

# Investment Ready Site

Bloomfield Business Park – Eastern Parcel  
Chatham-Kent, Ontario  
Canada

Industrial Vacant Land For Sale

**SOLD**



## Investment Opportunity

A 19.42-acre fully serviced, greenfield property located directly adjacent to Highway 401 and less than an hour drive to a US border crossing. Zoned for multiple industrial uses, the site is located within the Bloomfield Business Park with surrounding industry including trucking and freight, computer system design, food processing, manufacturing, and warehousing.

## An Ontario Certified Site\*

An Investment Ready Certified Site demonstrates a commitment to work with investors by collecting up-front property information, mapping and completed assessments including environmental, heritage, archaeological and species at risk reviews. Additional information about this site is available.

## For additional information, please contact:

Ministry of Economic Development,  
Job Creation and Trade  
Investment Ready: Certified Site Program  
InvestmentReady@ontario.ca  
Tel: +1 416-325-5029  
InvestInOntario.com/CertifiedSite

Stuart McFadden  
Director, Economic Development Services  
Municipality of Chatham-Kent  
stuartm@chatham-kent.ca  
Tel: +1 519-351-7700 ext. 2034

## Key Highlights

**Lot Size:** 19.42 acres/7.86 hectares  
**Depth:** 389.34 metres  
**Frontage:** 148.13 metres  
**Services:** Full Municipal Services  
**Zoning:** M4 – Prestige Industrial, M5 – Light Industrial

## Permitted Uses

- Light Industry
- Advanced Technology Industry
- Laboratory or Scientific Research Facility
- Warehouse/distribution centre

## Utilities

### Fully serviced property with:

- Access to a 300 mm (PVC) watermain on Seventh Line West with a 600 mm sanitary main located on Seventh Line West and a 300 mm sanitary main located on Prosperity Way.
- Two existing 27.6 kV feeders supplying single or three-phase electricity, and for larger capacity a dual 230 kV transmission line is available that runs adjacent to the site, serviced by Entegrus Inc.
- Existing NPA 4" gas main available located along the south and eastern edges of the property serviced by Union Gas Ltd.
- Fibre optic and telecommunications servicing available provided by Bell Canada.

