



BROCCOLINI

EASTERN

CORNWALL

1500 Industrial Park Drive, Cornwall

DESIGN BUILD LEASE / SALE

**17.22 ACRES SHOVEL READY
INDUSTRIAL DEVELOPMENT SITE**

±341,900 SQ. FT.

CBRE

WE MAKE IT HAPPEN! ACROSS ONTARIO

Located within the Cornwall Business Park, this property is strategically located between two (2) interchanges within a five minute drive from Highway 401 and is in close proximity to CN Rail, a border crossing that provides access to major Canadian and U.S. markets. The business park is an existing thriving logistics hub, home to some of Canada’s largest distribution centres including Walmart, Matrix Logistics, Loblaws, Shoppers Drug Mart, Olymel and Benson. Other sectors in the park include manufacturing, and research and development.

HIGHLIGHTS

- + Site is development ready and fully serviced
- + Located 3 km from Highway 401
- + Two Interchanges within 6 km
- + Educated and accessible labour and workforce
- + Close to major domestic and international markets within access to international airports and waterways

AVAILABLE LOT SIZE	17.22 Acres
OCCUPANCY	12-14 Months from contract date
ZONING	EMP – Employment Area

EXTREMELY RARE OPPORTUNITY IN EASTERN CANADA





SITE PLAN

LOT 1 Development Complete

LOT 2 17.22 Acres Available

BROCCOLINI DESIGNS
SCALE + LOCATION + FULLY SERVICED

PROPOSED BUILDING

TOTAL SIZE ±341,900 Sq. Ft.

OFFICE 4%

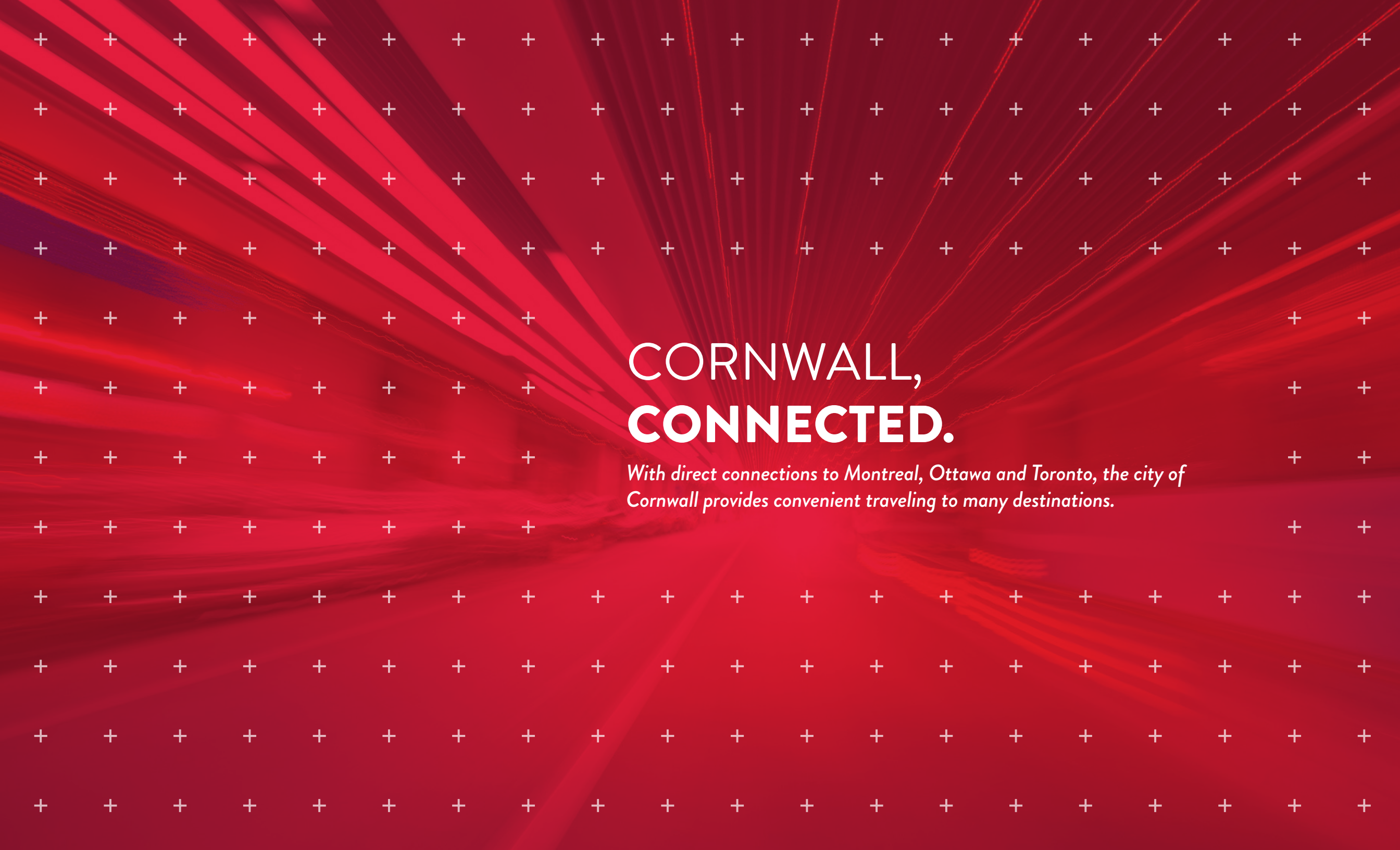
CLEAR HEIGHT TBC

SHIPPING DOORS 57 Truck Level • 2 Drive-In

TRAILER PARKING 49 Stalls

CAR PARKING 170 Stalls



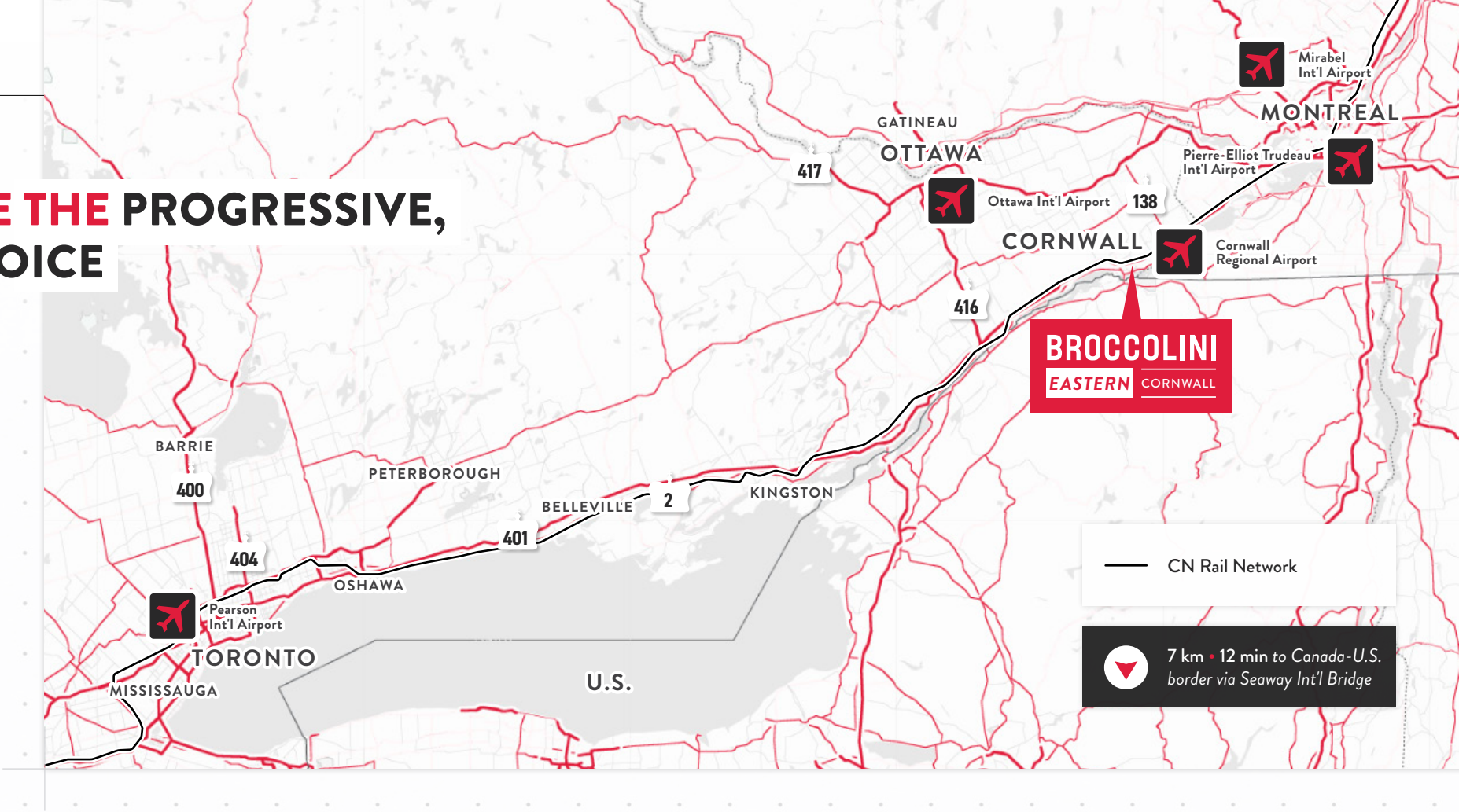
The background is a vibrant red with a pattern of white plus signs arranged in a grid. Overlaid on this are several dynamic, sweeping lines in shades of red and orange, radiating from the center towards the corners, creating a sense of movement and connectivity.

CORNWALL, **CONNECTED.**

*With direct connections to Montreal, Ottawa and Toronto, the city of
Cornwall provides convenient traveling to many destinations.*

CORNWALL STRIVES TO BE THE PROGRESSIVE, SUSTAINABLE CITY OF CHOICE

The site is located in the Cornwall Business Park, which is strategically situated in the eastern part of the city, connecting Toronto and Montreal to Ottawa. It is zoned to accommodate a variety of manufacturing and supply chain activities. The Park is immediately adjacent to Highway 401 and the double-tracked CN Rail Mainline. In addition to Highway 401, the Cornwall Business Park offers immediate access to CN Rail's mainline and Team Track facility. The Seaway International Bridge to the USA is only minutes away, as is Cornwall Harbour. The 2,000-acre Business Park is home to some of Canada's largest distribution centres, award-winning manufacturers, and some great transportation companies.



WHY CHOOSE CORNWALL

- + Close to the border of Quebec and less than 70 km from the greater Montreal region, Cornwall offers an ideal solution for logistics and warehousing looking to service eastern Canadian markets
- + Cornwall offers quicker access to markets, an educated and highly productive and dedicated workforce, low cost of doing business, and high quality of life
- + Cornwall is recognized as one of the major supply chain hubs in Canada

DRIVE TIMES

MAJOR CITIES & HIGHWAYS

Highway 401	3 km • 4 min
Highway 2	5 km • 8 min
Highway 138	11 km • 15 min
Ottawa	106 km • 1 h 10 min
Montreal	112 km • 1 h 20 min
Quebec City	371 km • 3 h 50 min
Toronto	438 km • 4 h 15 min
New York City	621 km • 6 h 30 min

TRANSPORTATION

Cornwall Train Station	5 km • 8 min	CN Montreal	101 km • 1 h 5 min
Seaway Int'l Bridge (Canada-U.S. border)	7 km • 12 min	Ottawa Int'l Airport	104 km • 1 h 15 min
Cornwall Regional Airport	14 km • 12 min	Port of Montreal	118 km • 1 h 30 min
Ogdensburg-Prescott Int'l Bridge	77 km • 50 min	Mirabel Int'l Airport	139 km • 1 h 20 min
Pierre-Elliott Trudeau Int'l Airport	92 km • 1 h	Pearson Int'l Airport	445 km • 4 h 10 min

CORNWALL 2021

Population:	47,736
Labour Force:	21,638
Median Age:	45.6

30 KM

Population:	72,900
Labour Force:	30,828
Median Age:	46.2

60 KM

Population:	237,388
Labour Force:	112,096
Median Age:	45.1

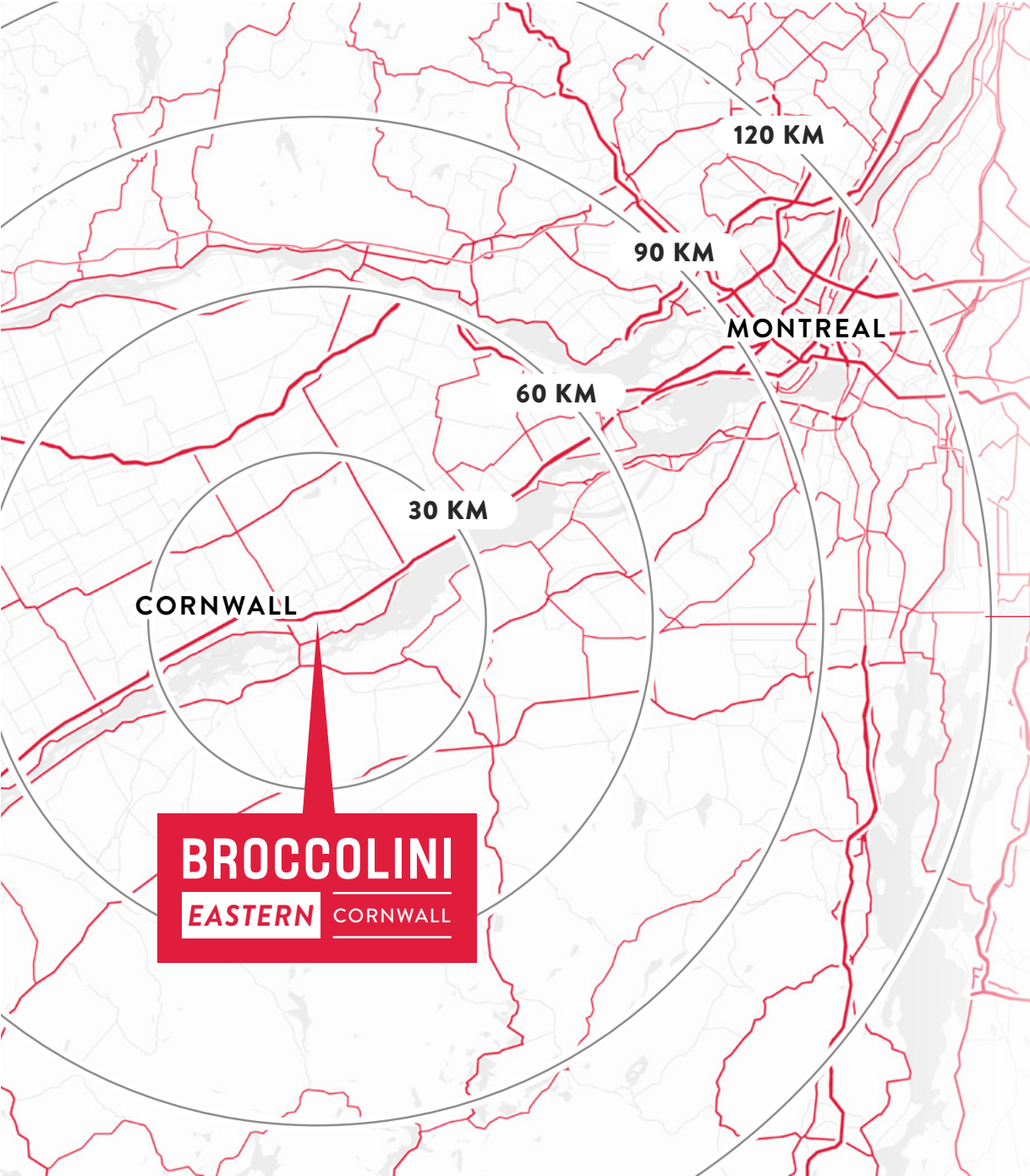
90 KM

Population:	1,613,223
Labour Force:	783,257
Median Age:	41.5

120 KM

Population:	6,164,716
Labour Force:	3,364,270
Median Age:	41.2

*Demographics statistics are Canada only, the U.S. not included.



MEET CORNWALL'S GROWING LABOUR FORCE

ACCESS TO 150 MILLION+ CONSUMERS WITHIN A DAY'S DRIVE

A strong work ethic is deeply ingrained in the local culture which makes for a productive, efficient and extremely loyal work force. Cornwall has lower overall labour costs than many Ontario cities. Close to 50% of the local residents are bilingual in English and French — that's more than four times the Ontario average! If you need to do business in English, in French, or in both languages, you'll be hard-pressed to find a better workforce anywhere in North America.

LABOUR SUPPLY

 56.4% PARTICIPATION RATE

 15.4% INDUSTRIAL LABOUR OF TOTAL WORKFORCE



CORNWALL: **A SOLID BUSINESS CASE**

Home to some of Canada's largest distribution centres.

CORNWALL BUSINESS PARK

MAJOR EMPLOYMENT SECTORS

- + Logistics, transportation and food processing are some of the fastest growing sectors in Cornwall.
- + Large number and wide variety of companies operating manufacturing operations in Cornwall. Most of the manufacturing companies can be found in the Cornwall Business Park.

LOGISTICS ADVANTAGE

- + Cornwall Business Park extends along the south side of Highway 401, from Interchange 792 (McConnell Avenue) to Interchange 796 (Boundary Road). This immediate access allows for fast and efficient shipping to and from Toronto, Ottawa, Montreal, and beyond.
- + Access to USA is 7 km away via Seaway International Bridge.
- + Bisected by CN Rail Mainline, various spur lines.
- + CN offers a Team Track facility in the park for intermodal activity.
- + Portion of Business Park has been approved for use by Long Combination Vehicles (LCV).



AMENITIES AND PUBLIC TRANSIT NEARBY

HIGHWAY 401

- + Two (2) interchanges within 3 km / 4 min via Boundary Road and 5 km / 6 min via McConnell Avenue

PUBLIC TRANSIT

- + Cornwall is well serviced by one of the most efficient public transit systems in Canada.
- + Cornwall Transit provides morning and late afternoon bus service to the Business Park.

RAIL SERVICE

- + Cornwall is serviced by four (4) trains that connect Cornwall to Toronto and other communities west along Highway 401, as well as four trains that connect Cornwall to Montreal. The Via Rail station is located at 1650 Station Road, just east of Pitt Street.

AIR TRAVEL

- + Located within 60 minutes of 2 international airports: Ottawa International Airport and Pierre-Elliott Trudeau Airport (Montreal).
- + The Cornwall Regional Airport is located a short drive east of the city. The airport is open year-round and is designated as an Airport of Entry for customs services.





BROCCOLINI
EASTERN CORNWALL

17.22 ACRES

ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.



BROCCOLINI

DEVELOPER

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada’s top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world’s most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

CBRE

SALES & LEASING

CBRE Limited is the world’s most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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