

For Sale

1912 James Street South St. Marys, Ontario

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- One of the premier industrial locations in the region
- 52.5 Acres of Prime Development Land
- Zoning M2-6, Agricultural Commercial and Industrial uses (ACM), which includes, but is not limited to:
 - Shipping, wholesaling, storing or warehousing
 - Fuel storage and/or supply business
 - Transportation Terminal
 - Warehousing business
 - Accessory uses, buildings, and structures, including accessory office
- Site sits on the town limits of St. Marys to the North, the CNR rail line to the West and Hwy #7 to the South
- Ideal for Industrial use requiring well and septic
- Rail options available

Sale Price:
\$1,390,000

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Rail Park Conceptual Plan 1

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Rail Park Conceptual Plan 2

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CONCEPTUAL ILLUSTRATION - SUBJECT TO CHANGE

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Business in St. Marys

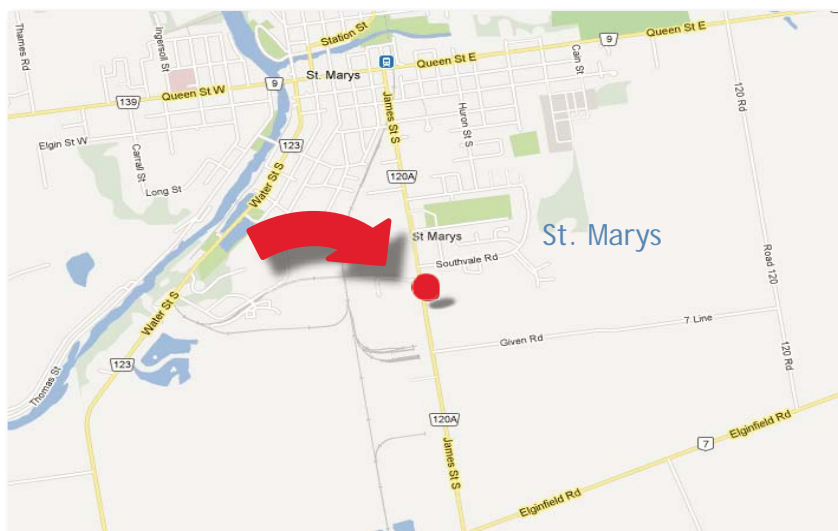
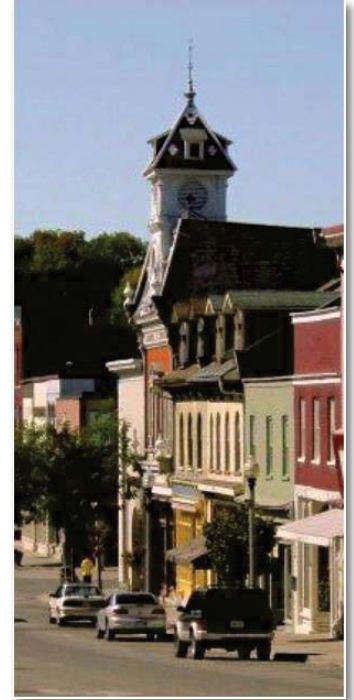
With a stable, educated workforce, competitive location costs and a strong telecommunications network, the Town of St. Marys is your ideal destination for business. As a prosperous and thriving community located in the heartland of South Western Ontario, we offer a wealth of competitive advantages including very low costs for land as well as the convenience of no industrial development charges.

Home to approximately 7,000 residents, St. Marys services a commuter shed of more than 1.6 million people and a labour force of almost 1 million. This labour force is highly skilled and will be continually fuelled by the graduates of Ontario's premier post-secondary education facilities located in close proximity to St. Marys (University of Waterloo, University of Western Ontario, Wilfrid Laurier University, Fanshawe College and Conestoga College).

Council, while committed to building a balanced and creative community, is also working with Town staff and the business community to aggressively seek new investment that meets the needs and growth objectives of the Town. The Town of St. Marys offers a strong and diverse economic base and is well positioned to accommodate increased levels of industrial and commercial investment all within a location that balances work with an affordable and unique lifestyle.

Discover St. Marys

The beautiful Thames River winds its way through 30 hectares of scenic trails, parkland and country roads, setting the stage for a truly memorable visit. Enjoy the small town experience of visiting our one-of-a-kind cafés, antique shops and countryside inns. Explore the unique limestone architecture or refresh with a beverage at an old-fashioned ice cream parlour. You can experience the flavour of the local heritage at the St. Marys Museum or Canadian Baseball Hall of Fame and Museum, or take in one of the many festivals and events the town hosts each year.



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