



HAWKESBURY, ON

PROPERTY DETAILS

SPENCE AVENUE & TESSIER STREET
HAWKESBURY, ON

At the border of Ontario and Quebec, this parcel provides an excellent opportunity for interprovincial business via the Long-Sault Bridge as well as excellent transit opportunities via Highway 417. **Zoning allows heavy industrial including warehouse/distribution of tires, construction materials, paint and other flammable products.**

- Easy Highway 417 access via Highway 17 (10 minutes)
- Heavy three-phase voltage line at property line
- **Rail-adjacent**
- Lot cleared and ready for development

The land enjoys access and egress from both the north and south sides. The site is suitable to either owner-user requirements, and/or development for investment in warehouse/distribution sites.

HAWKESBURY'S INDUSTRIAL PARK

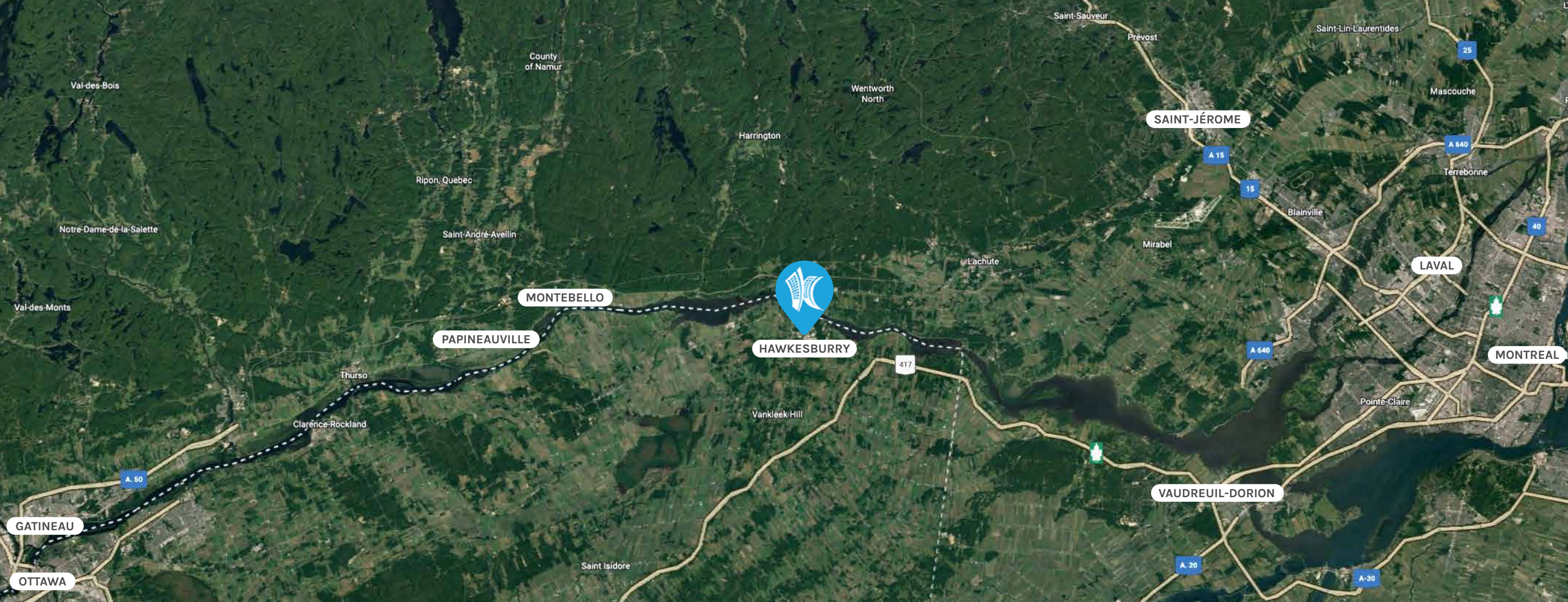
The Town of Hawkesbury has a vibrant and diversified 376 acres business park with all the amenities to accommodate present and future needs.

Current industries are as diversified as they are competitive such as Biscuits Leclerc, Canada's leader in the production of cookies, Green Beaver Company, manufacturer of 100% natural, biodegradable hygienic products as well as DART Helicopter Services. Light and medium industrial as well as commercial enterprises can be accommodated in the business park.



LOCATION MAP

SPENCE AVENUE & TESSIER STREET
HAWKESBURY, ON



6 MIN

4.4 km to
Grenville, QC

11 MIN

11.6 km to
Vanleek Hill, ON

7 MIN

7.8 km to
Highway 417

1 H 10 MIN

96 km to
Ottawa, ON

1 H 9 MIN

96 km to
Montreal, QC



SITE OVERVIEW

SPENCE AVENUE & TESSIER STREET
HAWKESBURY, ON



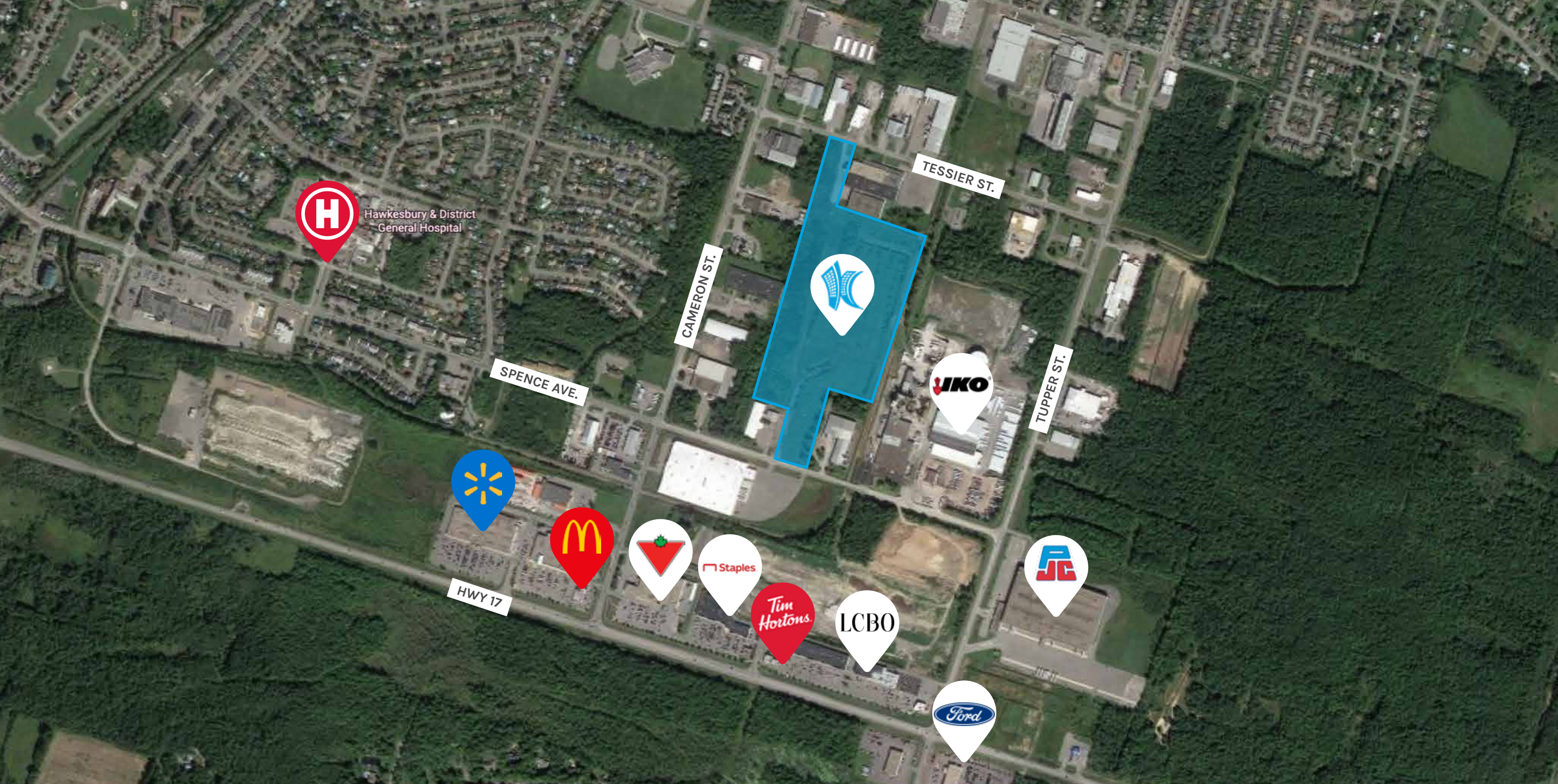
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For more information, contact Florin Paul | fpaul@kdmrealty.ca | 514 835 9000



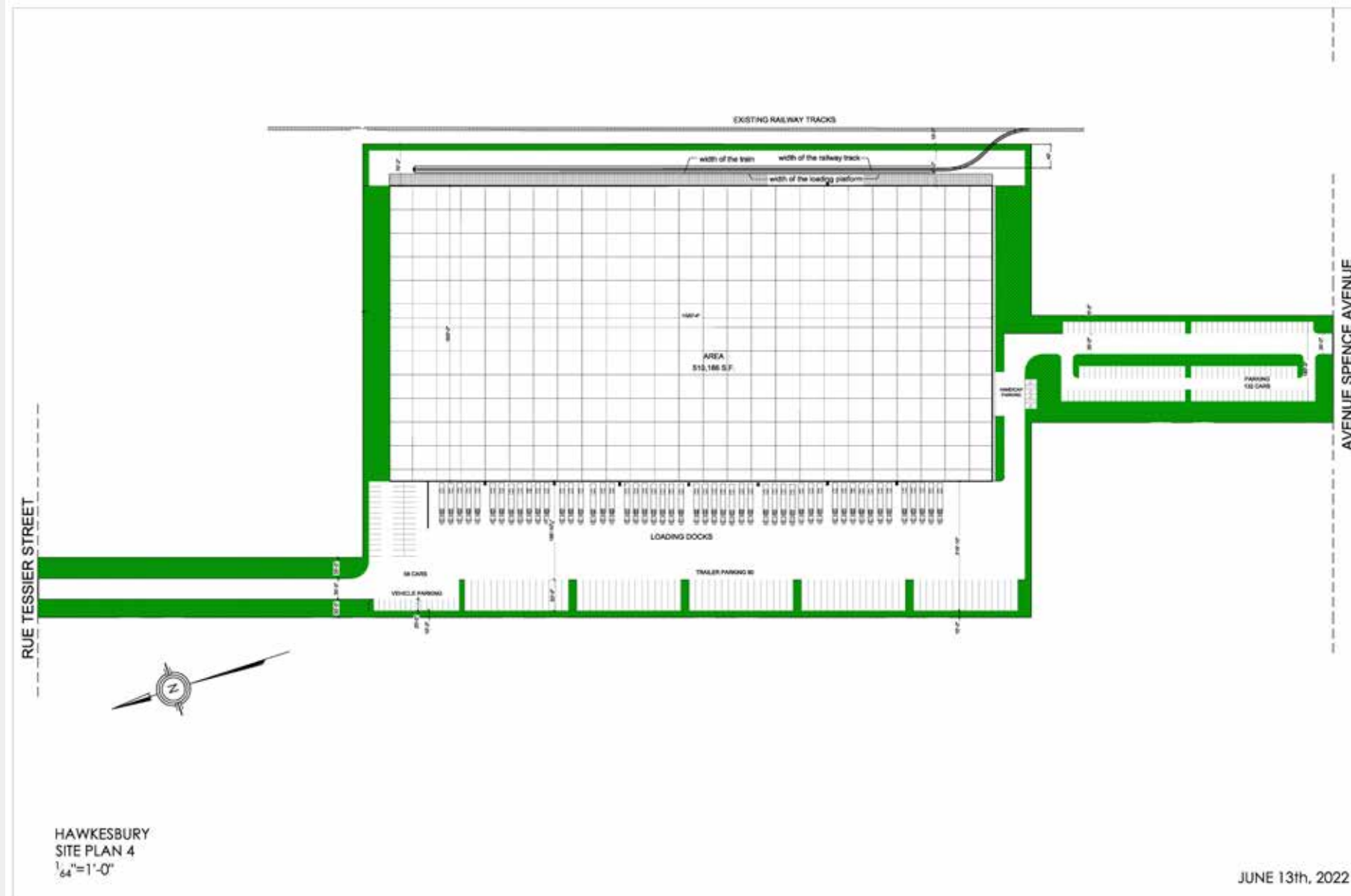
RETAILER MAP

SPENCE AVENUE & TESSIER STREET
HAWKESBURY, ON



SITE PLAN

SPENCE AVENUE & TESSIER STREET
HAWKESBURY, ON



BUILDING'S DESCRIPTION

- ± 375,000 sf of warehouse/distribution
- Clear height 32'
- Sprinklers ESFR
- Shipping doors 35
- Drive in doors 5
- LED lighting with motion sensors zones
- Delivery Q4 2023

ZONING

- Heavy industrial
- Warehouse/distribution of tires
- Construction materials
- Paint and other flammable products



THANK YOU

FOR MORE INFORMATION ,CONTACT
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