



Stock Imagery



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New high-bay development opportunity

For Sale | Bloomfield Business Park

- Two development opportunities available
- Direct Highway 401 visibility and exposure
- Availability from 30,000 sf, up to 60,000 sf
- Located between two future EV battery hubs

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Bloomfield Business Park

Industrial For Sale

Property information

High profile build-to-suit opportunity with direct Highway 401 visibility. The property is located between two future EV battery hubs in a very significant automotive corridor. This opportunity allows buyers to work with the developer to customize the building design to suit their business needs.

There are presently no development charges for industrial in the region, giving a rare opportunity to get into new construction with a competitive price point. The lots are fully serviced.



190 Prosperity Way
30,000 sf - 60,000 sf



7536 Seventh Line W
30,000 sf - 52,000 sf



Zoning
M4



Clear height
34 feet



Shipping per building
Up to 6 TL & 3 DI



Development charges
None



Asking price
\$190 psf



Highway 401 West to Windsor

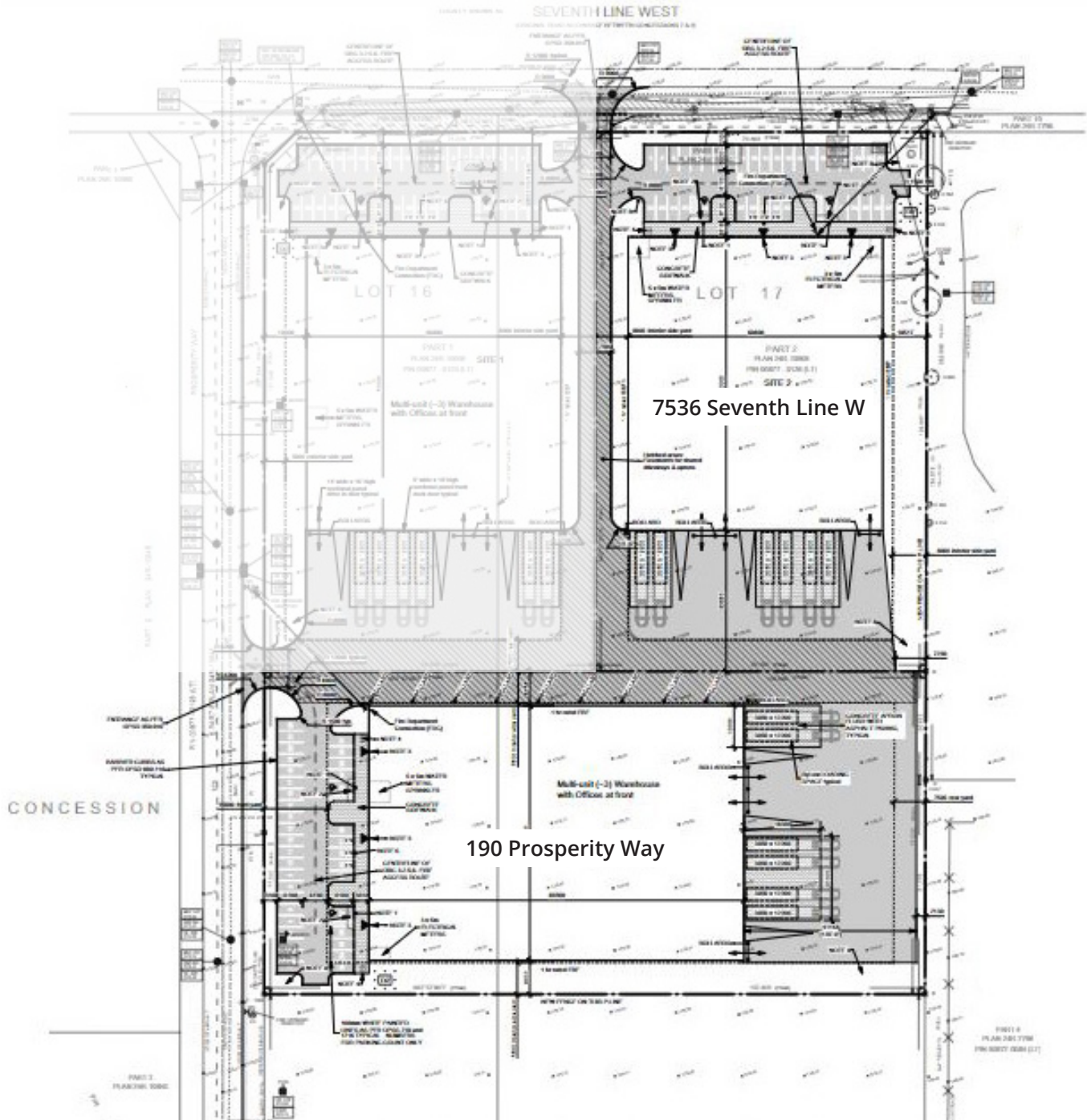


Exposure to Highway 401

Bloomfield Business Park

Industrial For Sale

Site plan approved and ready for construction



Bloomfield Business Park

Industrial For Sale

Property Tax Increment Equivalent Program (PTIE)

The Property Tax Increment Equivalent Program provides economic incentive for the development, redevelopment, adaptive reuse or rehabilitation of properties in the Chatham-Kent Community Improvement Plan (CIP) areas, mainly to reduce the tax increase that can result when a property is developed.

The PTIE program is also transferrable to a buyer.

[Reach out to the listing agents to get more information](#)

For employment uses there must be a minimum of \$1,000,000 in eligible costs and the grant calculation and payment schedule is as follows:

Year of grant	Increment tax rebate	Taxes payable
One to five	100%	Base rate

For a major employment project, there must be a minimum of \$10,000,000 in eligible costs:

Year of grant	Increment tax rebate	Taxes payable
One to ten	100%	Base rate

Bloomfield Business Park

Industrial For Sale

Legend



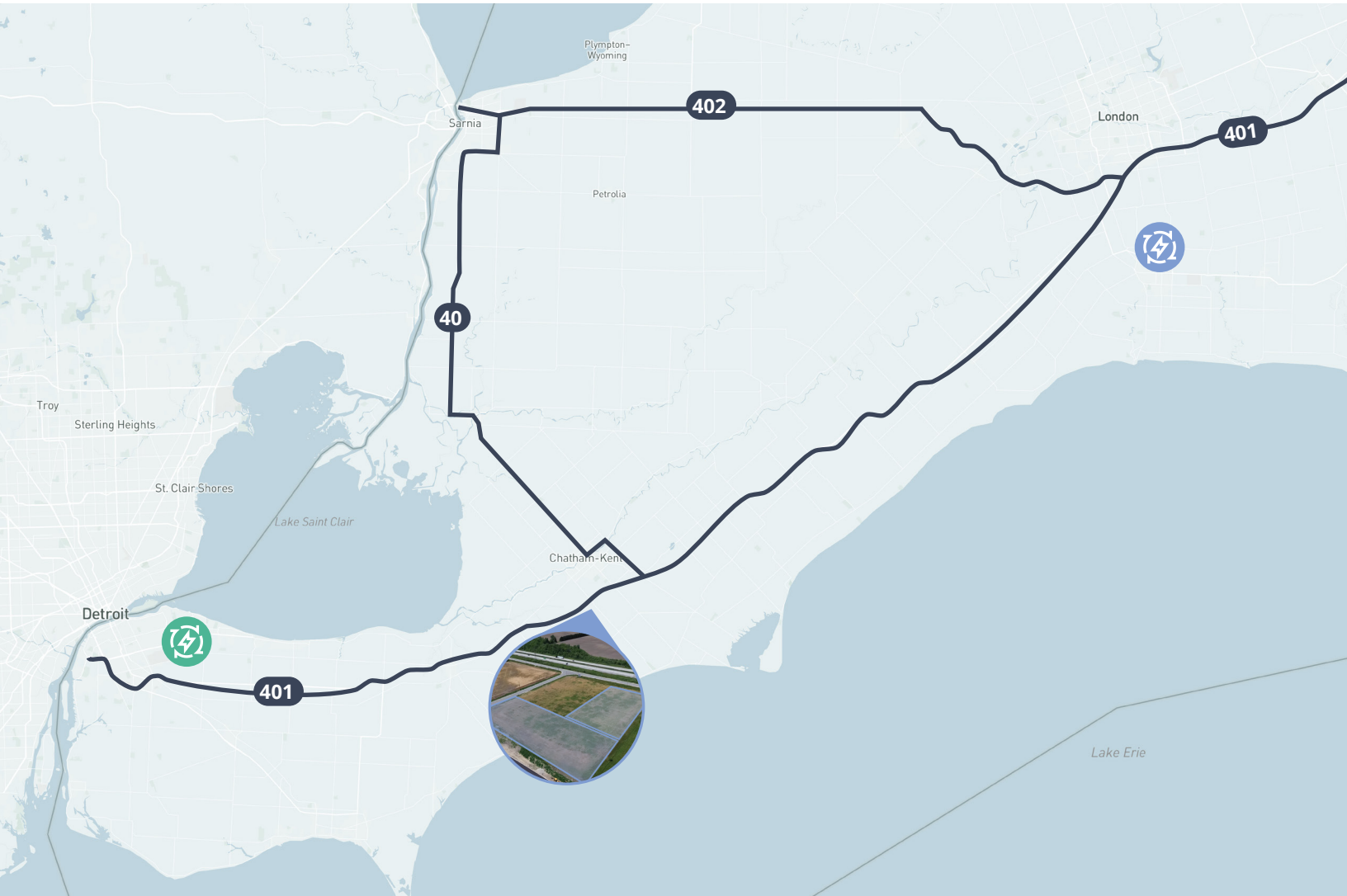
Future Volkswagen EV Battery Plant



Stellantis EV Battery Plant

40MIN to Windsor

1HR & 5MIN to London



Get more information

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