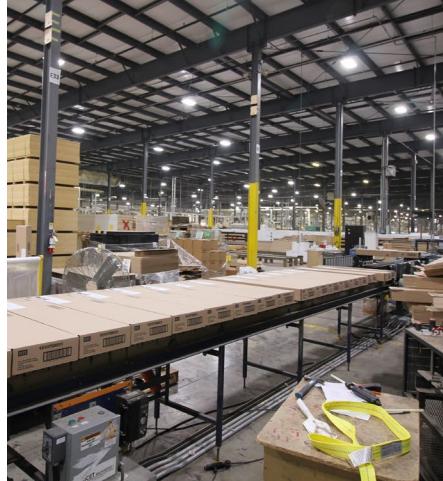
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