

**Under
Contract**



Business Park and Commercial Development Opportunities

420 Acres

One of the last large parcels of development land
in the mid Ontario market.

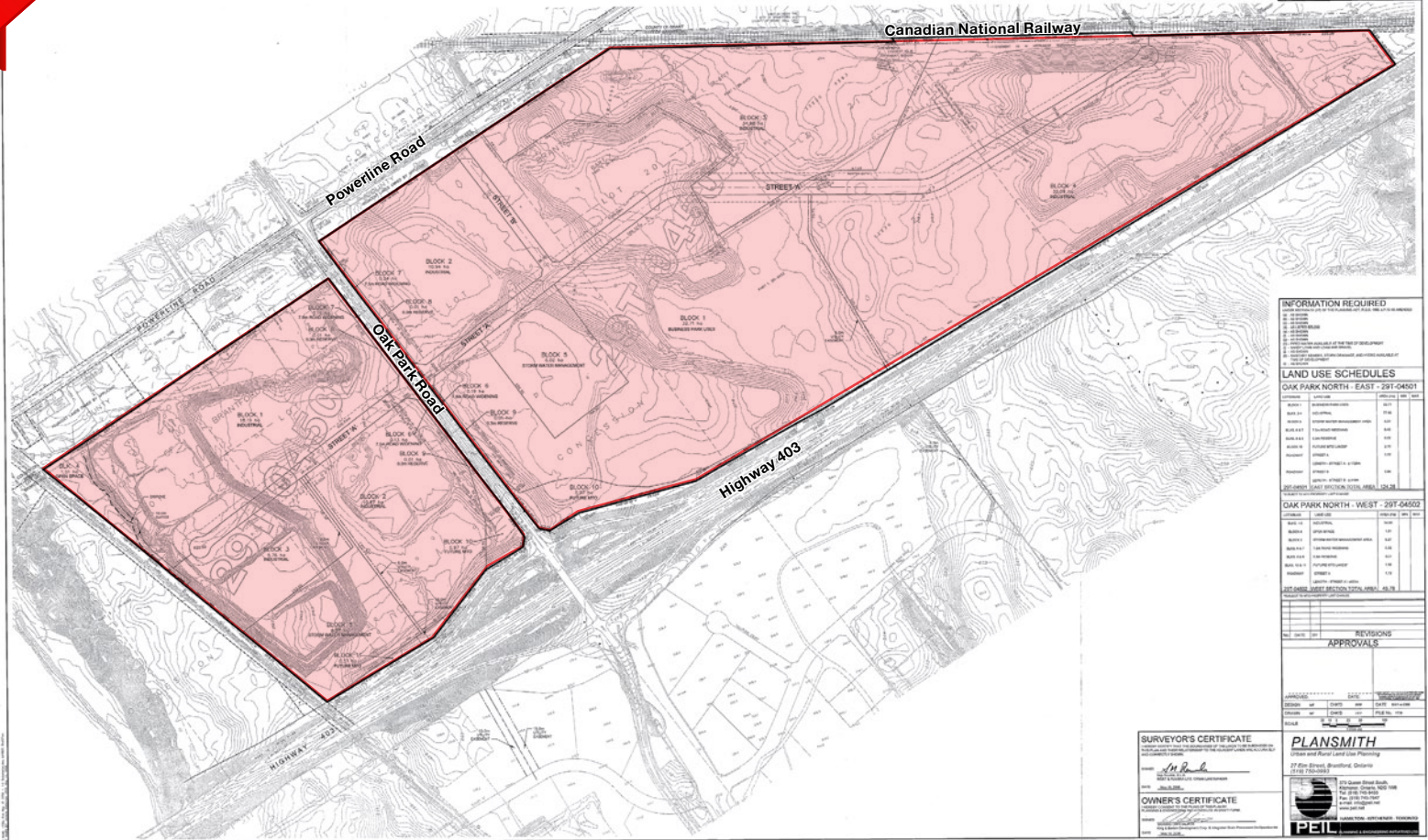
Located 20 minutes from Hamilton International Airport,
15 minutes to Highway 401 and adjacent to Highway 403.

Under Contract

DRAFT PLANS OF SUBDIVISION

29T-04501 & 29T-04502

OAK PARK NORTH
29T-04501 & 29T-04502
PARTS OF LOTS 17, 18, 19, 20, 21,
22 & 23, CONCESSION 2,
FORMERLY IN
TOWNSHIP OF BRANTFORD,
NOW IN THE CITY OF BRANTFORD



420 acres of prime development land fronting on Highway 403 and separated by Oak Park Road in the City of Brantford

420 Acres For Sale

Oak Park Road, Brantford, Ontario

Property Overview

The 420 acre business park is one of the largest assemblies of land on a 400 series highway, within half an hour of the Greater Toronto Area (GTA).

It is located at a major interchange on Highway 403 in the North West Brantford industrial district. It is approximately mid point between Highway 401 at Woodstock and the west side of the GTA. A cancellable license and royalty agreement for extraction of gravel and other aggregate from part of the property is currently in place.

The main Canadian National Railway (CNR) line that crosses the US/Canada border at Detroit and Niagara Falls is on the north side of the site. Their line also feeds into the GTA. Highway 403 is on the south side of the property.

The property is in two parcels. The east side of Oak Park is 307.05 acres and the west side is 112.95 acres.

There are Draft Plans for Subdivision for industrial and commercial development.

Brantford-Brant's Advantages

- Transportation options that include superior access to the #400 series highways, two international airports, international border crossing at Niagara Falls and Detroit and inter-modal facilities in western GTA
- Proximity to Ontario and Northern US customer market and suppliers
- Strong labour force growth trends
- Productive, highly skilled labour force
- Competitive wage levels
- Access to suppliers and competitively priced high quality raw materials
- Low land and construction costs when compared to other Southern Ontario locations
- Low cost electricity and telecommunication costs
- Cost competitive business conditions
- Close proximity to McMaster University, one of North America's top 10 Engineering Schools
- Within 70-miles of nine major Universities and eight colleges
- Proximity to major consumer markets considered a major factor in attracting warehouse and distribution facilities

Many firms have already located in Brantford-Brant including: NCO Financial Services, OLG Brantford Casino, S. C. Johnson and Son, Limited, Raymond Industrial Equipment Limited, Apotex Pharmachem Inc., Methapharm Inc. / ACIC, MYE Canada Operations Inc., The Ferrero Group, Maidstone Bakeries, Western Waffles, Pillers Fine Foods Inc., Tyson Foods Inc., Maple Leaf Poultry, Grand River Poultry, Tamsco, and Export Packers Foods Inc. LP International, Keeprite Refrigeration, Masco Canada Limited, Procter & Gamble, Mabe Canada Inc., The Marco Corporation, Hunter Steel, Brantford Iron and Metal, Bell City Foundry, Storeimage Programs Inc.

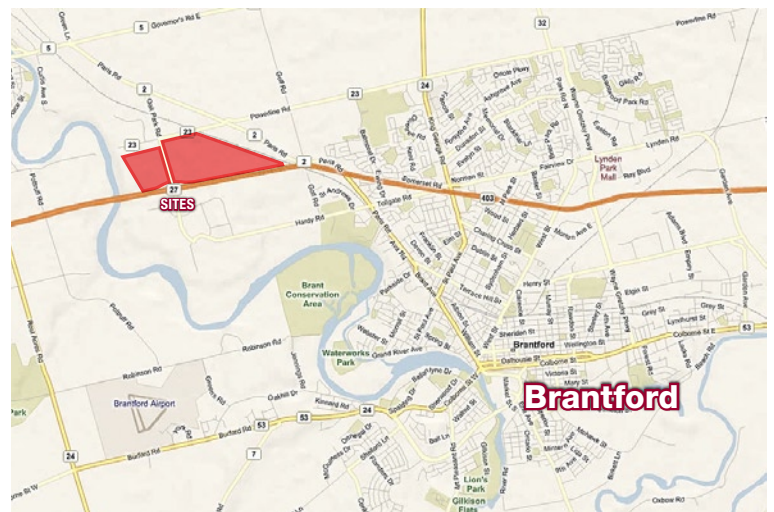
This property offers a prime development opportunity for both Commercial and Business Park users.



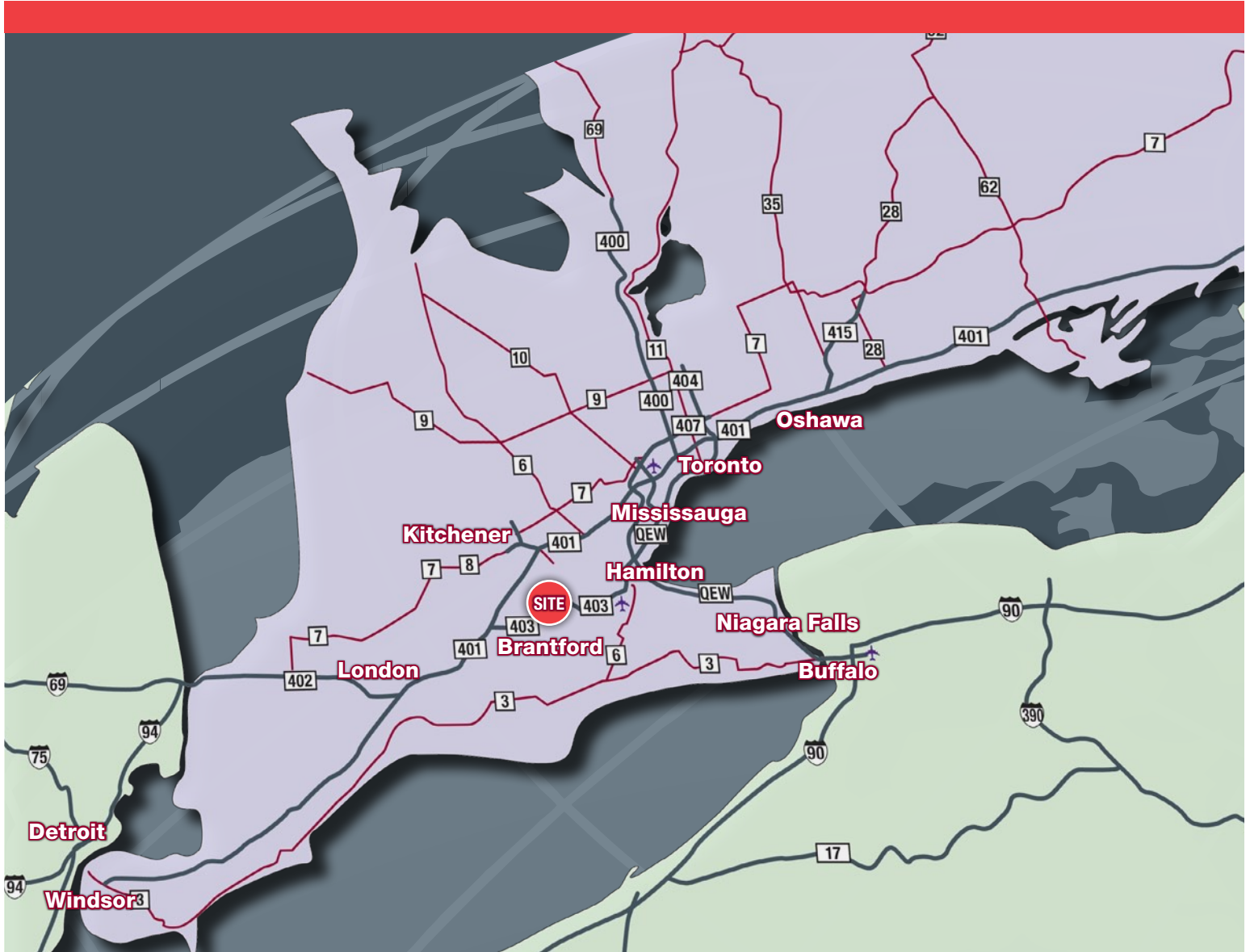
West Parcel – 112.95 acres
Zoning: H-M2-10, M2-10, M3-2



East Parcel – 307.05 acres
Zoning: M2-10, M2-30, M3-2, M2, H-M2-10



Regional Marketing Group Presents 420 Acres of Development Land For Sale



Business Park and Commercial
Development Opportunities

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