

POLYMOORE DRIVE • ST. CLAIR TOWNSHIP, SARNIA-LAMBTON, ON



**ST. CLAIR**

INDUSTRIAL BUSINESS PARK

*Conceptual Rendering*



**TWO BUILDING INDUSTRIAL SPECULATIVE  
DEVELOPMENT TOTALING 339,560 SF **FOR LEASE****

**PHASE 1 | 42,195 SF - 169,780 SF **AVAILABLE****



# ABOUT THE DEVELOPMENT

<b>SITE AREA</b>	17.1 acres
<b>UTILITIES</b>	Fully serviced with water, sanitary, storm, hydro, and gas available at the lot line
<b>CAMPUS</b>	Two building industrial campus totaling up to 339,560 sf
<b>AVAILABILITY (PHASE I)</b>	Bldg 1: 42,195 SF - 169,780 SF
<b>OFFICE</b>	3%
<b>LEASE RATE</b>	Full Building: \$15.00 PSF Demised Units: \$15.95 PSF
<b>T.M.I. (2025)</b>	To be assessed
<b>SHIPPING</b>	28 TL, 2 DI
<b>OCCUPANCY</b>	Q1 2027
<b>CLEAR HEIGHT</b>	36'
<b>TRAILER PARKING &amp; OUTDOOR STORAGE</b>	Ample on-site capacity available
<b>ZONING</b>	M2 (Heavy Industrial - suitable for large scale industrial users)
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Strategically positioned in St. Clair Industrial Park, at the core of Sarnia-Lambton's petrochemical and refining complex</li><li>• In for site plan approval, the only speculative industrial project in Sarnia and Lambton County</li><li>• Minutes to Highways 402 &amp; 40 and 15 minutes from the Blue Water Bridge international border crossing</li><li>• Extremely limited supply of large-format industrial buildings in the Sarnia-Lambton market</li><li>• Strategic location for petrochemical, logistics, and cross-border users</li><li>• Phase II to be released at a later date, with divisible options from 42,195 sf - 169,780 sf</li><li>• Heavy power on site</li></ul>





Blue Water Bridge  
(International Border Crossing)  
15.9KM / 20 MINUTES



Sarnia



Wadhams, USA

Port Huron, USA



Marysville, USA

Enniskillen

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# TWO BUILDING INDUSTRIAL SPECULATIVE DEVELOPMENT FOR LEASE

This project represents the first speculative, large-format industrial development in the Sarnia-Lambton market, addressing a virtually non-existent supply of available industrial space.

Planned as a two-phase, two-building industrial park totaling approximately 339,560 SF, the development offers flexible configurations for single- or multi-tenant users and provides rare access to modern, scalable industrial space with reduced occupancy timelines compared to traditional build-to-suit projects.

Located within the St. Clair Industrial Park, the site benefits from efficient access to Highways 402 and 40 and the Blue Water Bridge, offering strong cross-border connectivity and a cost-competitive alternative to the GTA.



# STRATEGIC LOCATION BUILT FOR INDUSTRIAL PERFORMANCE



- Canada's second-largest energy and chemical complex and home to Ontario's Hydrogen Hub, supporting advanced manufacturing, clean energy, and chemical processing.



- Deep regional labour pool with ~62,000 local workers (21,700 in manufacturing) and access to nearly 500,000 workers within a 100 km radius.



- Favourable labour conditions with a 59% participation rate and 8.8% unemployment (Oct 2025), supporting workforce availability and growth.



- Established industrial infrastructure and utilities supporting reliable operations and long-term scalability.



- Foreign Trade Zone (FTZ) Point designation, offering tax, duty, and tariff relief to improve landed cost efficiency.



- Exceptional U.S. and global access via the Blue Water Bridge, St. Clair Tunnel, marine terminals, Class I rail, and major highways, enabling efficient cross-border and multimodal distribution.



- Projected employment growth of ~7% over the next decade, driven by advanced manufacturing, clean energy, sustainable chemistry, and agri-food.



- Strategic border location within one hour of Windsor, London, and Detroit, and approximately three hours from the GTA.

# ZONING: M2

## THE FOLLOWING ARE PERMITTED USES IN THE M2 VARIATION:

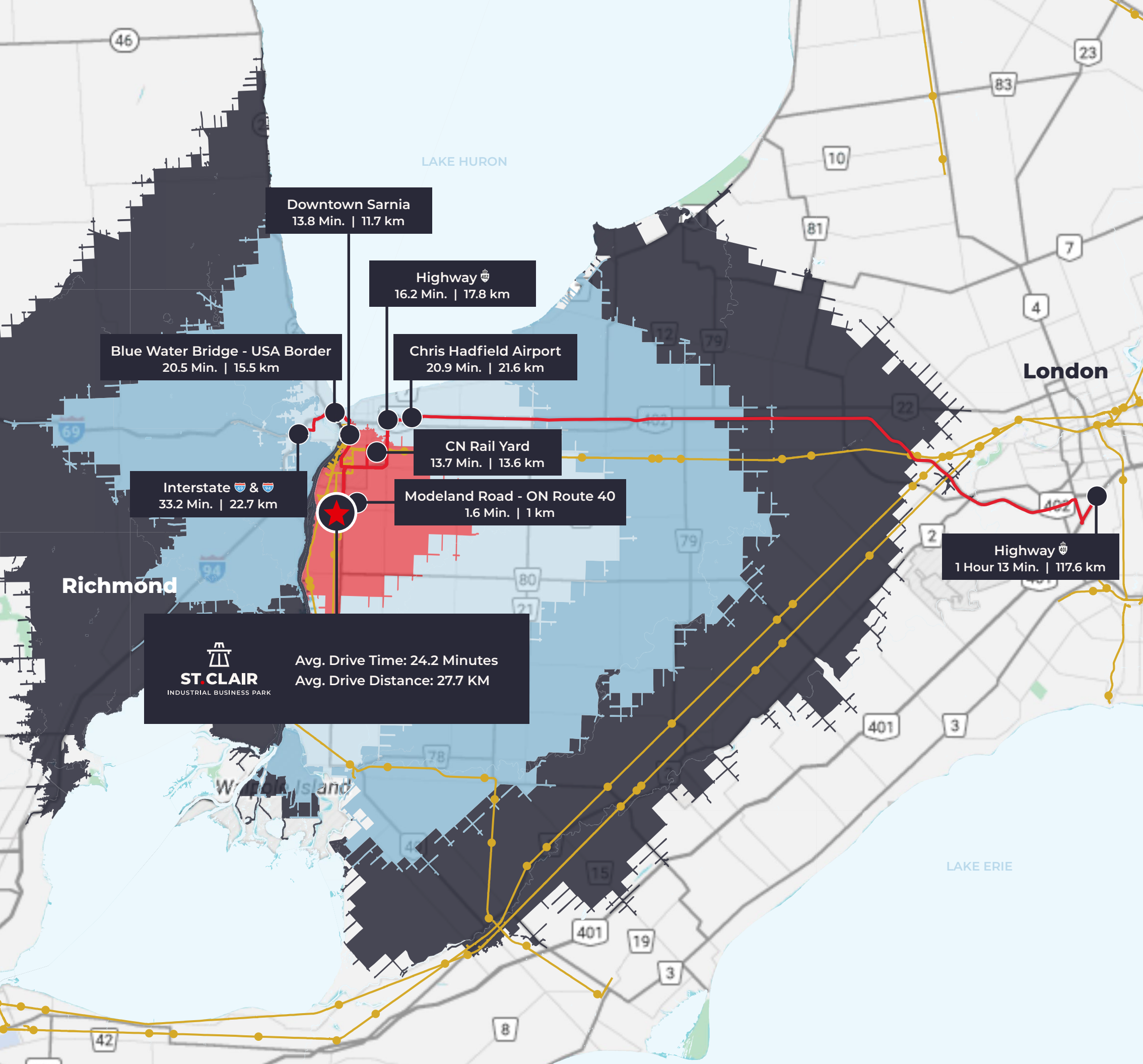
- Auction Hall
- Commercial Storage
- Contractors Yard
- Dry Cleaning Establishment
- Industrial Type 2 Uses
- Light Industrial Uses
- Lumber Yard
- Motor Vehicle Repair Establishment
- Motor Vehicle Sales & Service Establishment
- Research and Development Establishment
- Service and Repair Shop
- Service Trade
- Parking Lot
- Truck Transport Terminal
- Warehouse
- Wholesale Use



For more information on zoning,  
visit [www.sarnia.ca](http://www.sarnia.ca)



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# DRIVE TIMES

-  < 15 MINUTES
-  15 - 30 MINUTES
-  30 - 45 MINUTES
-  45 - 60 MINUTES



Canada Rail

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