

FOR SALE

520

THOMPSON STREET
COBOURG, ONTARIO



NEW REDUCED PRICE

7,186 SF Industrial Building on 3.11 Acres

Situated on a corner lot in desirable Lucas Point Industrial Park.

Lucas Point Industrial Park Key Metrics:

- 11.7 acres in the industrial development pipeline
- 2 remaining town-owned undeveloped acres (10 gross acres and 22.6 gross acres) in the industrial park

Current Land Owners in Lucas Point Industrial Park:

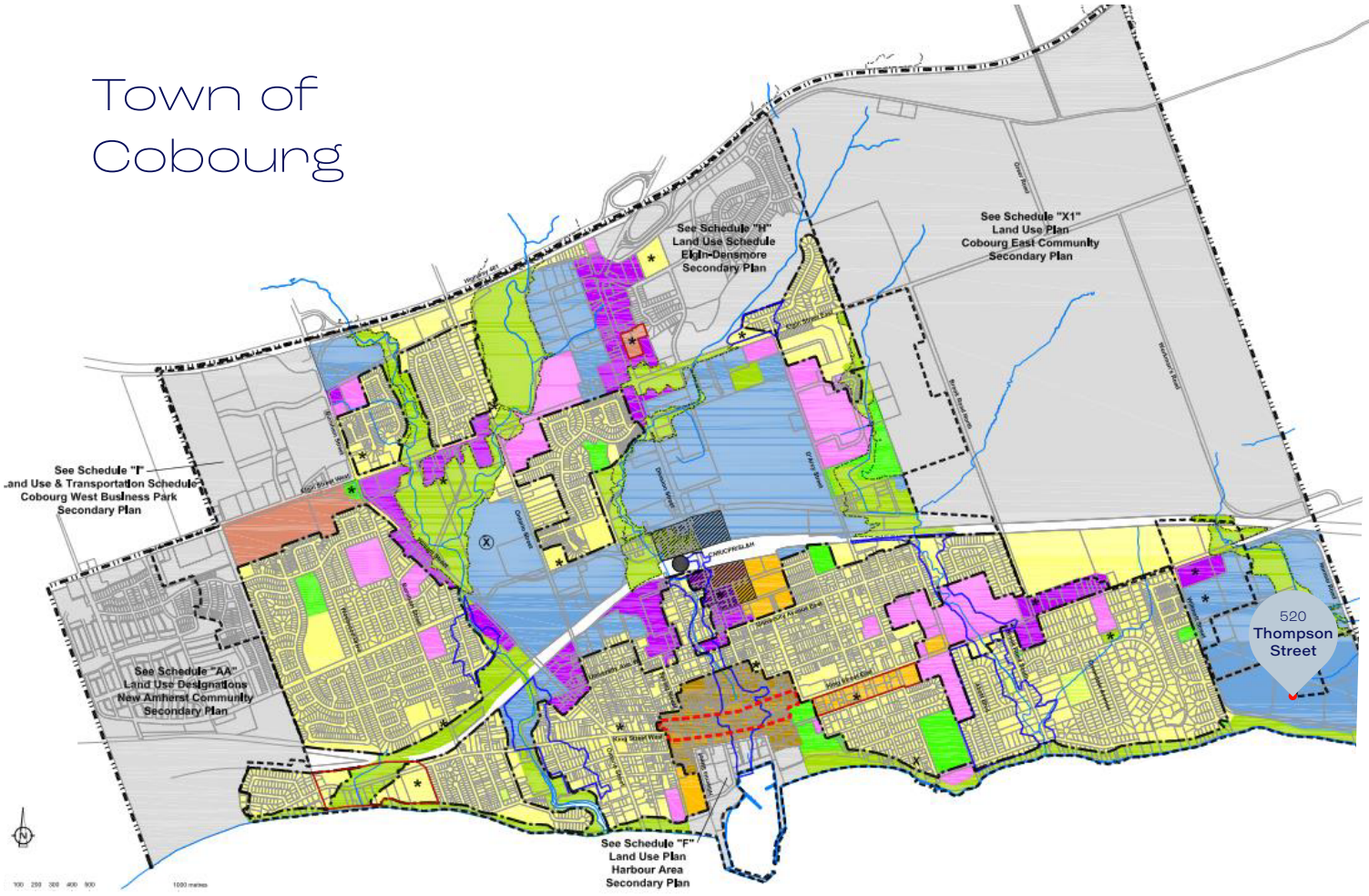
Town Council endorsed a land sale of 2 acres to LOADSTAR TRAILERS and a land sale to BROCK STREET who is proposing a 2-building site with a 12,000 sq.ft. packaging facility and a 30,000 sq.ft. industrial user facility.

An environmental impact study is underway for the 22.6-acre town-owned site. The Town remains committed to marketing and eventually selling this property to an end-user that can contribute sizable new employment to Cobourg and Northumberland County.

Official Plan



Town of Cobourg



Property Details



Total Building Size
7,186 sq.ft.



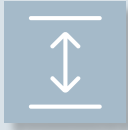
Main Intersection
Willmot Street/
King Street East



Acreage
3.11 acres



Building Age
18 years
(Built Circa 2006)



Clear Height
17'33"



Building-to-Lot Coverage
5.6%



Loading
3 drive-in
(3 oversized)
14' x 14'



Heating
Radiant



Zoning
LM light
industrial



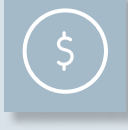
Lighting
LED



Power
600 V/400 A



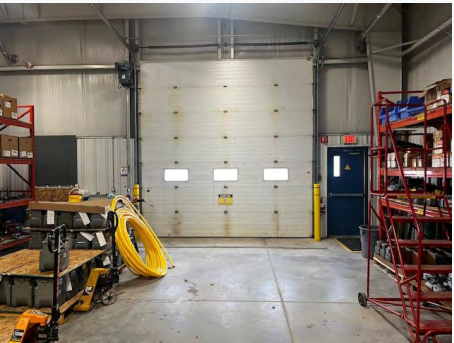
Proximity to Highway
HWY 6 3 min, 1.6 km | HWY 7 2 min, 1.1 km | HWY 401 15 min, 15.7 km



New Redueced Price
~~\$2,999,999~~
\$2,700,000

Taxes
\$28,023.97 (2025)

All measurements and information to be verified by the purchaser.

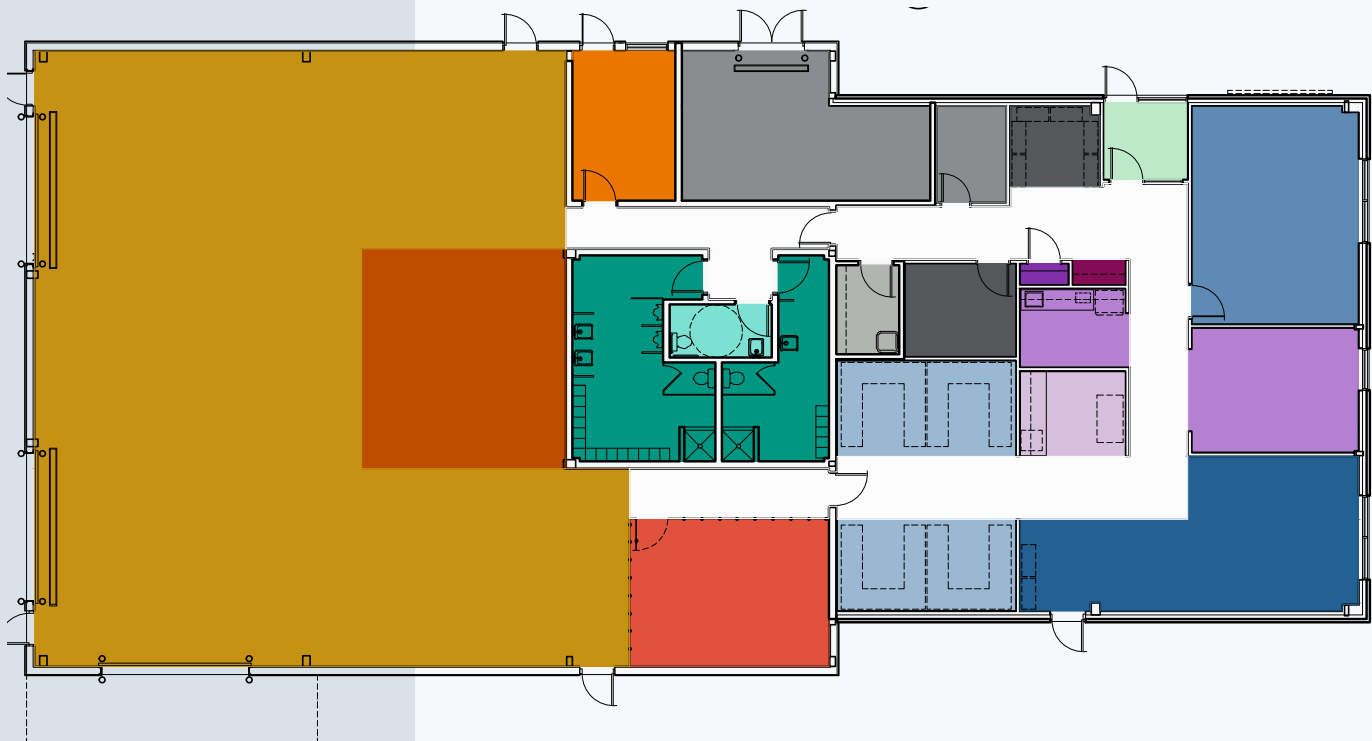


Highlights

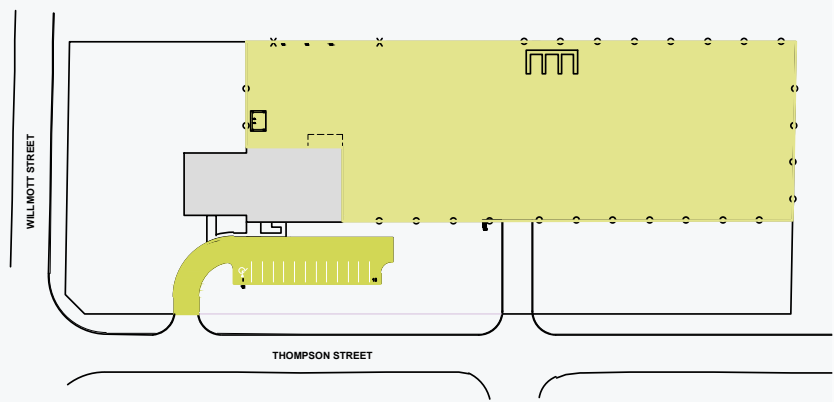
- Freestand building.
- Corner rectangular shaped lot.
- Low building-to-lot coverage.
- Environmental Phase I & II completed 2024.
- Fully fenced and secure lot with electronic gate access.
- All oversized drive-in doors with power.
- Warehouse trench floor drains.
- Exterior electrical hook-ups.
- Existing furniture can be available.

PIN: 511010887
ARN: 142100025000720

Floor Plan



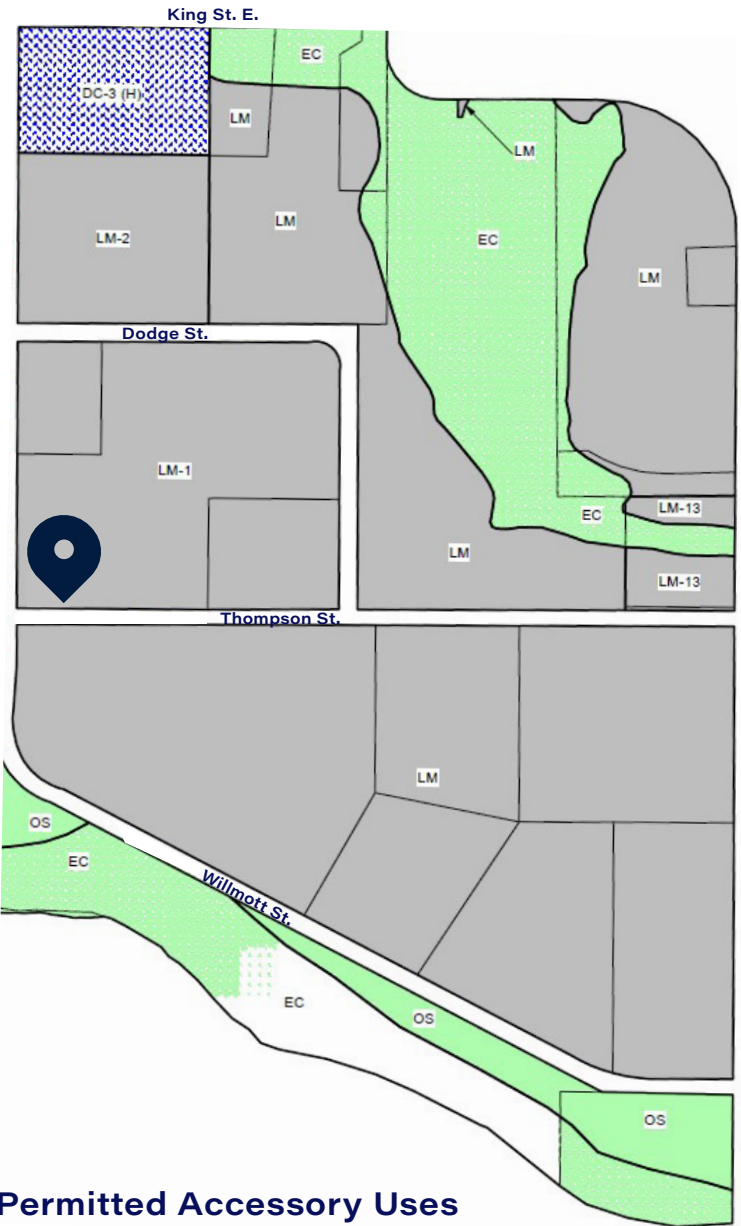
Site Plan



LM Zoning

Permitted Uses

- i) auction centre use;
- ii) building supply use;
- iii) call centre;
- iv) communications production use including radio and television studios;
- v) custom workshop use for the production of clothing, furniture, metal ornaments;
- vi) data processing use;
- vii) education and training use;
- viii) equipment rental;
- ix) institutional use;
- x) laboratory use;
- xi) light industrial uses which are substantially enclosed in buildings;
- xii) printing and publishing use;
- xiii) public use in accordance with the provisions of Section 5.3.2, including a sewage treatment plant;
- xiv) research and development use;
- xv) secondary uses are limited to: an eating establishment provided that the eating establishment is subordinate to and supports the main use on the site and does not exceed 10% of the gross floor area of the main buildings;
- xvi) service or repair use;
- xvii) trade or contractor's office, display and storage;
- xviii) warehouse and storage use.

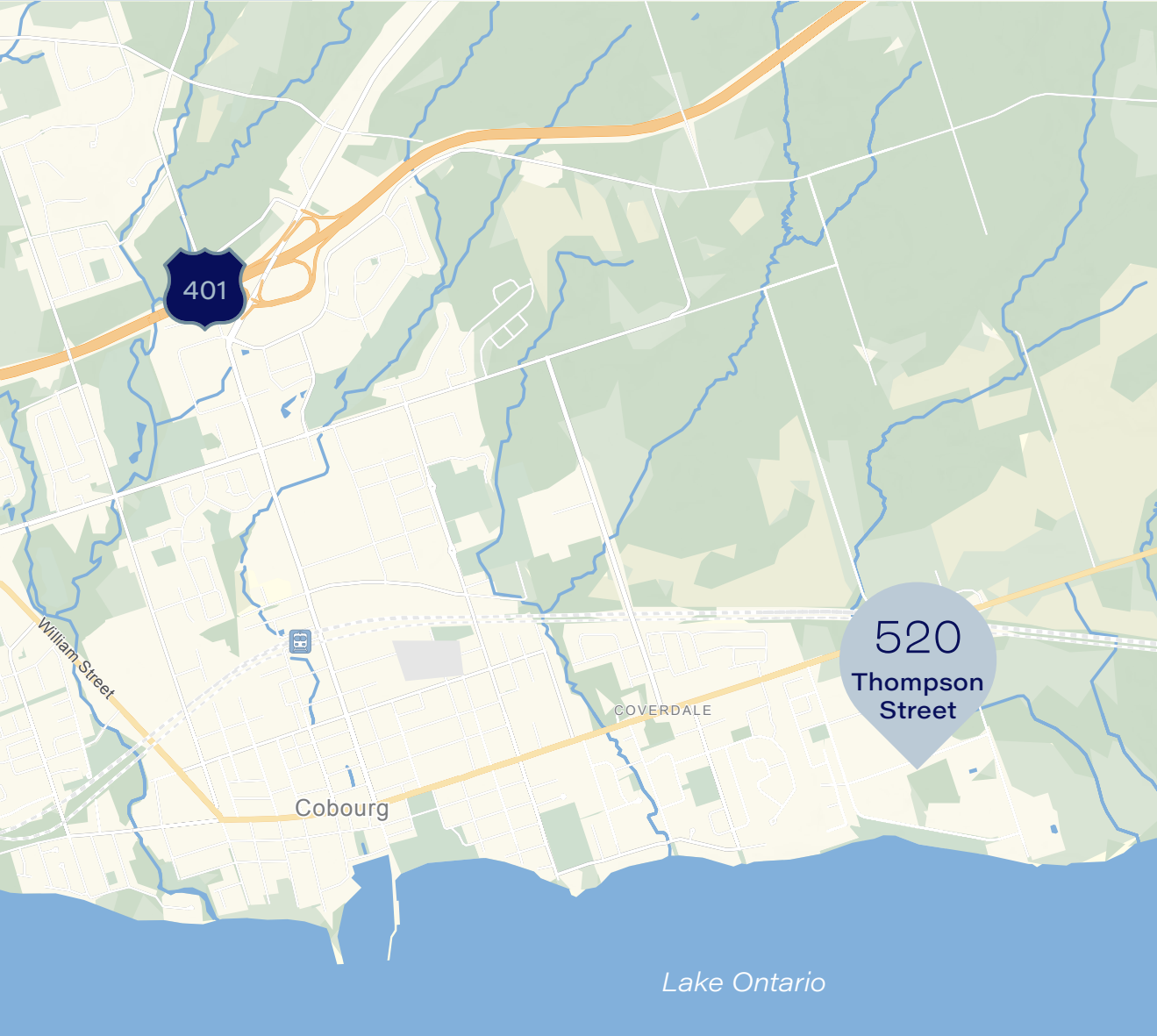


Permitted Accessory Uses

- i) accessory uses to the Permitted Uses under Section 16.11;
- ii) open storage;
- iii) office use;
- iv) wholesale;
- v) a single residential unit for a caretaker;
- vi) retail uses to a total maximum gross floor area of 15% of the gross floor area of the main building.

Location Overview

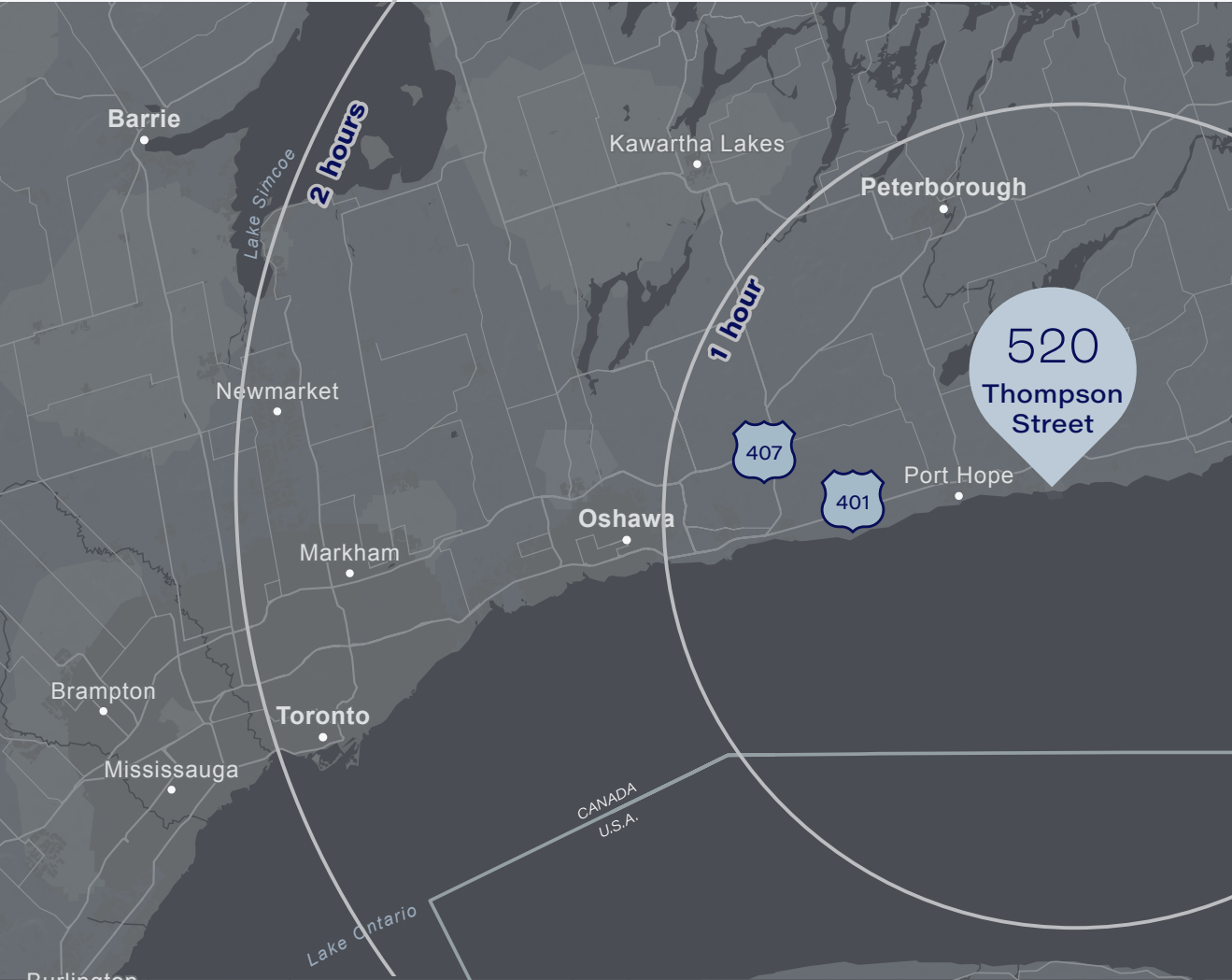
Cobourg is the largest town in Northumberland County. The town continues to facilitate investments into the Lucas Point Industrial Park by advancing development projects and improving the investment readiness of properties without active development submissions.



Strategic location for growth, trade and connections.

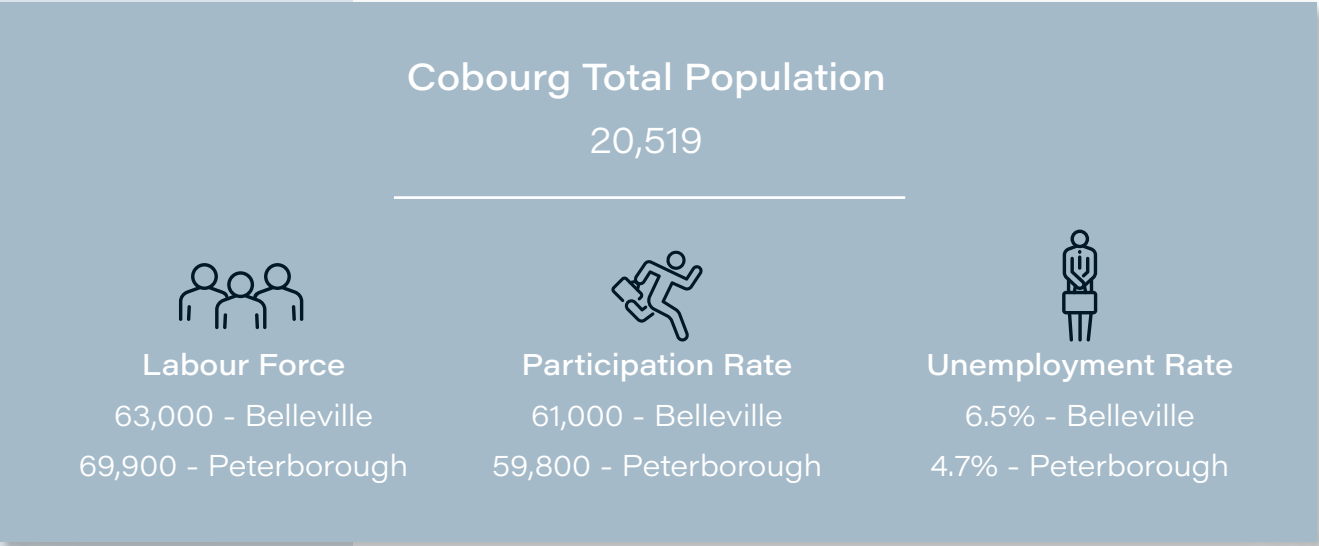
520 Thompson Street is strategically positioned just east of the GTA along Highway 401, Canada’s superhighway connecting the border city of Windsor, Ontario to Montreal, Quebec. The site is located in the Town of Cobourg which has a long term vision for growth and innovation.

The Vision: The Town of Cobourg economic development and Venture13 team will be progressive and forward-thinking with a clear and focused vision to move its economy into the future. It will have a strong understanding of the business community and the quality of life that attracts and retains a younger demographic to support local businesses. It will embrace its historical downtown and small-town feel. It will have expanded its industry sectors to ensure that it has a resilient economy.



Drive Time Radius

Highway 401 15 min - 15 km	Highway 6 3 min - 1.6 km	Highway 403 2 hr - 150 km
Highway 407 40 min - 52 km	Toronto-West 1.5 hr - 120 km	Buffalo, NY 3 hr 30 min - 280 km
Detroit 4 hr 30 min - 370 km	Region of Waterloo International Airport 2 hr 30 min - 190 km	Hamilton Airport 1 hr 40 min - 145 km
Brampton Intermodal 1 hr 25 min - 130 km	Toronto Pearson Airport 1 hr 30 - 140 km	



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**For more information,
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