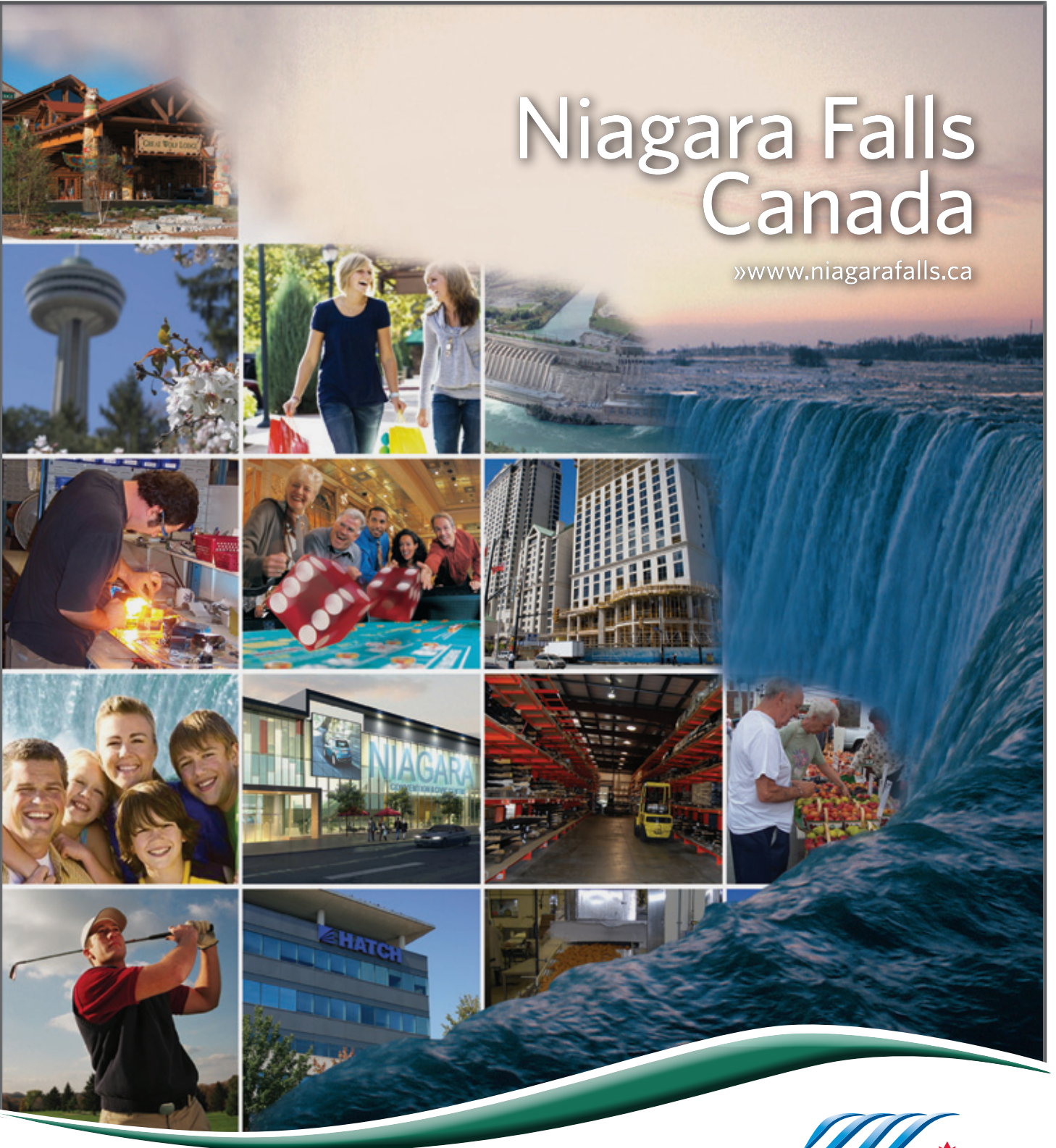


Niagara Falls Canada

»www.niagarafalls.ca



NiagaraFalls
CANADA

Investment Opportunity Montrose Business Park



Montrose Business Park

INDUSTRIAL LAND FOR SALE

Location:	Montrose Business Park, Registered Plan 59R-13115
Zoning:	Prestige Industrial Park: Montrose Business Park
Vacant Land for Sale (size):	60 acres
Highway Exits:	Q.E.W. <i>either</i> McLeod Road West <i>or</i> Lyons 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:	Kalar Road, 8" diameter south of Blackburn Parkway & 10" diameter north of Blackburn Parkway
Municipal Water:	12" diameter water main, Kalar Road.
High Speed:	Bell - 72 fibre cable with 48 energized and 50 pair cable to Park entrance.
Map:	Yes
Comments:	City of Niagara Falls, Ontario Industrial Park (100 acres in total). 60 acres of City-owned vacant industrial land available for sale. Private ownership 20 acre lot is for re-sale (Transforce) Private ownership in the park includes: Alo North America, Star Warning Systems who have developed/operate their global business in the City Park.
Contact:	City of Niagara Falls, Business Development Division Serge Felicetti 905-356-7521 ext. 5102 sfelicetti@niagarafalls.ca Wendy Canavan 905-356-7521 ext. 5002 wcanavan@niagarafalls.ca



Niagara Falls: A Global Brand For Business.



www.niagarafalls.ca

City of Niagara Falls

Business Development Division
P.O. Box 1023, 4310 Queen St.
Niagara Falls, ON L2E 6X5

Business Development Contacts:

Serge Felicetti: sfelicetti@niagarafalls.ca 905-356-7521 ext. 5102
Wendy Canavan: wcanavan@niagarafalls.ca 905-356-7521 ext. 5002