

# **PROFILE OF WARWICK INDUSTRIAL PARK**

## **1. LOCATION**

- a) Warwick Township is a municipality in Lambton County, which is centrally located between several major Canadian and United States urban centers. Highway 402 provides excellent road connections to both Windsor-Montreal 401 Highway business corridor in Canada and to the central Great Lakes industrial area in the United States (via highways 94 and 69/75 in Port Huron across the Bluewater Bridge). To the east, Toronto is less than 3 hours average driving time from the Warwick area, while Detroit is less than a one-hour drive and Chicago approximately 5 hours. (Refer Map)
- b) In addition to having excellent road connections, a harbour and airport facilities are available nearby in Sarnia. Rail service can also be provided through Watford.
- c) The Industrial Park property fronts on County Road 79 (Nauvoo Road), which was formerly Provincial Highway 79 (named Main Street through Watford). County Rd. 79 is an important regional road, with an interchange on Highway 402 approximately 3 kms north of Watford.

## **2. DESCRIPTION**

### a) SIZE

The Industrial Park has a frontage of 1,760 feet on County Road #79 by a depth of 990 feet, which is marked on the site. The total land available is approximately 40 acres, which is wholly owned by the Municipality and is **not** financed. Our main objective is Industrial Development and not for profit. (Refer Map)

### b) NO DESIGN

Although the Township has considered a formal Industrial Park Design, the property has not been laid out in order to allow flexibility for potential purchasers.

### c) ZONING

The Industrial Park has been zoned for Industrial purposes.

d) **STUDIES**

Environmental and archeological studies have been completed on the 40 acre parcel.

e) **ADJACENT LAND**

The adjacent land owner has available approximately 162 acres for sale (part or all) with frontage on County Road #79 and on County Road #39 which surrounds the Township's Industrial Park.

**3. SERVICING**

All standard services are available off County Road #79. In case more than normal service is required, utilities have been contacted and increased services can be provided. Name of contact person at utility on request.

- Water: The Lambton Area Water System provides Warwick Township with water through a 12" line with 40 to 50 P.S.I.
- Hydro: The Industrial Park is currently serviced with 500 KVA. This service can be upgraded if required. Quotations can be obtained from Hydro One and Bluewater Power.
- Telecommunications: Bell Telephone and/or Brooke Telecom have telephone and high speed cable.
- Gas: Union Gas have lines.
- Sanitary Sewer: The Township has expanded its sewer system to the Industrial Park.

**4. SALE PRICE**

Base price is \$10,000.00 per acre as is, which is negotiable pending the size of lot , terms and conditions required in an Offer to Purchase.

**5. CONTACTS**

Mr. Todd Case - Mayor  
Mr. Don R. Bruder - Administrator  
Phone 1-519-849-3926  
Fax 1-519-849-6136  
E mail [info@warwicktownship.ca](mailto:info@warwicktownship.ca)  
Website [www.warwicktownship.ca](http://www.warwicktownship.ca)

