

# INVEST IN COBOURG

## Fully Serviced Vacant Land For Sale

### Lucas Point Business & Industrial Park, Cobourg, Ontario



#### Features

- Lucas Point Business & Industrial Park is a 175.79 acre prestige industrial park that sits on the shore of Lake Ontario.
- Electricity, gas, water & sewer to lot lines
- Minutes from the Highway 401 gateway to major markets
- Zero development charges

#### Price

**\$40,000.00 per acre**

**A total of 56 acres available with lots from 1 to 25 acres.**

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# INVEST IN COBOURG

Fully serviced industrial land ready to build in lots to suit from 1 to 25 acres. Situated on the Toronto to Montreal corridor of Hwy. 401 with easy access to U.S. border crossings both east and west.

## PROPERTY DETAILS

Zoning – Light Industrial

Legal Description - Part lots 9 & 10, Concession B

**ELECTRICITY-** A 59.82 hp metric (44 KV) and 36.71 hp metric (27 KV) pole line is located along the east side of Willmott Street from County Road #2 to Thompson Street

**GAS:** Natural gas is currently supplied by Union Gas via a 114.3 mm (4.5 inch) main

**WATER:** 300 mm (12 inch) water main

**SANITARY SEWER -** Municipal sewage treatment facility on site with a 375 mm (15 Inch) sanitary sewer line

**SOIL -** Approximately 4.57 - 6.1 meters (15-20 feet) of clay silt and silt till overlying limestone

**ENVIRONMENTAL –** All environmental testing complete. Reports available upon request.

## INVESTING IN COBOURG IS EASY

Cobourg's Development Review Team will help expedite your new build project. Economic Development staff will guide you through the entire process and provide all the resources you require including grant or loan programs and other incentives.

