

Niagara Falls

A Global Brand
for Business

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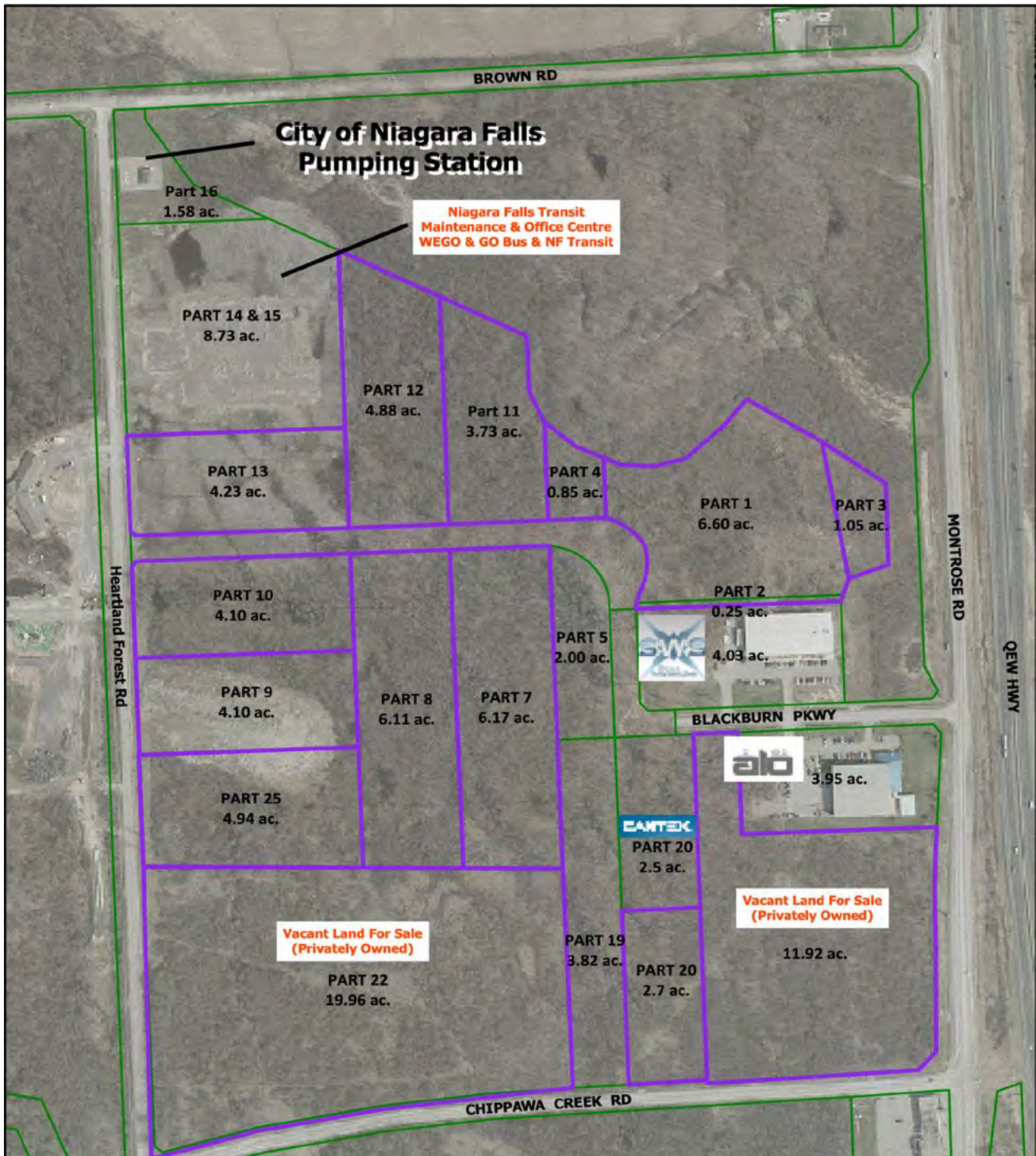
Business Investment Opportunity



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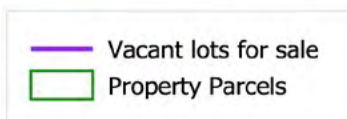
INVESTMENT OPPORTUNITY:

Montrose Business Park



Montrose Business Park - Registered Plan 59R- 13527

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*Airphoto flown:
March 2013



April 2014
Scale 1: NTS

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Industrial Land for Sale

Location: **Montrose Business Park,
Registered Plan 59R-13115**

Zoning: Prestige Industrial Park:
Montrose Business Park

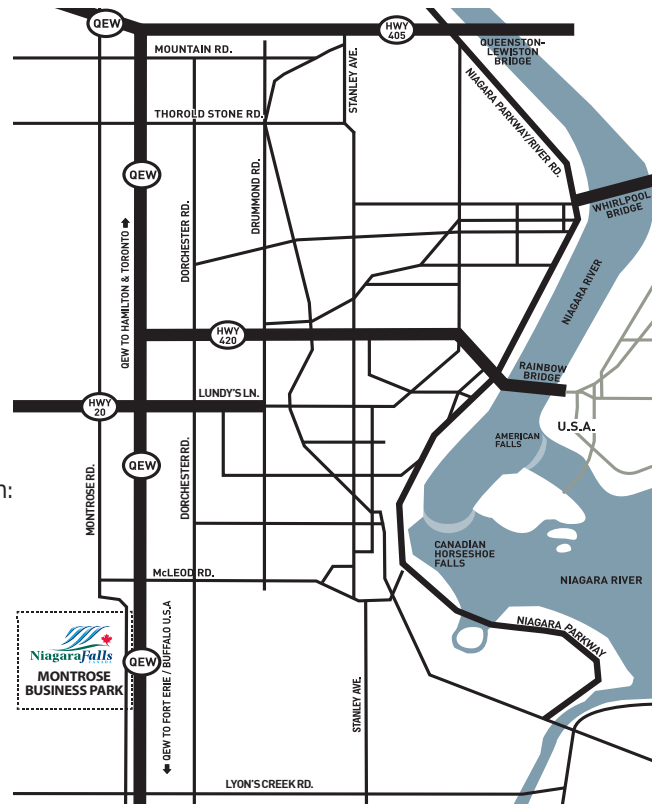
Vacant Land for Sale (size): 55 acres

Highway Exits: Q.E.W. either McLeod Road West or
Lyon's Creek Road West

Distance To Highway: Ontario: Q.E.W. (1 km/0.50 miles)
New York: Interstate I-90 (20 km/10 miles)

Canada/U.S. Border: Peace Bridge I-90:
(20 km/10 miles)
Queenston-Lewiston Bridge:
(17.3 km/10.75 miles)

Intermodal Distances: Welland Canal/St. Lawrence Seaway System:
(24.1 km/15 miles)
Niagara District Airport:
(17.5 km/10.9 miles)
Toronto's Pearson International Airport:
(100 km/70 miles)
Hamilton International Airport:
(86.4 km/53.69 miles)
Buffalo, NY International Airport:
(49.5 km/30.76 miles)
C.N. Rail: (11.3 km/7.0 miles)
C.P. Rail: (35 km/18.6 miles)



Utility Service Connections

Electrical: Niagara Peninsula Energy (Municipal Power Company) services to property line available for developers to connect to: 3-Phase, 4-Wire 13.8kV overhead

Natural Gas: Enbridge Gas, 4" Plastic, Main PSI, Intermediate Pressure (IP)

Sanitary Sewer: Heartland Forest Rd., 8" diameter south of Blackburn Pkwy. & 10" diameter north of Blackburn Pkwy.

Municipal Water: 2" diameter water main, Heartland Forest Rd.

High Speed: Bell - 72 fibre cable with 48 energized and 50 pair cable to Park entrance.
Niagara Regional Broadband Network - Currently has a 48 Fibre Optic Cable backbone to service both sides of the Montrose Business Park. All services to each customer will be 100% Fibre Optic Cable (no copper) into each customer location as an extension off the 48 Fibre Optic Cable backbone. All services are dedicated Fibre Services with 99.999% uptime and a 4hr MTTR.

Comments: City of Niagara Falls, Ontario Industrial Park (100 acres in total). 55 acres of City-owned vacant industrial land available for sale.

Private ownership 30 acre lot is available for re-sale

Park includes: Alo North America, Cantex, Niagara Falls Transit Facility and Star Warning Systems who have developed/operate their global business in the Montrose Business Park.

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Business Development

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