



1850 Vincent Massey Drive, Cornwall | ON

# Large Scale Retail & Commercial Space **for lease**

High-Exposure Large-Format Property - positioned in a major mixed-use corridor on Cornwall's west side, this highly visible standalone building offers exceptional access and versatility

## **Kevin Houlahan**

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# Property Overview



**3 loading docks  
& 1 declining**



**Quick access to  
Highway 401 & 138**



**Large customer  
parking area**



**Close proximity to  
top-tier retailers**



**Ample outdoor  
storage**

High-Exposure Large-Format Property - positioned in a major mixed-use corridor on Cornwall's west side, this highly visible standalone building offers exceptional access and versatility.

Featuring an expansive open-concept layout with 14'-21' ceilings, a bright showroom, warehousing, three loading docks (including a declining dock ideal for 53' trailers), a large fenced yard, covered exterior display area, outdoor storage, ample customer parking.

Cornwall is a growing regional hub in Eastern Ontario with direct access to Highway 401 and the Seaway International Bridge to the U.S., making it a strategic location for retailers serving both local and cross-border markets.

## Address

1850 Vincent Massey Drive, Cornwall

## Site Area

3.73 Acres

## Available Area

25,066 SF

## Asking Rate

\$15.00 PSF

## Additional Rent

\$3.78 PSF (2025)

## Zoning

HC - Highway Commercial

## Possession Date

Immediate





# Location Overview & Demographics

Strategically located along Cornwall's primary commercial corridor, 1850 Vincent Massey Drive offers a high-visibility retail opportunity with direct access to Highway 401 and proximity to the U.S. border. This location is ideal for businesses seeking regional and cross-border reach.

The surrounding area features a dynamic mix of national retailers, hotels, automotive dealerships, and service providers, ensuring substantial consumer traffic. Cornwall's affordability, with a lower cost of living and competitive labour costs, attracts new residents and businesses.

Cornwall's economy is anchored by logistics, manufacturing, and distribution, supported by a bilingual workforce—nearly half of residents are fluent in both English and French. With its strategic location, accessible infrastructure, and supportive business environment, 1850 Vincent Massey Drive presents a compelling opportunity for retailers aiming to establish or expand their presence in Eastern Ontario.

## 10KM Radius



Current population

60,524



Average household income

\$87,361



Employment rate within 10 km

91.4%



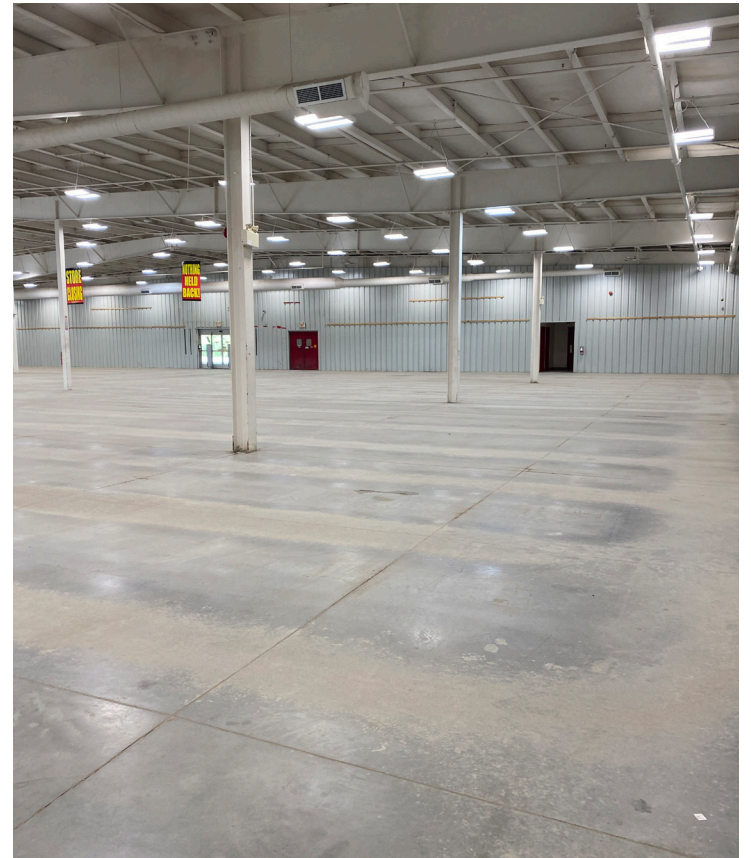
Labour Force Participation

55.9%

## Labour Type

	%
Retail Trade	16.6
Health Care and Social Assistance	16.2
Manufacturing Sector	12.2
Transportation and Warehousing	8.3
Construction Industry	6.8
Educational Services	5.8







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