

\$6,932,000 - INDUSTRIAL MANUFACTURING/WAREHOUSE - 425 MCCARTNEY ST, ARNPRIOR ON

Arnprior is strategically located along the Trans Canada Highway (Hwy 417) bordering the outskirts of the City of Ottawa, offering businesses direct access to the Ottawa market and links to Hwy 416 and the 401 connecting to supply chains throughout Canada and the U.S. In 2016 the annual average daily traffic count on Hwy 417 at Arnprior was 18,800 showing a 13% growth rate over the previous 2 year period. Since the expansion of Hwy 417 past Arnprior, there has been a boom in new housing developments and a 23 % increase in population from 2006–2016. With this steady growth comes an increasing demand for products and services and a growing work force with an abundance of trades and skilled workers ready and willing to work. Arnprior's focus is on marketing and economic development, taking critical steps in developing awareness and positive affordable working relationships in support of business. The Lower cost of doing business with: reasonable development fees, start-up costs and rental rates, competitive business and residential taxes all contribute to a supportive business environment. Arnprior was ranked as one of Canadian Real Estate Wealth Magazines Top 100 Neighborhoods to invest. Many unique and successful companies call Arnprior home: M. Sullivan's and Son, Arnprior Aerospace, Pillar5, Pacific Safety Products, Nu-Tech Precision Metals, Competition Composites and BWXT to name a few. Willis College also hosts a campus located in Arnprior.

THE OPPORTUNITY

Sandvik Canada Inc. ("the "Seller") has retained CBRE Limited ("CBRE") to act as its exclusive advisor to facilitate the sale of 425 McCartney and the vacant lands on Decosta Street (the "Properties"), a manufacturing facility and industrial lands located in Arnprior, Ontario. Consisting of a 173,300 square foot manufacturing plant on 18 acres and an adjacent vacant 42 acre parcel of land in the Sullivan Industrial Park (+ \$840,000), the Properties are well situated with excellent Highway 417 access. The Properties offer excellent opportunities to acquire General Industrial zoned building and lands 20 minutes west of Ottawa. Currently the home of Sandvik Canada, the plant was used as a steel tube fabrication facility and therefore benefits from a large supply of electrical and water services.

Built in 1973 with addition of mechanical shop in 2008.

- **Ceiling Heights in Production Area are 24 feet.**
 - **Bridge Cranes**
 - 3 Hepburn cranes, 5 tons each
 - 1 Larco crane, 20 tons
 - 1 Demag crane, 1 ton
 - **TOTAL BUILDING SIZE**
 - Production Area
 - Main Office Area
 - Maintenance/Machine Area
 - Plant Storage Room Area
 - Electrical Shop Area
 - **OUTSIDE BUILDINGS**
 - Garage
 - Coverall
 - Quonset Hut
- 173,300 sq. ft.
 - 135,000 sq. ft.
 - 22,000 sq. ft.
 - 7,800 sq. ft.
 - 3,200 sq. ft.
 - 1,150 sq. ft.
 - 2,200 sq. ft.
 - 6,000 sq. ft.
 - 3,000 sq. ft.

LAND SIZE

18 acres

PIN

573120246 & 573120247

PROPERTY TAXES

\$100,831.93 (Final 2018)

ZONING

GM - General Industrial

Economic Development Services



**County of
Renfrew
Ontario . Canada**

Experience Our History, Share Our Future!

David Wybou, Business Development Officer

9 International Drive

Pembroke ON K8A 6W5

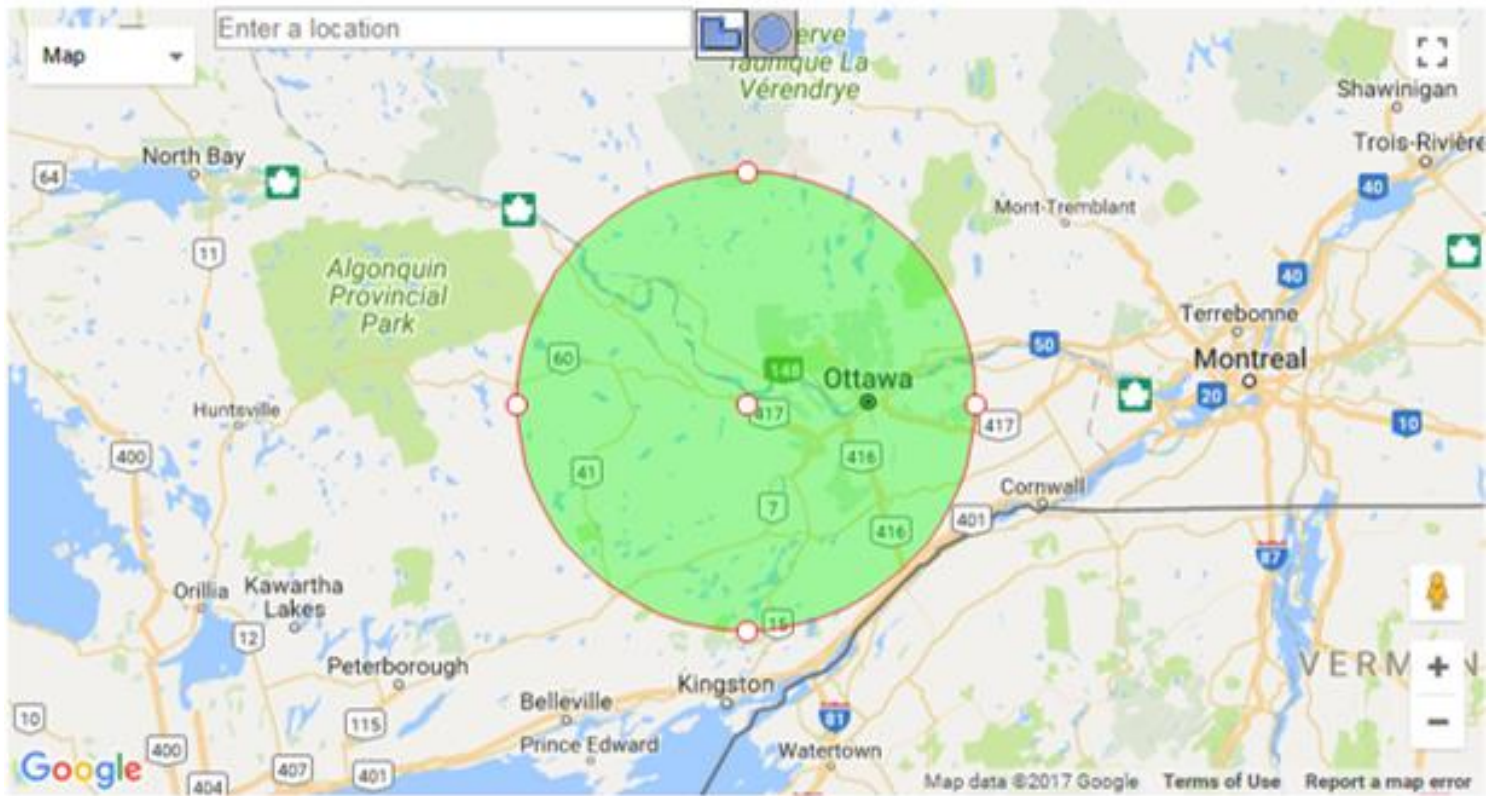
O: (613)735-0091, x432

C: (613) 633-1731

dwybou@countyofrenfrew.on.ca

www.InvestRenfrewCounty.com

\$6,932,000 - INDUSTRIAL MANUFACTURING/WAREHOUSE - 425 MCCARTNEY ST, ARNPRIOR ON



Geographic Centre: Arnprior Radius: 100 km
Source: <https://www.emaptools.com/find-population.htm>

Estimated Population (2019): 1,417,299



David Wybou, Business Development Officer
9 International Drive
Pembroke ON K8A 6W5
O: (613)735-0091, x432
C: (613) 633-1731
dwybou@countyofrenfrew.on.ca

www.InvestRenfrewCounty.com