



Property and Assets

Located in the Township of Augusta within the Province of Ontario, Canada, these properties offer a unique reuse and/or redevelopment opportunity with proximity and access to Canadian and U.S. markets. The industrial properties consist of two tax parcels of land totaling approximately 549 acres comprised of a chemical manufacturing area and a landfill and attenuation zone area.

Location: 1400 County Road #2 East, Maitland, Ontario KOE 1P0

Region: Ontario East Region

Acreege: ~549 total acres; ~70 acres for chemical plant & ~479 acres for landfill and attenuation zone

Zoning: MP - Industrial Park

Access: Accessible to County Rd #2 and Highway 401

Rail: Excellent rail access

Utilities: Access to all major utilities



The Opportunity

With excellent access to international markets and transportation options, the reuse and/or redevelopment of the properties is important to the local community and the larger region.

- Access to two major highways: direct access to County Road #2 and approximately 5 km from Highway 401.
- In close proximity to two international bridges that cross into the United States.
- Features direct rail access to the Canadian National Railway. Rail service provides access to Canadian and Midwest markets with connections to the Gulf of Mexico.
- In close proximity to the Port of Johnstown, a deep-water port, which is strategically located on the St. Lawrence Seaway system.
- Regional business climate offers low operating costs, low corporate tax rates, and access to a skilled and educated workforce.





Maitland Properties, Ontario, Canada

Location

The properties are part of a larger 1500-acre industrial complex located in a heavily industrialized area of Maitland predominantly occupied by chemical industries. This chemical cluster is unique in Ontario as one of only two chemical industrial areas that have significant land buffering from other uses to ensure safe and responsible industrial development for heavy industrial operations.

The landfill and attenuation area includes an approximately 22-acre landfill which was closed and capped in early 2014.

Available Utilities

The property has access to all major utilities, including electric, gas, water, sewer and communications systems.



Potential Site Uses

The properties are located in an area where zoning allows for chemical industrial plants. As such, the properties would be suitable for chemical manufacturing as well as other uses including:

- Bioindustrial manufacturing and related research
- Warehouse and rail-based yard operations
- Industrial manufacturing

The Status

Chemical manufacturing operations at the 70-acre plant site ceased in 2018. The processing vessels and equipment associated with the chemical plant site are in good working condition.

Ongoing responsibilities include a groundwater mitigation system that is located on the plant site and a groundwater monitoring program located on the landfill and attenuation area.

The current owner seeks to sell the properties to a developer or end user and is exploring opportunities to sell the plant as part of the reuse and/or redevelopment of the properties.

**For more information,
call (888) 508-6710
or visit**

www.industrial-portfolio.com/maitland

Aerial photos courtesy of Mario Faubert