

FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

49.845 ACRES

////

COUNTY ROAD 2, MAITLAND, ON



**CUSHMAN &
WAKEFIELD**
Ottawa

Offering at a Glance

Cushman & Wakefield Ottawa is pleased to offer for sale approximately 49.845 acres of industrial development land located along County Road 2 in Maitland, Ontario (the “Property”).

The Property is zoned MP – Industrial Park and offers a sizeable development opportunity for an owner-occupier, investor or industrial developer looking to establish a presence within the Eastern Ontario market. Its scale provides flexibility to accommodate a range of potential industrial development concepts, subject to the applicable zoning provisions, due diligence and municipal approvals.

Located within the Township of Augusta, Maitland benefits from its position along the Highway 401 corridor between Brockville and Prescott. The broader area has an established industrial base and provides convenient access to Highway 401, Highway 416, the Canada-U.S. border and major markets across Eastern Ontario.



Property outline is approximate

Opportunity Highlights

Strategic Eastern Ontario Location



Located along County Road 2 in Maitland, the Property benefits from access to the Highway 401 corridor and connections to Highway 416. This position provides efficient connectivity to Ottawa, Brockville, Prescott and major markets throughout Eastern Ontario.

Industrial Development Opportunity



Approximately 49.845 acres of MP – Industrial Park zoned land provides meaningful scale and flexibility for a range of potential industrial development concepts. The existing zoning creates a strong framework for an owner-occupier, investor or developer to evaluate future industrial uses, subject to approvals.

Established Industrial Node



Maitland has a long-standing industrial and manufacturing presence, including several major international operators in the surrounding area. The broader node benefits from established transportation infrastructure and proximity to the St. Lawrence River corridor.

Investor & Developer Opportunity



The Property offers an opportunity to acquire a sizeable industrial landholding within an established employment area. A purchaser can evaluate development for owner-occupancy, future lease or sale while retaining flexibility to respond to its operational and long-term objectives.



Property outline is approximate

**49.845 ACRES
MP – INDUSTRIAL PARK**

Property Details

Municipal Address	County Road 2, Maitland, Ontario
Municipality	Township of Augusta
Site Area	49.845 acres
Zoning	MP – Industrial Park

The Property comprises approximately 49.845 acres of MP – Industrial Park zoned land within the Township of Augusta. The MP zoning supports a broad range of industrial and employment uses, including manufacturing, warehousing and wholesale operations, outdoor storage, among other permitted uses.

The zoning provides flexibility for both owner-occupiers and developers seeking to establish an industrial operation or pursue a phased development strategy. An owner-occupier could develop a purpose-built facility tailored to its operational requirements with capacity for future expansion, while an investor or developer could advance an industrial project for future lease or sale. The Property’s substantial land area provides flexibility in evaluating site layout and development concepts, subject to purchaser due diligence, servicing requirements and all applicable municipal approvals.

PROPERTY AERIAL



Property outline is approximate

Location Overview

Maitland is an established community within the Township of Augusta, strategically located along the Highway 401 corridor between Brockville and Prescott. The surrounding area has a long-standing industrial and manufacturing presence, including the Maitland Industrial Park and several large-scale industrial operators.

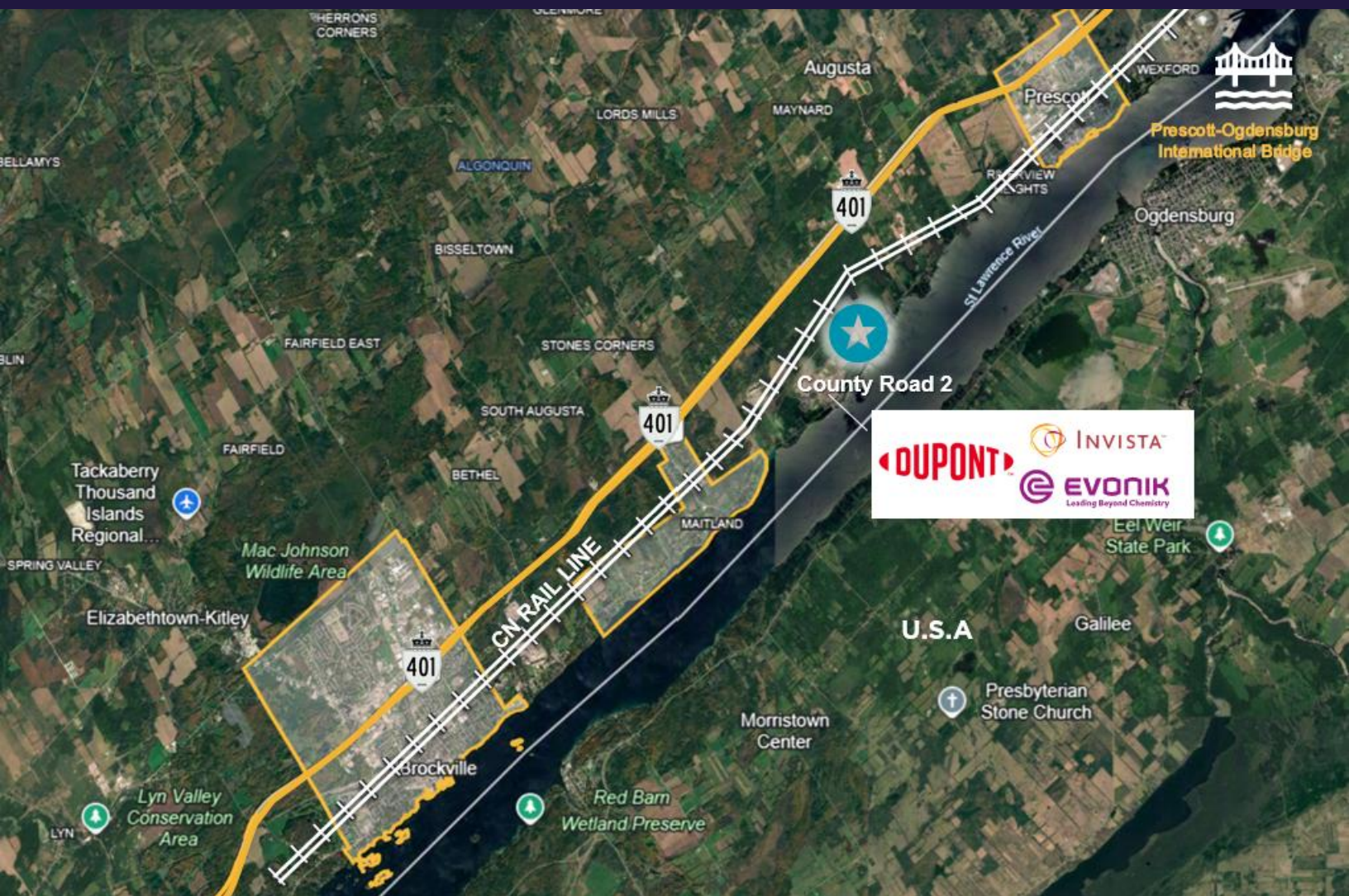
The broader location provides convenient connectivity to Highway 401 and Highway 416, allowing businesses to efficiently serve Ottawa, Brockville, Prescott and surrounding Eastern Ontario communities, while also providing access to Toronto and Montréal. The area also benefits from proximity to CN rail infrastructure and international border crossings into New York State, supporting manufacturing, distribution and other industrial users with regional or cross-border operations.

102 km | 1 hr
to Ottawa

222 km | 2 hr 24 min
to Montréal

355 km | 3 hr 47 min
to Toronto

REGIONAL CONNECTIVITY



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