



401 POWERHOUSE

PREMIUM INDUSTRIAL DEVELOPMENT ON HIGHWAY 401 UP
TO 400,000 SF AVAILABLE FOR LEASE



CBRE

INDUSTRIAL FOR LEASE | 68 CAMPBELL STREET | MORRISBURG, ON.



Introducing 401 Powerhouse, a cutting-edge industrial development located in 68 Campbell Street, just south of Highway 401 in Morrisburg Ontario.


Conveniently located near Cornwall, it provides exceptional connectivity to the US border and easy access to Highway 401, which provides access across the province to important hubs such as Ottawa, Montreal, and Toronto.

This project presents a prime opportunity for businesses seeking modern industrial space in a strategic location. Join us in shaping the future of your operations at 401 Powerhouse.

PHASE I
LEASED
PHASE II
400,000
SF AVAILABLE
FOR LEASE


HIGHWAY
401
ACCESS

 **37'**
CLEAR
HEIGHT


HIGH POWER
SOURCE



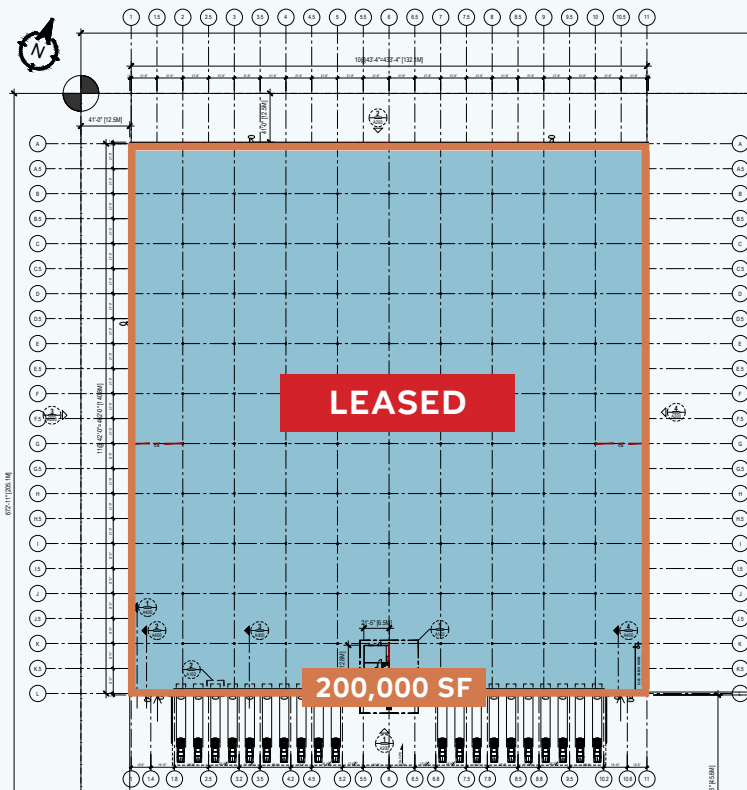


Flexible design, connected, & powerful

401 Powerhouse is a premium development offering 37-foot clear height and up to 400,000 square feet of industrial space available for lease. With Phase I completed, Phase II is ready for construction with quick occupancy available +/- 12 months. Contact our team today for more information.

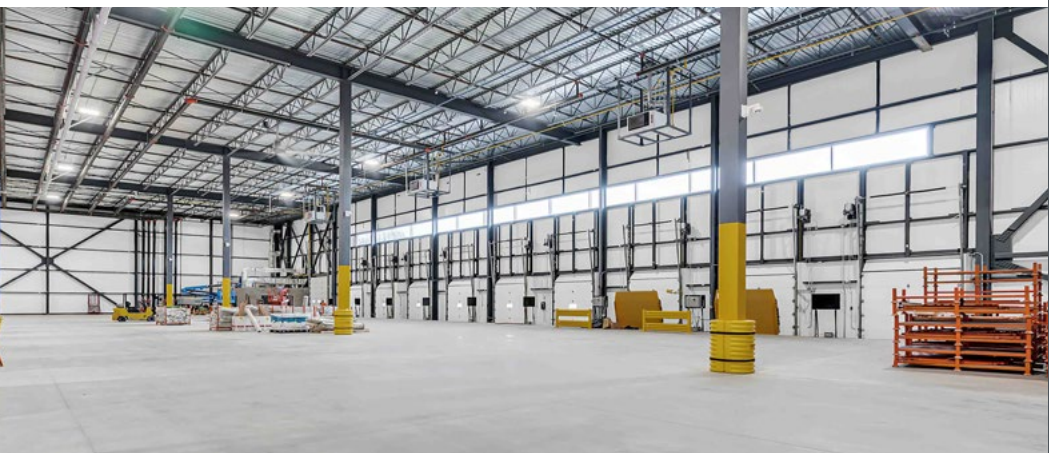
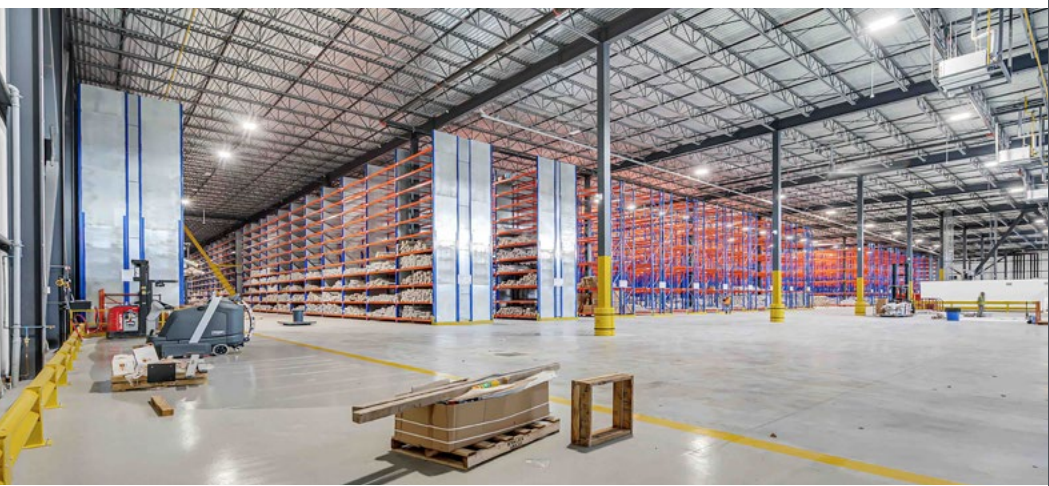
Property Details

Phase I	LEASED
Phase II	400,000 SF
Clear Height	37'
Power	500 kVA
Truck-level Doors	20
Total Parking Spots	113
Net Rent (PSF)	\$12.00





PHASE I
Completed and
Leased



PHASE II

Unique build-to-suit opportunity designed for your growing business

401 Powerhouse offers 400,000 square feet with delivery expected within 18 months of a lease agreement. This site can be customized to meet tenant specifications and can be developed as either a connected, single building or multiple stand-alone buildings. For businesses requiring large power, Phase II offers a robust 500 Volt service with opportunity to add substantial power. With its strategic location in the business-supportive town of Morrisburg, transformers can be installed within 12 to 16 months with ease. The site will also feature dedicated fibre optic cable, providing high-speed connectivity for tenants.



400,000 SF

MULTI-BUILDINGS OPTION



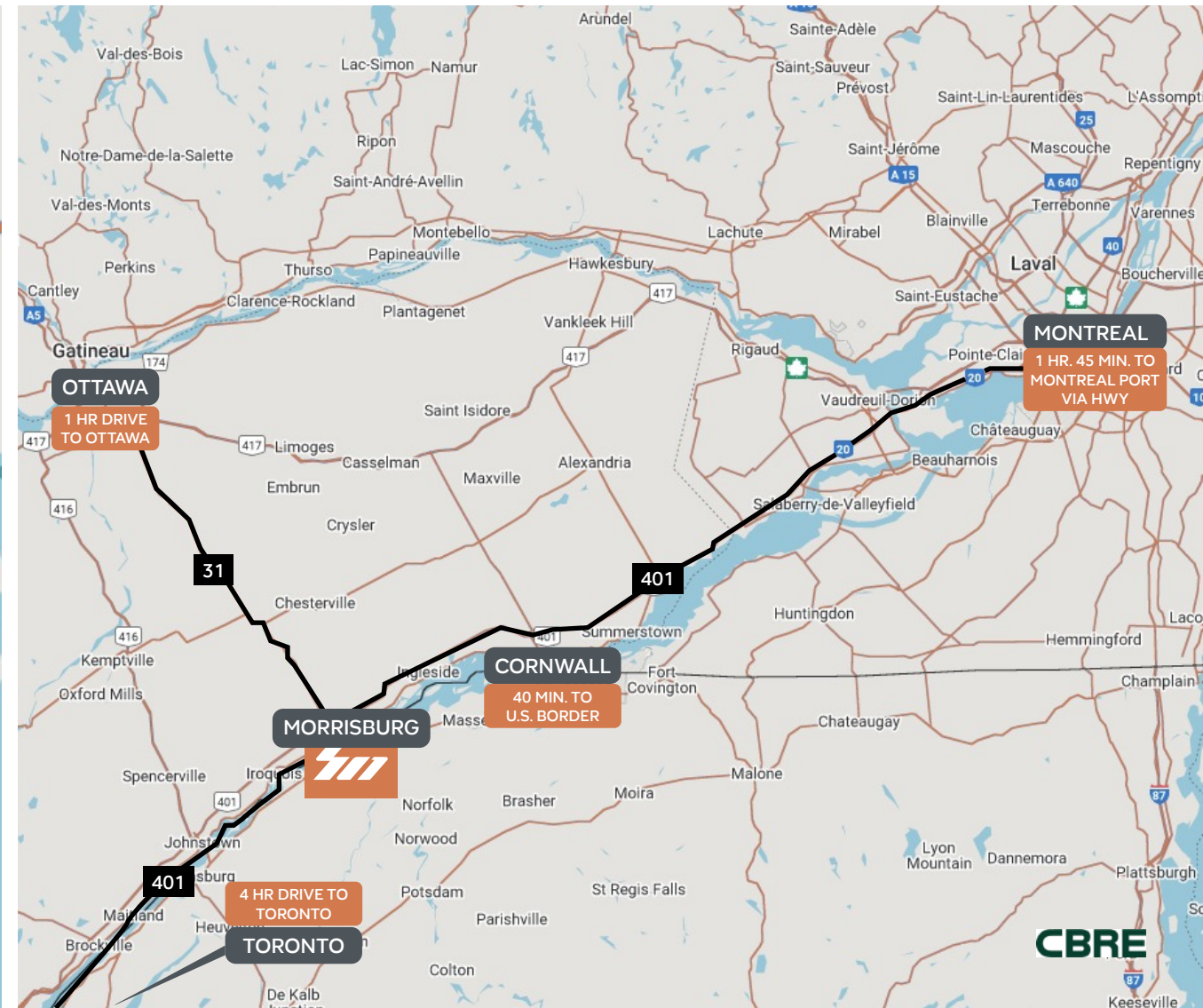
Nearby Amenities

401 Powerhouse is situated in an industrial area, just off County Road 2, Morrisburg's main thoroughfare. With visibility from the highway, tenants have a great opportunity for corporate signage and brand exposure. This prime location also offers easy access to shops, restaurants, and local amenities.



Accessibility & Connections

Located just south of Highway 401 at County Road 31, 401 Powerhouse ensures a convenient and efficient access to communities, including Cornwall, which features the nearest U.S. border crossing, Ottawa, Montreal, and Toronto. Additionally, goods can be transported directly from Montreal Port to the site by truck, eliminating the need for rail transport.



Highways 401 connects this industrial development to multi-markets leveraging an abundant labour pool

DEMOGRAPHICS (2024 ESTIMATE)	MORRISBURG	CORNWALL	OTTAWA	MONTREAL	TORONTO
Population	2,661	51,273	1,138,189	4,505,225	6,986,413
Average Household Income	\$94,003	\$81,483	\$145,389	\$114,736	\$147,360
Labour Force	48.7%	54.9%	67.1%	67.2%	64.1%
Occupation in Trades, transport, equipment operators & related	20.6%	19.4%	9.7%	13.9%	13.5%
Occupations unique to processing, manufacturing & utilities	8.7%	9.3%	1.2%	3.9%	3.9%



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[LEARN MORE ABOUT THE OPPORTUNITY AT 401 POWERHOUSE](#)

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