



Highway 115

Highway 28

Moncrief Line

FOR SALE | 99.7 Acres - Industrial Development Land

2600 MONCRIEF LINE

Township of Cavan Monaghan

County of Peterborough, ON

Rocco Forgione

Broker of Record
Office: 416-736-4900 ext.230
Email: forgione@rextonrealty.com

Justin Forgione

Broker
Office: 416-736-4900 ext.240
Email: jforgione@rextonrealty.com



Rexton Commercial Realty Advisors Inc.
4101 Steeles Avenue West, Suite 201
Toronto, ON M3N 1V7N6A 5A1
416-736-4900

Offering Summary



Located in the Township of Cavan Monaghan less than 5KM from the City of Peterborough, **2600 Moncrief Line** represents a rare opportunity to acquire industrial development land with the scale to support local and regional economic growth.

At 99.7 Acres with exposure on both Highway 115 and Highway 28 , 2600 Moncrief Line is a high-profile, flexible site well suited to the development of a new industrial business park or large format industrial facility.

For Further information please contact:

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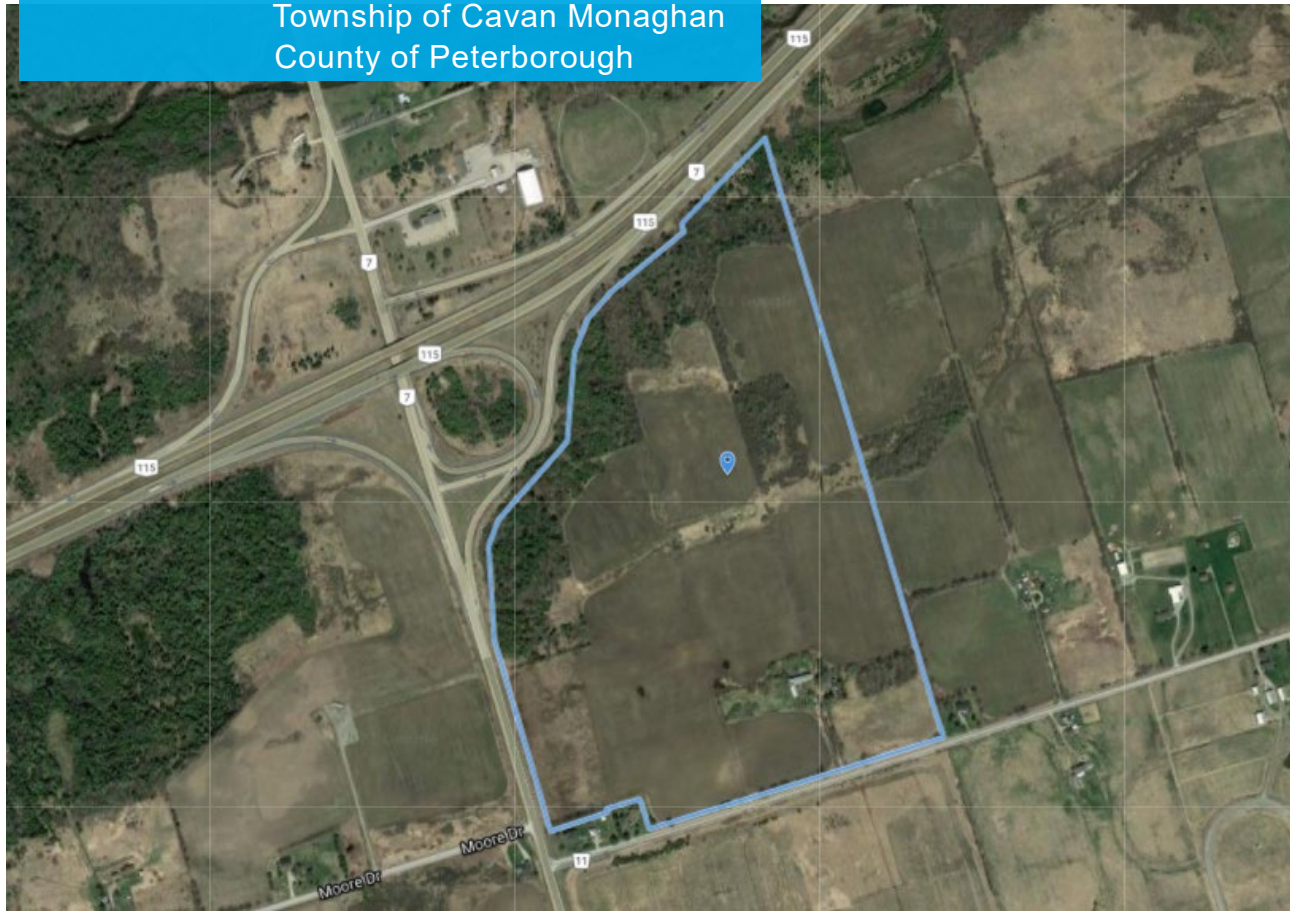
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Property Details

FOR SALE | 2600 Moncrief Line,
Township of Cavan Monaghan
County of Peterborough



Property Address	2600 Moncrief Line	Asking Price:
Legal Description	PT LT 1 CON 8 N MONAGHAN PT 1, 2 45R12587; CVN-MIL-NMO	\$4,500,000
Lot Size	99.7 Acres , currently Improved with House and Barn	
Lot front	1,429.97 ft on Moncrief Line	
Excellent Exposure	Approx. 2,393 ft frontage on Highway 115 and Approx. 1,329 sq ft frontage on Highway 28	
Official Plan	Rural Employment; Airport Employment; Natural Core Area; Natural Linkage Area.	
Zoning	M2 - Rural Employment NL – Natural Linkage NC – Natural Core	

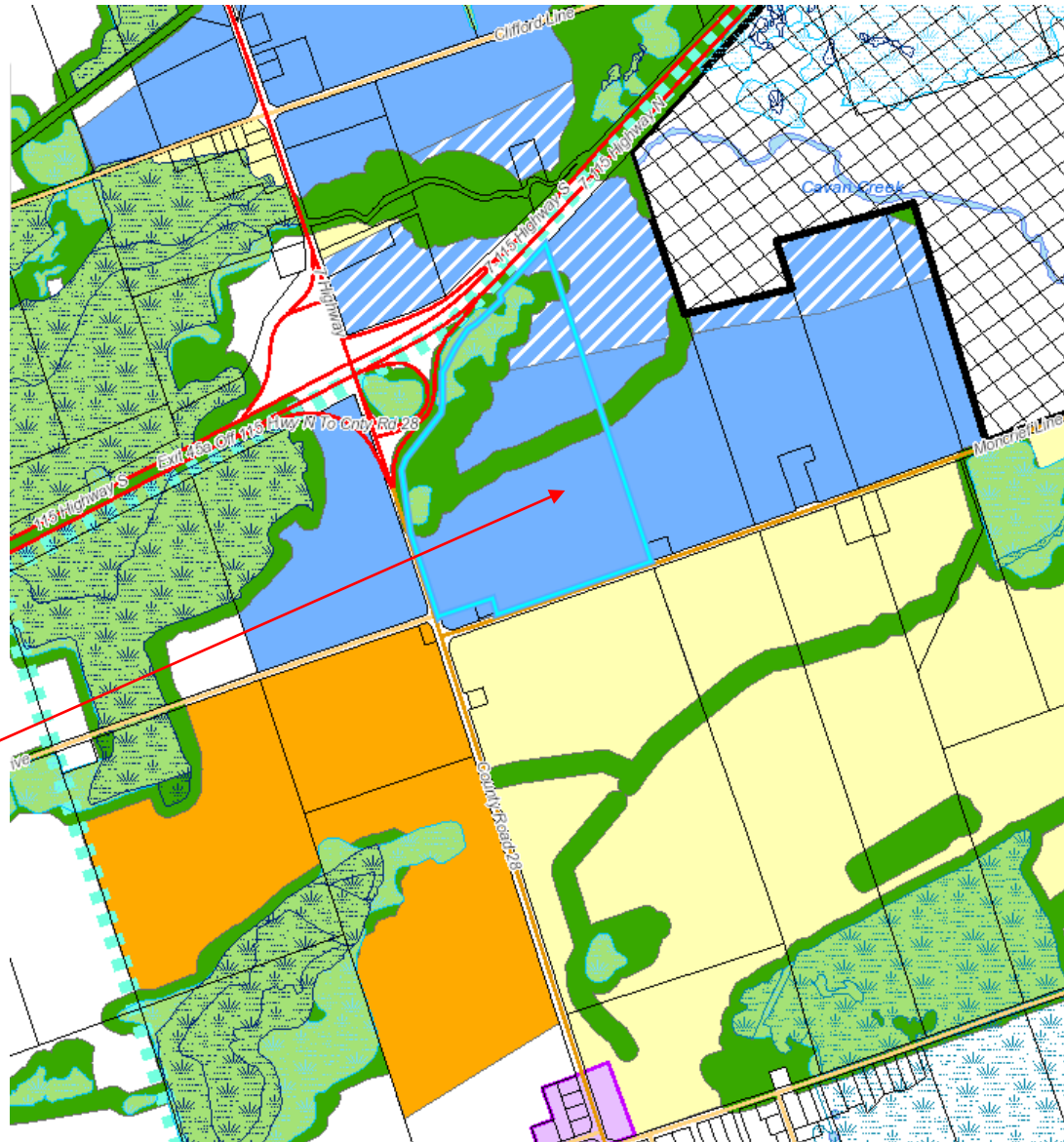
Official Plan Designation

FOR SALE | 2600 Moncreif Line,
Township of Cavan Monaghan
County of Peterborough

Township of Cavan Monaghan Official Plan - Schedule 'A' Land Use

Legend

- Settlement Area
- Hamlet
- Millbrook Urban Settlement Area
- Countryside Areas**
- Agricultural
- ORM - Prime Agricultural
- Rural
- ORM - Rural
- Mineral Aggregate Extractive
- ORM - Extractive
- Rural Employment
- Commercial Entertainment
- Airport Employment
- Recreational
- Natural Heritage System**
- Natural Core Area
- ORM - Natural Core Area
- Natural Linkage Area
- ORM - Natural Linkage Area
- Oak Ridges Moraine Boundary
- Urban Rural Fringe
- Special Study Area No. 1 (See Section 2.6)
- Peterborough Airport



Official Plan

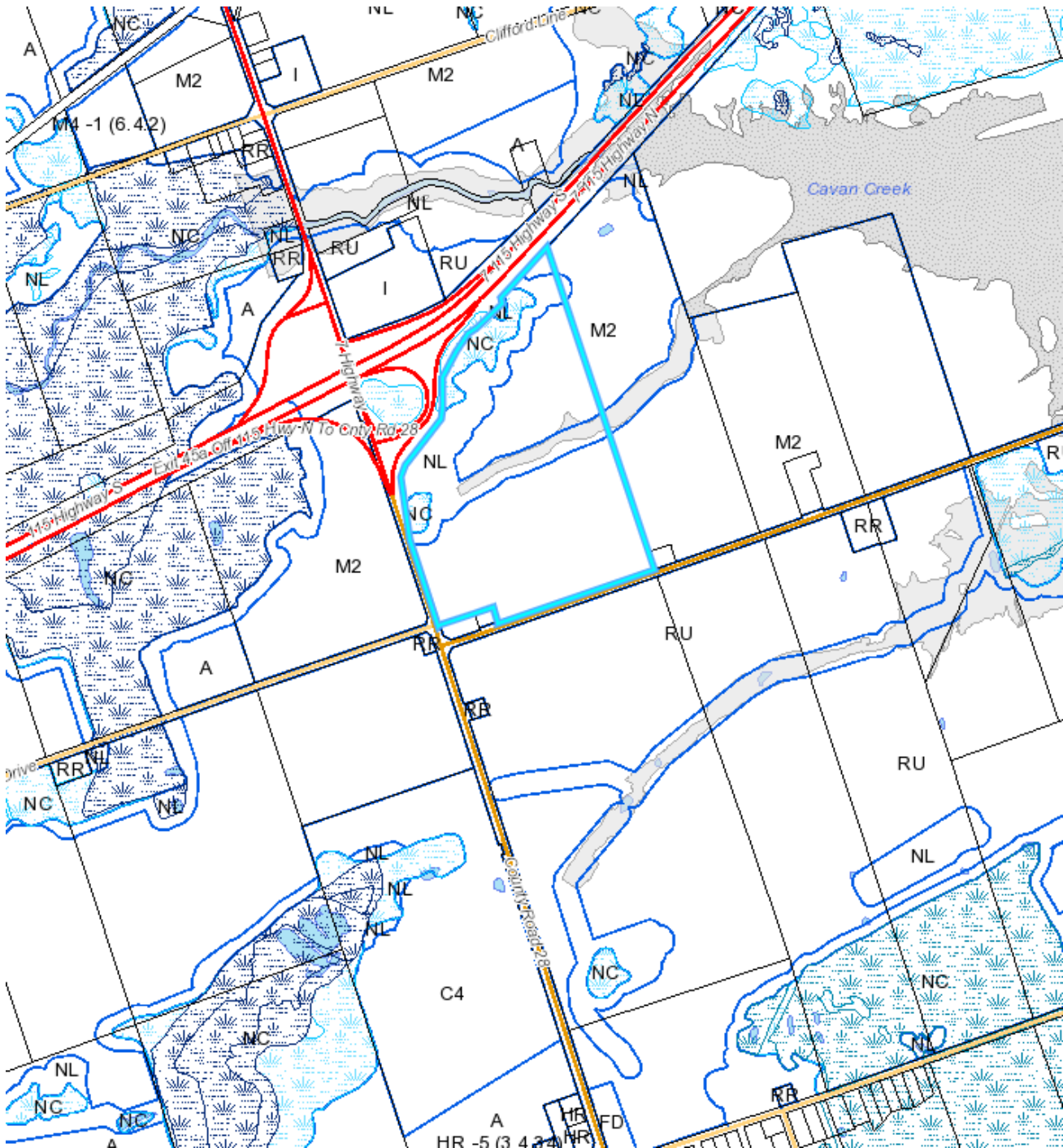
Rural Employment;
Airport Employment;
Natural Core Area;
Natural Linkage Area.

Zoning:

M2 - Rural Employment

NL – Natural Linkage

NC – Natural Core

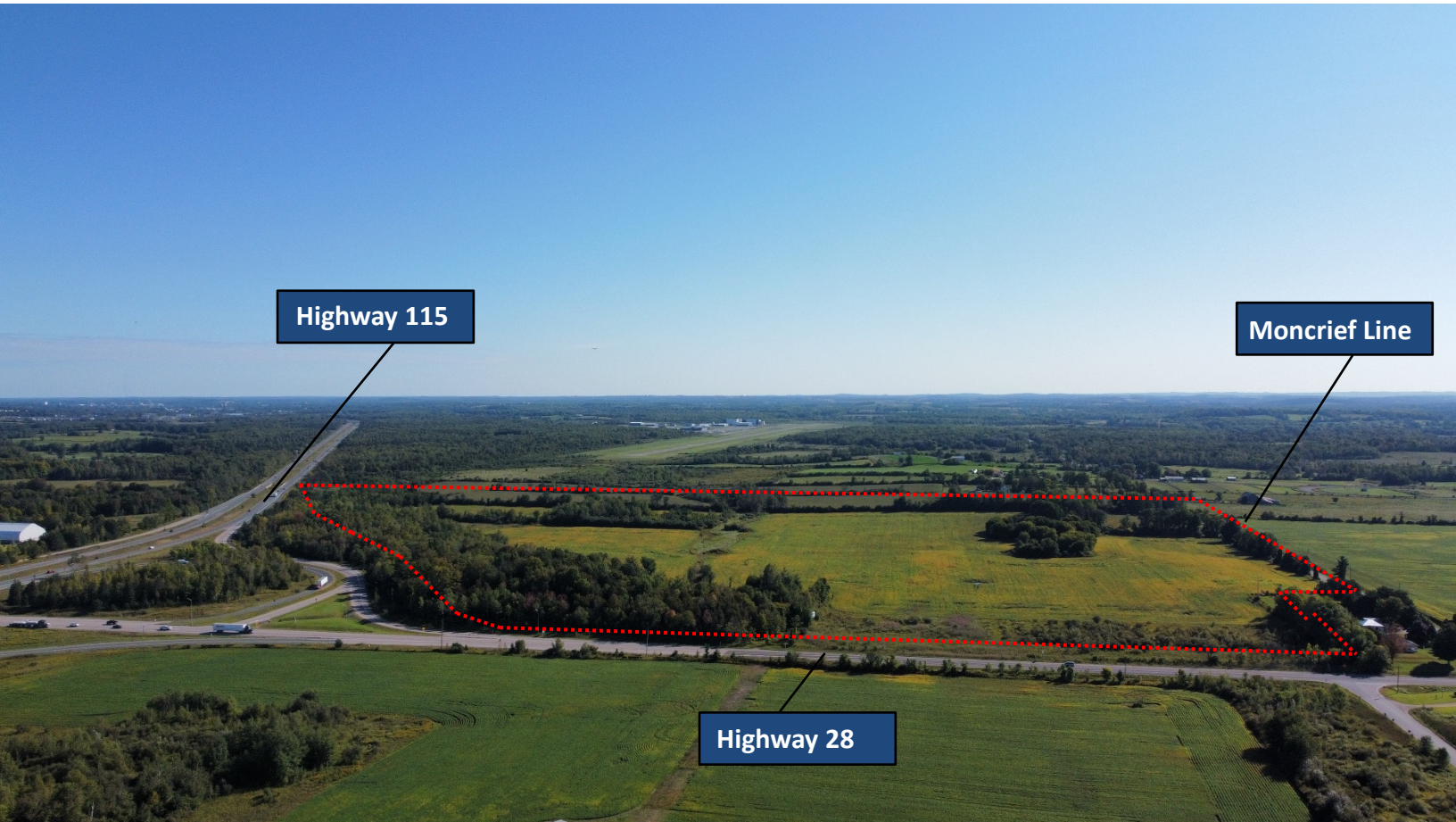


Rural Employment (M2) Zoning Permissions Table:

Table 6A Industrial Zones – Permitted Uses					
Use	M1	M2	M3	M4	M5
Aggregate processing facility			✓		
Agricultural service and supply establishment		✓(3)(4)			
Airport and related uses					✓
Asphalt plant			✓		
Assembly hall	✓				
Auction sales establishment	✓	✓(3)(4)			
Banquet hall	✓				
Brewery / winery	✓	✓(4)			
Business office	✓(1)	✓(1)(4)			✓(2)
Cannabis production facility	✓				
Caterer's establishment	✓				
Commercial self-storage facility	✓(4)	✓(4)			
Composting yard	✓	✓(4)		✓	
Concrete batching plant			✓		
Contractor's yard	✓(4)	✓(4)			
Dry cleaning plant	✓				
Equipment rental establishment	✓(4)	✓(3)(4)			
Farm implement sales and service establishment	✓(4)	✓(3)(4)			
Feed mill		✓(4)			
Hotel / motel	✓				
Industrial use	✓(4)	✓(4)			✓(2)
Industrial equipment rental establishment	✓(4)	✓(3)(4)			
Mineral aggregate operation			✓		
Motor vehicle body shop	✓	✓			
Motor vehicle gas bar	✓	✓			
Motor vehicle repair garage	✓	✓			
Motor vehicle sales and rental establishment	✓	✓(4)			✓(2)
Motor vehicle washing establishment	✓				
Outdoor display and sales area	✓	✓			
Outdoor power products sales and service establishment	✓	✓			
Outdoor storage use	✓	✓(4)			
Recycling facility	✓	✓(4)			
Repair or service shop	✓(4)	✓(3)(4)			
Restaurant	✓	✓(3)(4)			✓(2)
Retail store	✓(5)(6)	✓(5)(6)			✓(2)(6)
Trade and convention centre	✓				✓(2)
Transport terminal		✓(4)			
Warehouse	✓(4)	✓(4)			✓(2)
Waste processing station	✓				
Waste transfer station		✓(4)		✓	
Wayside pit			✓		
Wholesale establishment		✓(4)			✓(2)

FOR SALE | 2600 Moncrief Line, Township of Cavan Monaghan

Aerial Photo



*outline of property boundary is approximate.

FOR SALE | 2600 Moncrief Line, Township of Cavan Monaghan

Aerial Photo



Highway 115

Highway 28

Moncrief Line

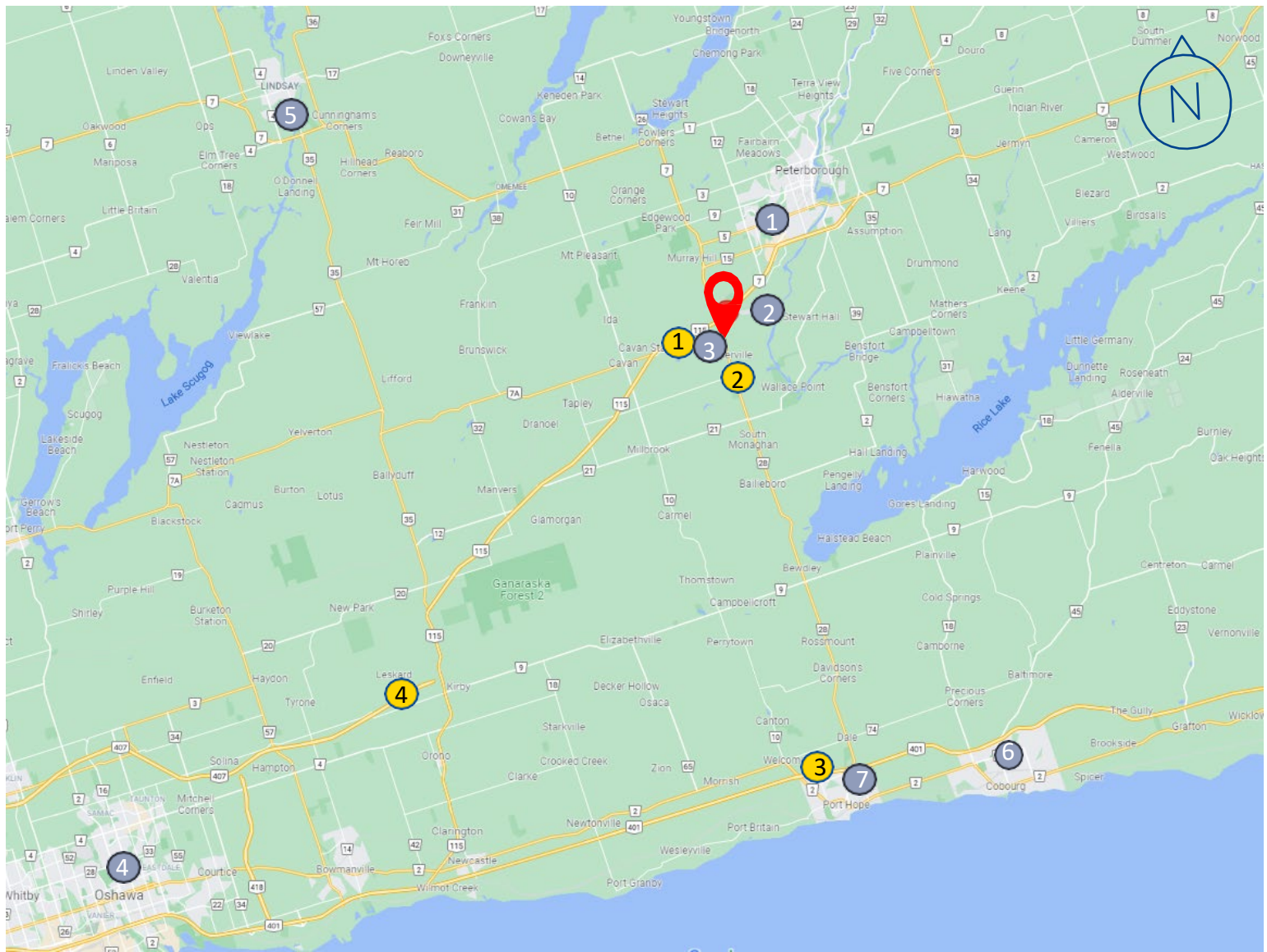
*outline of property boundary is approximate.

FOR SALE | 2600 Moncrief Line, Township of Cavan Monaghan

Aerial Photo



*outline of property boundary is approximate.



Subject property

Legend

- ① Peterborough
- ② Peterborough International Airport
- ③ Kawartha Downs and Speedway
- ④ Oshawa
- ⑤ Lindsay
- ⑥ Cobourg
- ⑦ Port Hope

- ① Highway 115
- ② Highway 28
- ③ Highway 401
- ④ Hwy 407

CONFIDENTIALITY AGREEMENT

(“Confidentiality Agreement”)

2600 Moncrief Line, Township of Cavan Monaghan, Ontario, Canada

Return to:

Justin Forgione: jforgione@rextonrealty.com

Rexton Commercial Realty Advisors Inc.

4101 Steeles Avenue West, Suite 201

Toronto, ON M3N 1V7N6A 5A1

Office: 416-736-4900

To: **2324784 ONTARIO LIMITED (the “Owner”)**

Re: **2600 Moncrief Line, Township of Cavan Monaghan, ON (The “Property”)**

For the purposes of evaluating all aspects of the Property, the undersigned requests that Rexton Commercial Realty Advisors Inc (hereinafter referred to as “Rexton”) provides the undersigned with confidential information relating to the Property.

In consideration of Rexton agreeing to provide the undersigned with such information, the undersigned agrees as follows:

1. To treat confidentially, such information and any other information that Rexton or its advisors furnish to the under-signed, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or gathered by inspection, and regardless of whether specifically identified as “confidential” (collectively, the “Evaluation Material”).
2. Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale transaction relating to the Property. The undersigned agrees that the Evaluation Material will not be used in any way detrimental to the Property, to the Owners, or to Rexton and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially.
3. That if at any time, the undersigned considers a transaction which would involve participation directly or indirectly by a third party, the undersigned agrees to obtain from such third party, a confidentiality agreement in a form satisfactory to Rexton prior to disclosure to such party of any Evaluation Material.
4. The undersigned and its directors, officers, employees and representatives will not, without the prior written consent of Rexton, disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the owner of the Property and the undersigned, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.
5. The term “person” as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company partnership or individual.
6. That at any time, at the request of Rexton, the undersigned agrees to promptly return all Evaluation Material without retaining any copy thereof or any notes relating thereto. The undersigned will certify as to the return of all Evaluation Material and related notes.
7. That in the event the undersigned is required or requested by legal process to disclose any of the Evaluation Material, the undersigned will provide Rexton with prompt notice of such requirement or request so that Rexton and or the Owner may seek an appropriate protective order or waive compliance with the provisions of this requirement or both.

8. That the undersigned further understand and agree that the Owner and/or Rexton makes no representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned agrees that Rexton shall not have any liability to the undersigned or any of its representatives resulting from the use of the Evaluation Material by the undersigned or its representatives.

DATED at _____, this ____ day of _____, 2021.

Corporate Name, if Applicable (Please Print)

By: _____
(Officer's Signature)

(Officer's Name and Title)

(Officer's Address)

Phone Number

Email Address