

# Bloomfield Business Park, Chatham, ON

Up to 113,300 sq. ft. of New Industrial Building



BLOOMFIELD DEVELOPMENT CORP – LOT 1&2 AVAILABLE Q2/Q3 2023 OCCUPANCY



# Property Specifications

Bloomfield Development Corp and CBRE is pleased to announce the planned construction and availability of up to 113,300 SF of premium industrial space. Building 1 and Building 2 offers unmatched #401 exposure, modern design and efficiencies. The building features ample shipping doors, up to 36' clear height and expansive bays. The facilities are located in the Bloomfield Business Park, a premium location just one-hour east of Windsor and Detroit and just over an



<b>LEASE OPTIONS</b>	Building 1: 50,600 Sq. Ft. Building 2: 62,700 Sq. Ft.
<b>LOT SIZE</b>	2.5 Acres 3 acres Total - 5.5 acres
<b>OFFICE</b>	5% Build to Suit
<b>CEILING HEIGHT</b>	Up to 34'7" Clear Height
<b>LOADING DOORS</b>	Building 1 6 Truck level doors Building 2 6 Truck level doors
<b>POWER</b>	3 Phase, 600 Amp
<b>OCCUPANCY</b>	Q2 - 2023
<b>ZONING</b>	<ul style="list-style-type: none"> <li>• M4 Prestige Industrial</li> <li>• Wide variety of industrial uses, including but not limited to: advanced technology industry, manufacturing, Industrial mall, etc.</li> </ul>
<b>LEASE RATE</b>	\$9.50 Per Sq.Ft. Net





**LOT 2  
3 ACRES**

**LOT 1  
2.5 ACRES**

**HIGHWAY #401**



# Location Advantage

Located in the southwestern tip of Ontario and the southernmost part of Canada, the Chatham-Kent region is home to just under 104,000 people. Chatham-Kent Count is serviced by well-maintained expressway connectors, provincial highways, and Highway 401. Chatham-Kent is considered the premier location for advanced, automotive, agriculture and food processing.

## ECONOMIC HIGHLIGHTS

- The Municipality of Chatham-Kent has access to 950,000 people within a one-hour commute
- Home to the automotive, food processing and heavy industry sectors with major employers
- The London/Chatham region is located within two hours of three major U.S. border crossings - Sarnia / Port Huron, Windsor / Detroit, and Niagara / Buffalo
- With more than 34,300 employees and 500 companies, the advanced manufacturing sector in London represents approximately 12% of all employment in the region.
- The Windsor/Detroit crossing is the busiest commercial Canada-U.S. border crossing, handling 1/3 of all Canada-U.S. trade: over \$325 million per day
- Waterloo is one of Canada's fastest-growing communities and North America's #1 small tech talent market. The Toronto-Waterloo Corridor- in which Waterloo is a key player - is a global tech hub.

## THE GATEWAY TO NORTH AMERICA

Chatham-Kent region is within close proximity of the Windsor-Essex corridor. This hosts five Canada-US surface crossings ensuring convenient access and connections to markets across North America globally

### Ambassador Bridge

Largest international suspension bridge in the world. More than 40,000 commuters, tourists and truck drivers carrying \$323 million worth of goods cross the Windsor-Detroit border each day.

### Detroit River Rail Tunnel

Over 110 year old 1.6 mile rail tunnel owned by Canadian Pacific Railway.

### Detroit-Windsor Tunnel

Offering direct vehicle access to Downtown Detroit. Approximately 12,000 vehicles pass through the Tunnel on a daily basis, handling over four million vehicles per year, of which 98% are cars, 2% are trucks and buses.

### Port of Windsor

Third largest Canadian Great Lakes port in by shipments.

### Gordie Howe International Bridge

Currently under construction, 6-lane, cable-stayed bridge. Once complete in 2024, the entry will be the largest Canadian port along the Canada- US border.



# About the Project Team

Developed and managed by a team of industry experts.



Bloomfield Development Corporation is a trusted leader in industrial property development in Southern Ontario.

We have unprecedented experience as a full-service developer, project management, and asset management. Bloomfield Development has taken a leading role in developing the Bloomfield Business Park in Chatham, Ontario.

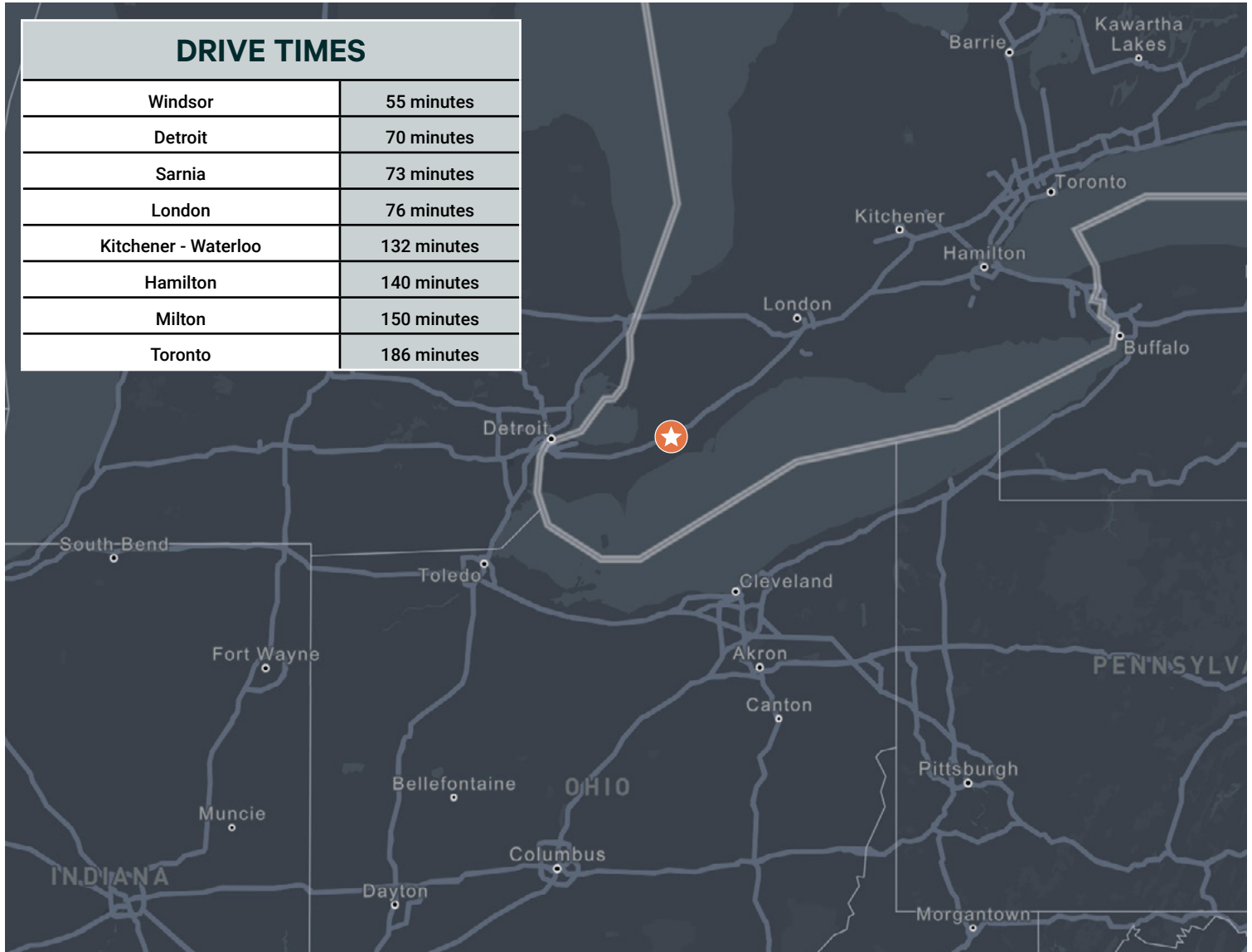


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