

# 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)



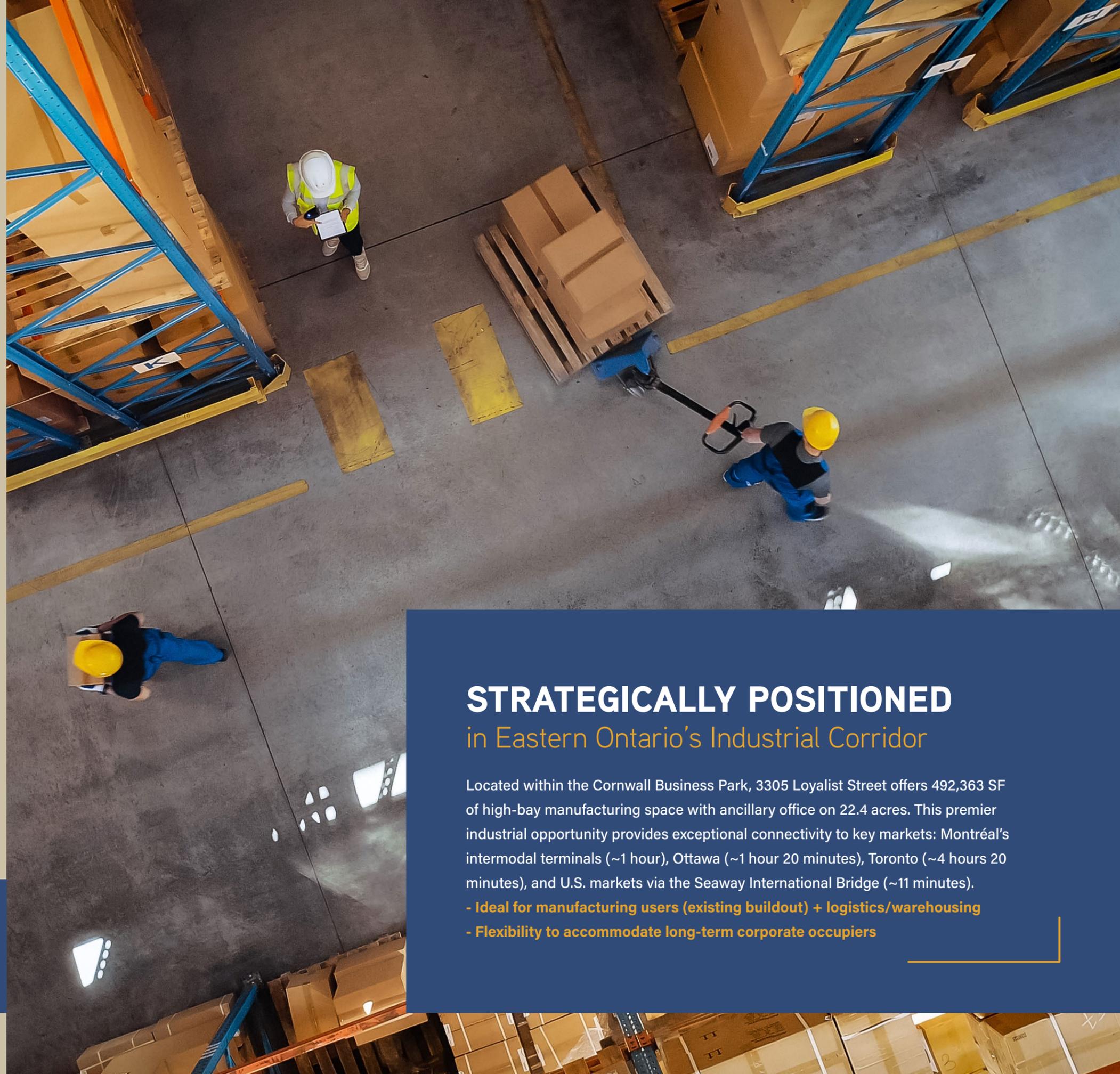
Possession  
Immediate



Sublease Term  
October 31<sup>st</sup>, 2037



Asking Rent  
Upon request



## STRATEGICALLY POSITIONED

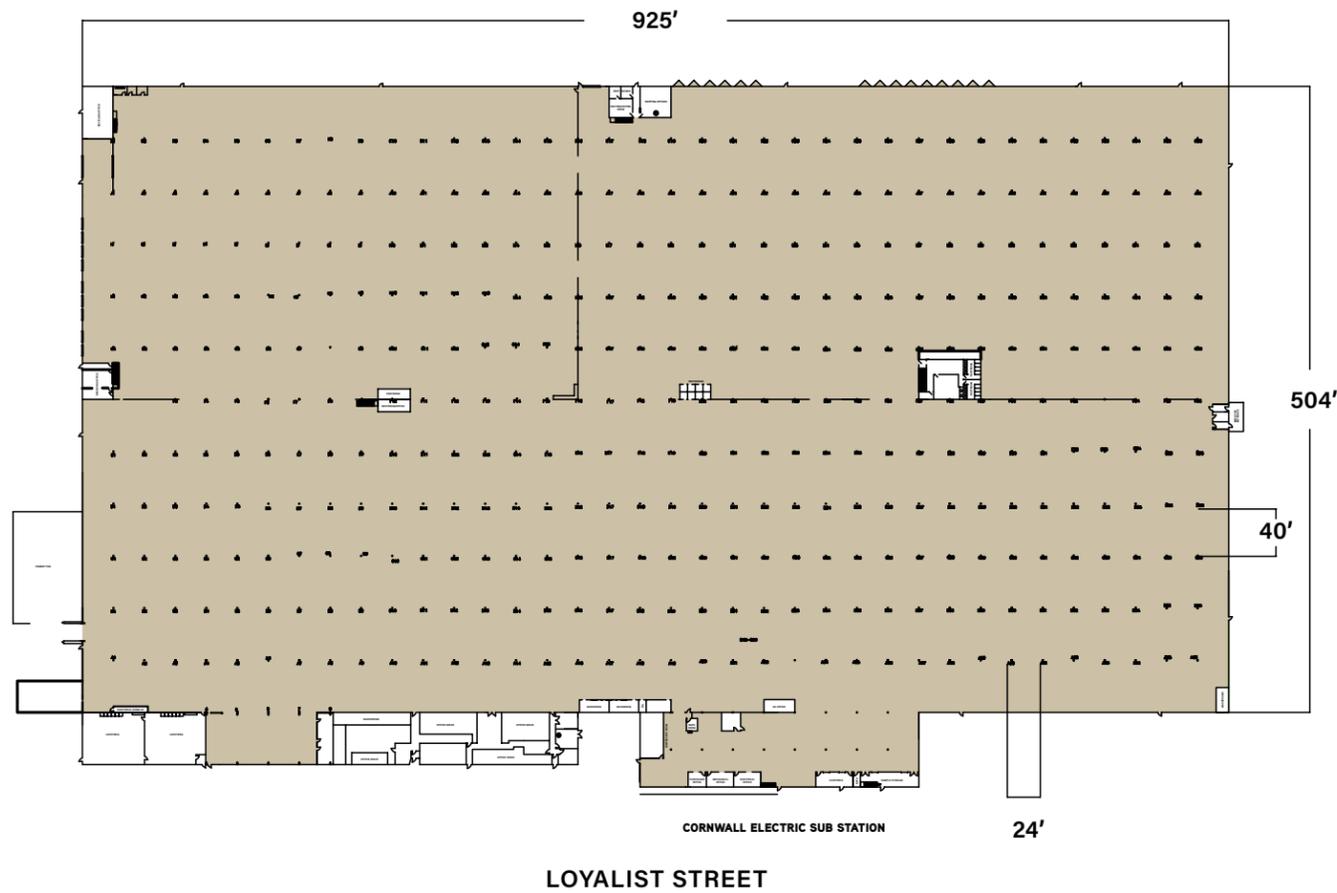
in Eastern Ontario's Industrial Corridor

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

 [VIEW PROPERTY VIDEO](#)



  
**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



## 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.

## 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.

# 3305

**LOYALIST STREET  
CORNWALL, ON**

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