

RICHMOND INDUSTRIAL PARK, GREATER NAPANEE VACANT INDUSTRIAL LAND - 94 ACRES AVAILABLE



FOR SALE

VARIOUS LOTS AVAILABLE

- Lennox & Addington has a population of 42,888 and a labour force of 23,275.
- Direct access to the second largest labour pool in Eastern Ontario with over 300,000 people within a 30-minute drive of central L&A.

- Located on the main Toronto-Ottawa-Montreal corridor
- Lennox & Addington includes large international corporations including Goodyear, Bombardier and Lafarge (Source: Lennox & Addington County)



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All information provided is deemed reliable but is not guaranteed and should be independently verified.

RICHMOND INDUSTRIAL PARK VACANT INDUSTRIAL LAND

THE OFFERING

Rogers & Traylor Commercial Realty ("RTCR") is pleased to offer for sale on behalf of the Corporation of the Town of Greater Napanee (the "Seller"), the next Phase of their Richmond Industrial Park. The Richmond Industrial Park is an established and well located industrial node along County Road 41 in Lennox & Addington County with easy access to Highway 401.

Individual lots for sale starting at 2.0 acres, with a total of 94 acres +/- available for immediate development (subject to site plan approval and registration of a plan of survey). Available lots are zoned M1, M2 and BP providing a variety of options for different uses. These competitively priced lots are an excellent opportunity for many businesses considering the 401 corridor and Eastern Ontario.

Sale of the lands is subject to an Option to Repurchase by the Seller exercisable in the event that the Buyer falls within 24 months of acquisition to obtain an occupancy permit for a building on the lands. The minimum size of the building will be determined dependant on the size of the parcel sold.

PROPERTY HIGHLIGHTS

- Future phases of the Town of Greater Napanee's existing Richmond Industrial Park.
- Multiple lots for sales starting at 2.0 acres, with a total of 94 acres available.
- Lands zoned Light Industrial (M1), General Industrial (M2) and Business Park (BP) available.
- Numerous businesses already located in the Richmond Industrial Park include Goodyear, RC Industrial, CAT Transport, GT Machining & Fabricating, J Verbruggen Trucking, W.O. Stinson and Klaver Concrete.
- Municipality to provide new roads and frontages to available lots
- Full services including municipal sewer, municipal water, electric and gas will be provided to lots.
- Highway 401 access is less than 1km.

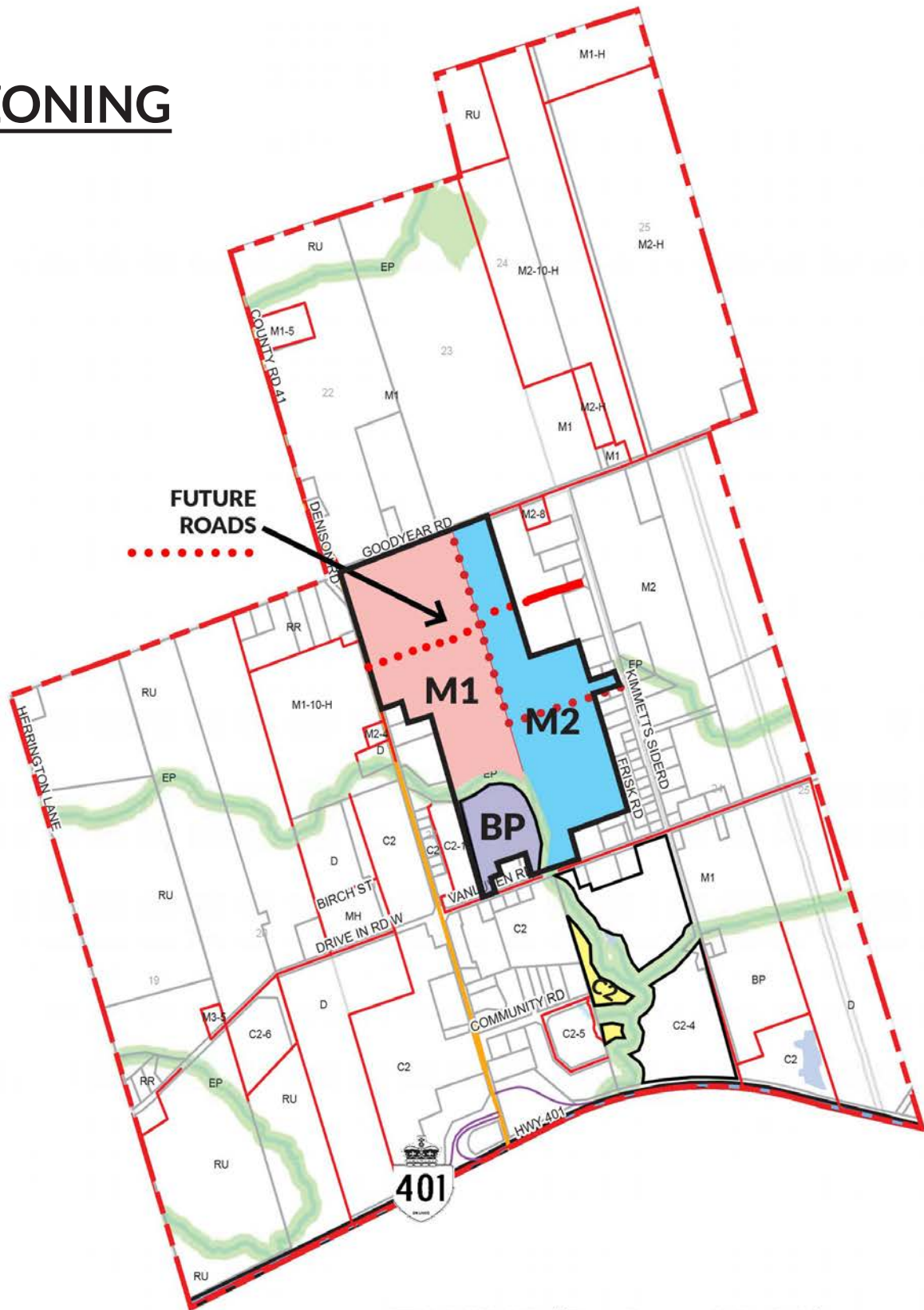


AVAILABLE LOTS

PARCEL	ACREAGE	ZONING	PRICE
33 Van Luven	14.15 ac	BP	\$990,500
10 Goodyear	30.77 ac	M1	\$2,461,600
200 Circuit Rider	24.96 ac	M1	\$1,996,800
40 Frisk Road	14.97 ac	M2	\$1,197,600
100 Frisk Road	2.0 ac	M2	\$220,000

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ZONING



ZONING (By-Law 02-22)



RICHMOND INDUSTRIAL PARK - PERMITTED USES

USE	M1	M2	BP
Auction Sales barn	•		
Animal Shelter	•	•	•
Arena	•		
Assembly, manufacturing, fabrication or processing plant <small>(which is not obnoxious or a nuisance by reason of emission of contaminants as defined in the Environmental Protection Act of the Health Protection and Promotion Act)</small>	•		
Athletic, Fitness or health club	•		•
Abattoir		•	
Agricultural produce warehouse		•	
Assembly hall			•
Business, professional or administrative office	•		•
Business, professional or administrative office, provided such use is accessory, to a permitted non-residential use specified herein		•	
Building supply outlet	•	•	
Bulk storage tanks and related facilities		•	
Bakery			•
Bingo hall			•
Brewing and/or winemaking establishment			•
Bowling alley			•
Bus depot	•		
Contractor's yard		•	
Custom workshop		•	
Commercial school			•
Convenience store			•
Courier establishment			•
Data processing and related service	•		•
Dry cleaning establishment or plant		•	
Equipment sales and rental		•	
Eating establishment and drive through eating establishment			•
Financial office or institution			•
Film and/or recording studios	•		
Fire hall, police station, ambulance depot	•	•	•
Farm implement and equipment sales and service establishment		•	
Feed mill or seed cleaning plant		•	
Fuel depot and bulk storage and processing of petroleum products		•	
Garden nursery or greenhouse, sales and supply	•	•	•
Greenhouse, commercial		•	
Labratory and/or research and development facility	•	•	•
Licensed establishment			•
Light manufacturing plant		•	
Machine or welding shop		•	
Medical marijuana production facility	•	•	

USE	M1	M2	BP
Mini storage warehouse	•		•
Manufacturing, processing, assembling or fabricating plant		•	
Motor vehicle body shop	•	•	
Motor vehicle repair garage	•	•	•
Motor vehicle sales (existing)	•		
Motor vehicle wash	•		•
Motor vehicle service station		•	
Motor vehicle dealership			•
Motor vehicle sales used			•
Microbrewery			•
Municipal, County, Provincial maintenance depot	•	•	•
Park	•	•	•
Parking lot	•		•
Printing establishment	•	•	•
Public use in accordance with the General Provisions of this By-law	•	•	•
Recreational vehicle sales and service	•		•
Retail and wholesale outlet accessory to a permitted use	•		•
Recycling and/or material recovering facility		•	
Research and development facility			•
Retail establishment not exceeding 500 square metres			•
Retail or wholesale establishment <small>(where such use is accessory and incidental to a permitted non-residential use otherwise specified herein and does not exceed 10 % of the gross floor area of all buildings and structures)</small>		•	
Service shop, merchandise	•		•
Service shop, personal			•
Salvage yard		•	
Saw and/or planing mill		•	
Small engine sales and service establishment		•	
Taxi establishment			•
Towing office and garage	•		•
Towing office		•	
Truck or transport depot	•	•	
Veterinary clinic	•		•
Telecommunication Tower		•	
Warehouse or wholesale establishment	•		
Warehouse and/or mini storage warehouse		•	
Warehouse			•
Water tower		•	
Water treatment plant	•		
Water treatment control plant		•	
Wholesale establishment		•	
Workshop	•	•	

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