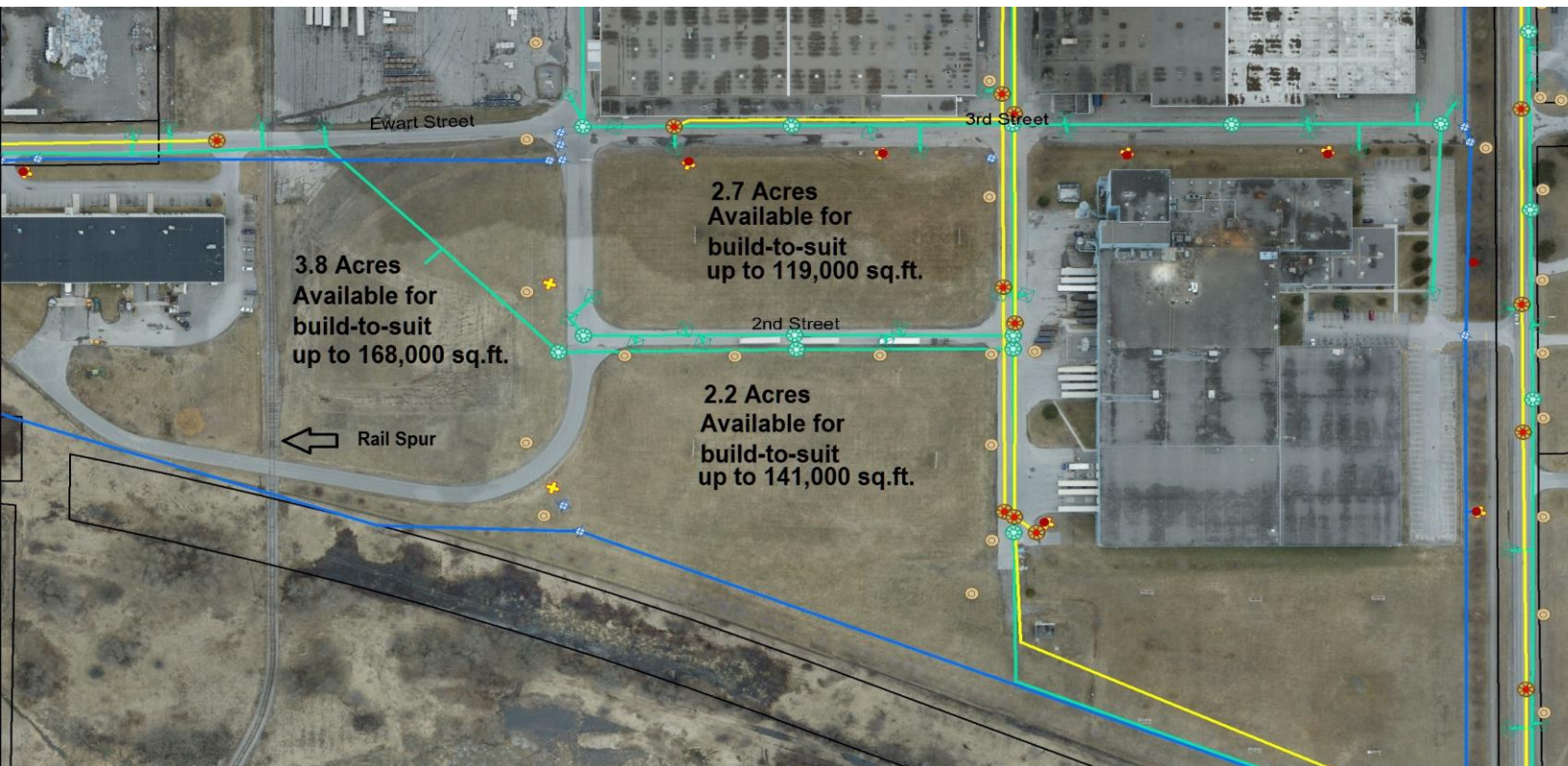


INVEST IN COBOURG

Fully Serviced Vacant Land Build-to-Suit

Northam Industrial Park, Cobourg, Ontario



Features

- Northam Industrial Park is a premiere ranked industrial park siting on 96 acres. It is owned by the Town of Cobourg.
- Businesses such as Weetabix of Canada and Horizon Plastics call Northam Industrial Park home.
- There is a total of over 828,000 sq. ft. of industrial space with room for expansion.
- Minutes from the Highway 401 gateway to major markets

Price

Pricing is dependent upon size of building and land utilized.

Lots are available in 2 to 4 acres with options up to a 169,000 sq.ft. building.

Melissa Graham
Economic Development
Town of Cobourg
Email: mgraham@cobourg.ca
Toll Free: 905-372-5481 ext. 303

INVEST IN COBOURG

Fully serviced industrial land ready to build in lots to suit up to 4 acres. Situated on the Toronto to Montreal corridor of Hwy. 401 with easy access to U.S. border crossings both east and west.

INVESTING IN COBOURG IS EASY

Cobourg's Development Review Team will help expedite your new build project. Delcom Management Services Inc. manage the park on behalf of the Town of Cobourg and will meet with you to determine your needs.

PROPERTY DETAILS

ZONING – General Industrial allowing a wide variety of uses.

RAIL – CN Rail Spur runs through the property

ELECTRICITY - Provided by Lakefront Utilities Services Inc. (LUSI)

GAS: Natural gas is currently supplied by Union Gas

WATER: The water treatment plant is capable of producing 8,000,000 gallons of water per day (m/g/d); provider is Lakefront Utilities Services Inc. (LUSI)

SANITARY SEWER - The design flow is 3.5 MIG/day (16,000 m3/day) with a designed loading of 14,605 lbs/day; Owned & operated by the Town of

ENVIRONMENTAL – An environmental study performed in 2003 is available upon request

