

MUNICIPALLY-OWNED INDUSTRIAL SITE

Saintsbury Line - Lucan Industrial Park
Lucan Biddulph

A 21 acre, full serviced industrial property is located within the Lucan Industrial Park in the Township of Lucan Biddulph. The property is strategically located within a 35 minute drive to Highways 401 and 402, and is in close proximity to rail, allowing for fast access to nearby urban areas such as London and Sarnia. Lucan Biddulph has a diverse economy including a strong foundation in agriculture, agri-tech and manufacturing, and growing retail, logistics, construction and service sectors. Local leaders include; Seelster Farms, Roestenberg Welding, and OJB Industries.



KEY HIGHLIGHTS

Price: \$40,000 per acre

Lot Size: 21 acres / 8.50 hectares

Services: Phase 3 Hydro, Natural Gas, Fibre Internet, Municipal Water, Sewer

Zoning: M1 - General Industrial

PERMITTED USES

- Bulk sales establishment
- Car wash
- Contractor's yard or shop
- General industrial use including:
 - Manufacturing
 - Retail store as an accessory use
 - Service shop
 - Truck terminal
 - Warehouse

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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LUCAN BIDDULPH ADVANTAGE

- The Township of Lucan Biddulph is centrally located in Southwestern Ontario with close access to provincial Highways 401 and 402, offering local businesses with commercial transportation passage to Toronto, Sarnia, and the United States.
- Lucan Biddulph is a leader in residential development in Middlesex County. The municipality offers a mix of urban and rural planning areas and boasts a large agricultural base along with manufacturing, institutional and retail business activity. Modern recreation and municipal services are available along with a skilled local workforce.
- Lucan Biddulph is supported by world-class post-secondary institutions in nearby urban centres such as London, Windsor, and Waterloo including Western University, Fanshawe College, University of Waterloo, Wilfrid Laurier University, University of Guelph, Lambton College and St. Clair College.
- Middlesex County offers services for investors, including customized information packages, assistance with planning and development approvals, providing demographic and community information, and coordinating introductions with municipal officials.

Transportation

- 37 km from Highway 401 & 402
- 35 km to London International Airport
- 207 km to Windsor International Airport
- 171 km to Pearson International Airport
- 31 km to CN Rail & 30 km to CP Rail
- 101 km from Sarnia Harbour

Travel Times by Car to Lucan Biddulph (actual travel times may vary)

Detroit	2 hours
Toronto	2 hours
Pittsburg	6 hours
Chicago	6 hours

US/Canada Border Distances

Port Huron/Sarnia Border Crossing via Blue Water Bridge	101 km/63 miles
Detroit/Windsor Border Crossing via Ambassador Bridge	218 km/136 miles
Lewis-Queenston Bridge via Highway 403	227 km/141 miles
Fort Erie/Allentown via Highway 403	253 km/157 miles

