



—NIAGARA CANADA— **PREMIER SITE**

Montrose Business Park
Niagara Falls, ON

KEY HIGHLIGHTS

LOT: 55 acres
ZONING: Prestige Industrial Park
Under Municipal Ownership

PERMITTED USES

General manufacturing; fabrication; assembly and processing of raw materials; warehousing; servicing and maintenance operations; public utilities; communications and transportation facilities; and research and development laboratories.

UTILITIES

Natural Gas Available
Hydro/Electricity Available
Water and Wastewater Available
High Speed Available

INVESTMENT OPPORTUNITY



ACCESS TO MARKET

- Highway Exits: QEW either McLeod Road West or Lyon's Creek West
- Distance to Highway: Ontario: QEW (1km/0.05 miles), New York: Interstate I-90 (20km/10 miles)
- Canada/US Border: Peace Bridge I-90: (20km/10 miles) Queenston-Lewiston Bridge: (17.3km/10.75 miles)
- Intermodal Distances: Welland Canal/St. Lawrence Seaway System (24.1km/15 miles)
- Niagara District Airport: (17.5km/10.9 miles)
- Toronto's Pearson International Airport: (100km/70 miles)
- Hamilton International Airport: (86.4km/53.69 miles)
- Buffalo, NY International Airport: (49.5km/30.76 miles)
- CN Rail: (11.3km/7.0 miles)
- CP Rail: (35km/18.6 miles)

NIAGARA ADVANTAGE

Strategically located between the Greater Toronto Area and Buffalo, NY, the Niagara region has access to a huge and growing market of 1.86 million people within 30 miles. The region is home to over 448,000 people and has access to a labour market of over a million workers. Niagara is also home to two world-class post-secondary institutions, both actively involved in industry-driven innovation and research in partnership with the local business community. This result is that Niagara can meet the needs for almost any business.

A Niagara Premier Site demonstrates a commitment to work with investors by collecting relevant up-front property information and mapping that demonstrates the investment readiness of the region's ICI properties. Additional information about this site is available.

