

Industrial Facility For Sale

5275 Bath Road
Loyalist Township, ON



Excellent opportunity to own a well-located, infrastructure-ready industrial site. Ideal location with transportation and labour force advantages.

Sale Price:	\$6,000,000
Lot Size:	196 Acres
Building Area:	480,000 Sq Ft
Office Area:	40,000 +/- Sq Ft
Industrial Area:	440,000 +/- Sq Ft
Zoning:	M3 - Heavy Industrial
Property Taxes:	\$650,016.63 (2009)

For More Information Please Contact:

Brett Elofsen
Sales Representative
905-283-2335
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Intelligent
Real Estate Solutions

Kostas Doulas
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613-384-1997 (17)
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Providing Solutions

All information provided is deemed reliable but is not guaranteed and should be independently verified.

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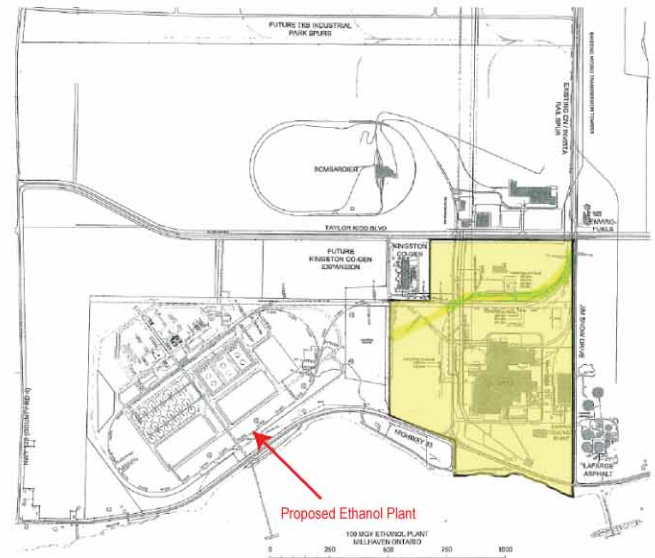


Shipping:

- truck level doors
- drive in doors
- on-site rail access
- potential for new dock construction of St. Lawrence Seaway

Clear Height:

ranging from 16' to 40'



Legal Description:

1. Con 2 Pt Lots 21-24 RP29R7375 Parts 1 to 6
2. 5275 Bath Rd. Con 1 BF Pt Lot 23, 24, 25, & (Pt Rd Allow RP 29R5547 Part 2 & RP 29R6862 Part 1
3. Con BF Pt Lot 23, 24
4. 5330 Bath Rd Con 1 Pt Lot 19 Hwy 33 S of PCL

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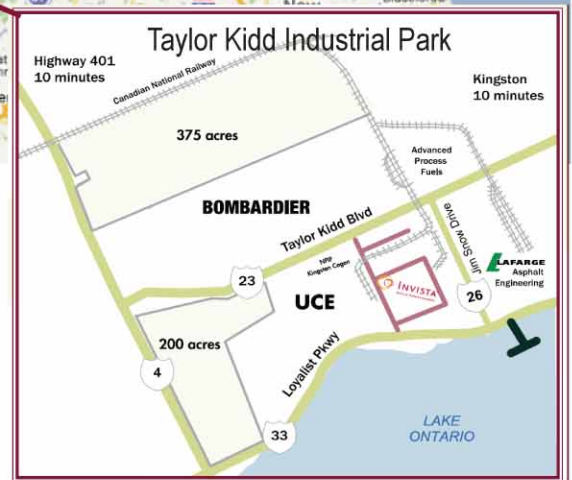
Site History & Expansions

- 1954 Plant start-up, ICI of Canada Ltd. (CIL)
- 1964 Millhaven Fibres Ltd.
(J.V. w/Chemcell & CIL). Nylon Filament
- 1967 DI & Staple lines started
- 1971 Plant bought by Chemcell & Fiber
Industries. Nylon Filament shutdown
- 1972 Chemcell changed name to
Celanese Canada
- 1976 Second Staple Line built
- 1983 Third Staple Line built
- 1984 Filament Yarn/Batch Polymer Shutdown
- 1987 Hoechst buys Celanese and majority
shareholder of Celanese Canada
- 1989 Textured Yarn shutdown
- 1992 HDI shutdown
- 1996 PET Resins built



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The County of Lennox & Addington is centrally located between Toronto, Ottawa and Montreal, 85 km west of a major border crossing to the United States, and within a days truck run to over half of all North American industrial markets. Over 300,000 people live within a 30-minute drive of central L & A, which is the second largest labour pool in Eastern Ontario.

The property is located 8 km south of Highway 401 and 7 km west of Kingston in the Taylor Kidd Industrial Complex. The area is home to several well known companies and offers superb access to three key transportation routes: water, railway and major roadways.



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