

120 acres of industrial zoned land with 80 acres still available for development with excellent location, proximity to major highways, rail, airports, seaports and important North American markets.



Grow Your Business Here!
Over 370,000 ft² multi-tenant facility with 4 major warehouses.
Situated in Chesterville, Ontario, with a supportive infrastructure and well-trained labor force.

WAREHOUSING

- 4 main warehouses totaling 110,064 ft²
- Main warehouse; south side (1976) with multiple doors to rail siding, suitable for racking
- Alcohol products storage warehouse; explosion proof, fire doors, cooled
- Chemical storage warehouse; explosion proof, self contained, fire doors, climate controlled
- 2 rooms suitable for cold storage, with extra insulation and thick walls



SHIPPING & RECEIVING

- Rail siding with 4 loading doors
- Separate rail spur with switches
- Main shipping/receiving area features 6 truck level shipping doors
- Internal rail shipping/receiving possible



ELECTRICAL

- 110,000 V supply
- Drops to 4,160 V (5,000 KVA master transformer) at main sub-station
- Drops to 480 V at each of 4 sub-stations (Square D)

OFFICES

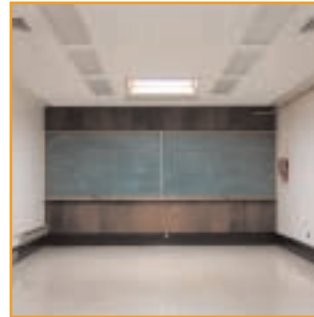
- 2 main office areas: 5,500 ft² and 1,700 ft²
- Main presentation room: 1,300 ft²
- Separate engineering department: 10 offices, drawings room with drawing storage, fire and humidity controls, separate mechanical systems, separate washrooms, conference room
- Vault
- Separate employee facilities for up to 500 employees, change rooms, showers, and lockers
- Cafeteria with kitchen
- Internal laundry
- First aid station

LABS

- 2 labs for quality assurance
- 1 lab for new product development
- 1 water testing lab
- 1 microbiology lab

FIRE

- Much of the facility is sprinkled
- Diesel backups for pumps and electrical controls
- Water storage tanks for sprinkler system



MAINTENANCE

- Electrical shop
- Machine/Maintenance shop: with separate offices, welding, cranes, and materials warehouse

WATER

- Underground water storage; 432,342 US gal for production and sprinklers backup
- 960,760 US gal/day water taking permits from river
- 3 wells with 120 US gal/min
- Chlorination facility
- UV treatment
- Sand/rock filtration
- Carbon filtration
- Softeners

WASTE

- Plant has its own, recently upgraded, waste water and solids treatment facility (Lighting) with a rectangular clarifier
- C of A in place for 1,000 m³/day
- Wastewater strength reduced to 30 PPM
- Direct discharge permits
- Floor drains throughout the plant
- Floor and roof drains flow to waste water treatment facility
- 2 types of filtration plus chlorination
- 3 lagoons
- Sludge treatment
- Recycling area with 4 bailers/compactors, 1 rail car capacity
- Silo and handling systems for spent biomass used to fuel boiler, provides 30% of current steam needs



HEAT/STEAM/AIR

- 3 boilers (Babcock Wilcox, Canadian Vickers) with 140,000 lb/hr total capacity — steam production at 250-300 psig, reduced to 150 psig across the plant
- All burn natural gas, with oil back-up, and one is also configured to burn spent biomass
- Production areas, warehouse and offices are heated with steam
- Compressed air and air make-up/handling systems

OTHER FEATURES

- Elevators
- Fenced perimeter and guard house
- 6-bedroom farm house



Total Land Available: 122+ acres	Total Production Area: 220,913 ft ²	Remaining Area: (offices, corridors etc.) 42,459 ft ²
Total Building Size: 373,436 ft ²	Total Warehousing Area: 110,064 ft ²	

The SD&G and Cornwall region is a major transportation hub, strategically located to key USA and Canadian highways, railroads, airports, waterways and telecommunications — we offer the world, and your choice in getting there!



EXCEPTIONAL VALUE!

Well-maintained and ideally located facility with very affordable rates. Prime manufacturing, office and warehousing space. Call now for leasing information 613 932-4333.

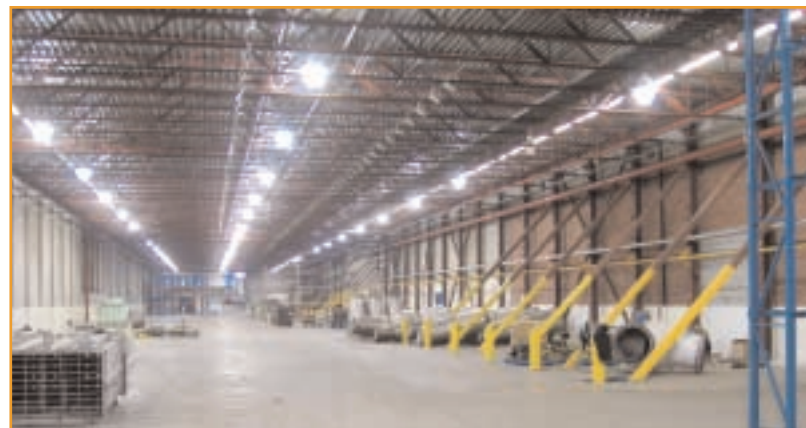
SUPPORTING INFRASTRUCTURE



In addition to a network of professional and business support services to help you grow your business, our region includes many mature business communities. The SD&G region's food, beverage and bio-products industry is already well established and provides a complete array of support services to complement your organization. There is a skilled labor pool, as well as strong training and development programs, which assist in maintaining a specialized workforce. National research and regulatory institutions are located less than an hour away, in Ottawa.

In addition to the many established companies, the industry is supported by a community of expertise, providing a synergistic force to meet your specific needs. Specifically, they provide specialized processing, packaging, stainless steel and sheet metal fabrication and installation, equipment maintenance, research, warehousing and complete transport services.

Prime distribution channels, supporting industries, proximity to the Canadian Food Inspection Agency and an existing property built for industry leadership—you won't find a better opportunity. Learn more at: www.sdg.on.ca/foodbev www.sdg.on.ca/bio



Building on success

Our geographic location and access to all major forms of distribution—highways, rail, sea ports, bridges to USA and International airports—make SD&G a desirable distribution hub. Most of the food ingredients and finished foods processed and packaged in the area are for export, attesting to this region's status as a prime distribution center.

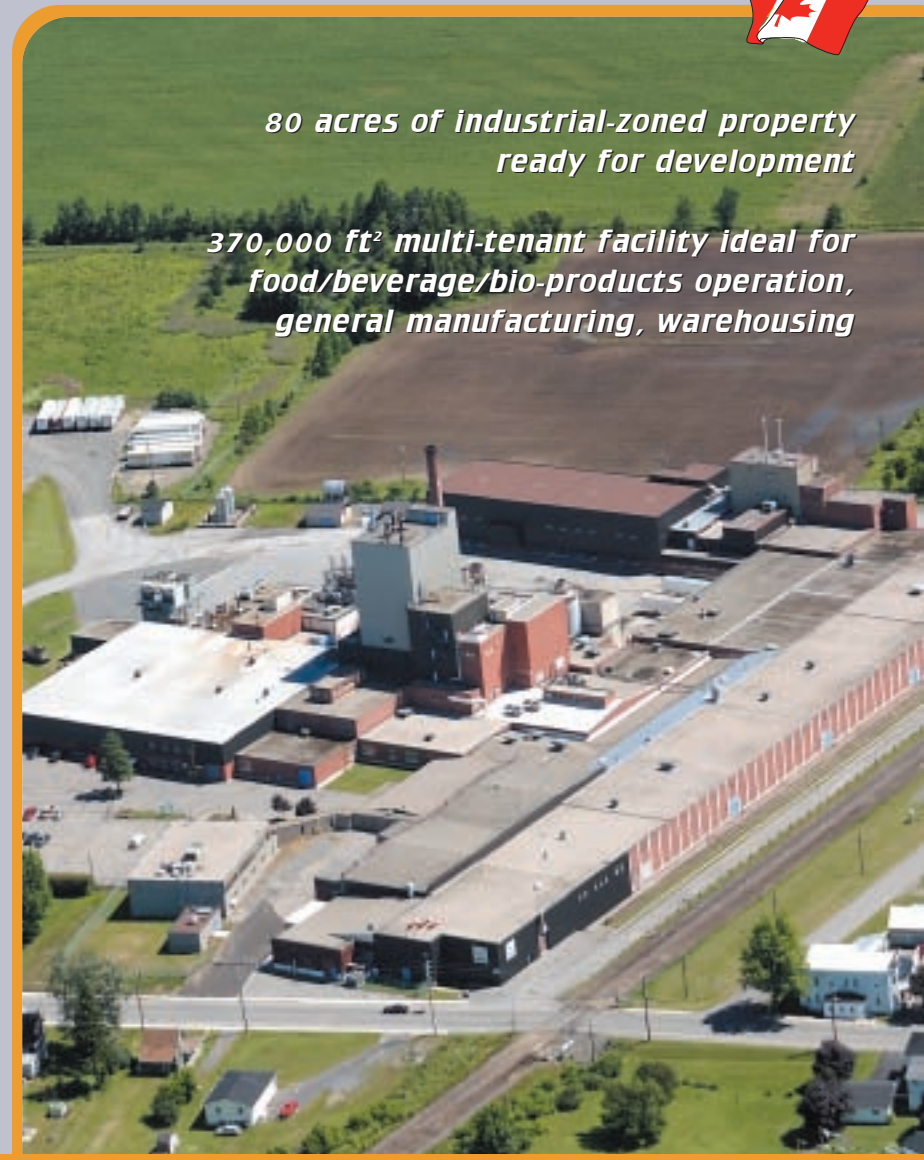
At the Stormont, Dundas & Glengarry Community Futures Development Corporation (SD&G CFDC) we are aggressively promoting an integrated system that supports the manufacturing sectors. Our interest is in attracting manufacturing, processing, goods distribution and handling companies. Our current role is facilitating the redevelopment of this facility. SD&G boasts an existing community of successful manufacturing and support companies – evidence that this represents a growth opportunity for you as well! Visit www.sdg.on.ca.

Prime Industrial Park in Eastern Ontario



80 acres of industrial-zoned property ready for development

370,000 ft² multi-tenant facility ideal for food/beverage/bio-products operation, general manufacturing, warehousing



STORMONT, DUNDAS & GLENGARRY
Community Futures Development Corporation
Société d'aide au développement des collectivités



The Stormont, Dundas and Glengarry Community Futures Development Corporation (CFDC) is an independent, non-profit development agency that can assist with your relocation, start-up and expansion processes. Our office is focused on redeveloping this facility and will help make your move as smooth and cost efficient as possible. Our agency acts as a government liaison, providing business development assistance and access to public development programs. The Community Venture Capital Fund also allows us to foster companies' development through growth and venture capital.

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