

BUILD TO SUIT OPTIONS FOR SALE OR LEASE

FROM 200,000 SQ.FT. TO 656,000 SQ.FT. | **SITE PLAN APPROVED**
ZONED FOR INDUSTRIAL USES



282 Highway 5
St. George, Ontario
(County of Brant)



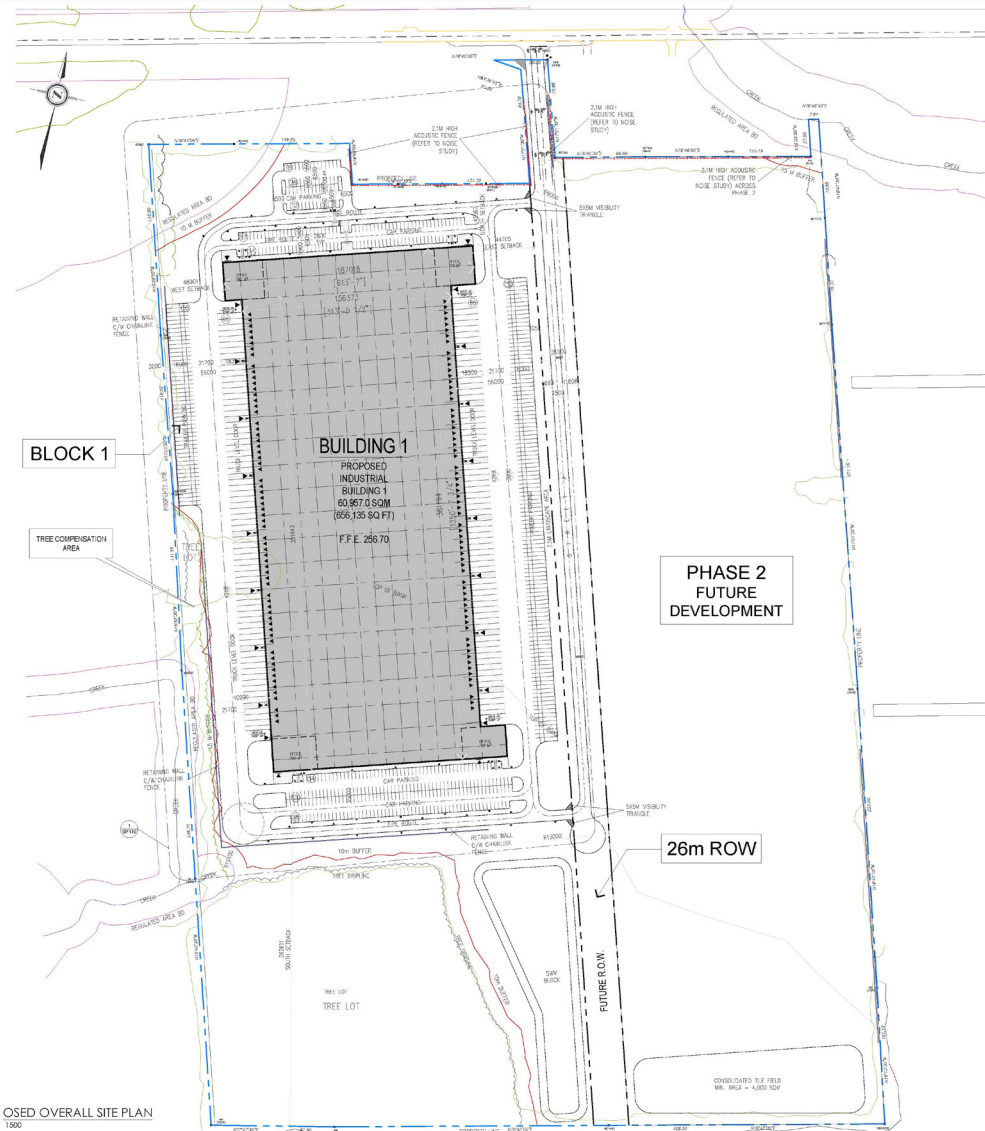
Property Details

BUILD TO SUIT FOR SALE OR LEASE

Address	282 Highway 5, St. George, Ontario (County of Brant)
Site Size	+/- 89 Gross Acres
Total Building Area	Phase 1 - Options from 200,000 Sq. Ft. to 656,135 Sq. Ft.
Clear Height	40 Ft Clear
Shipping	130 Truck Level Doors & 4 Drive-In Doors
Parking	165 Trailer Stalls & 399 Car Stalls
Zoning	Industrial Uses (including warehousing)
Timing of Development	12-18 months upon deal execution



Concept Site Plan



SITE PLAN APPROVED



Size

Options from 200,000 Sq. Ft. to 656,135 Sq. Ft.



Zoning

Industrial with warehouse use permitted



Shipping

130 Truck Level Doors & 4 Drive-In Doors



Clear Height

40 FT



Parking

165 Trailer Parking & 399 Car Parking Stalls



Timing

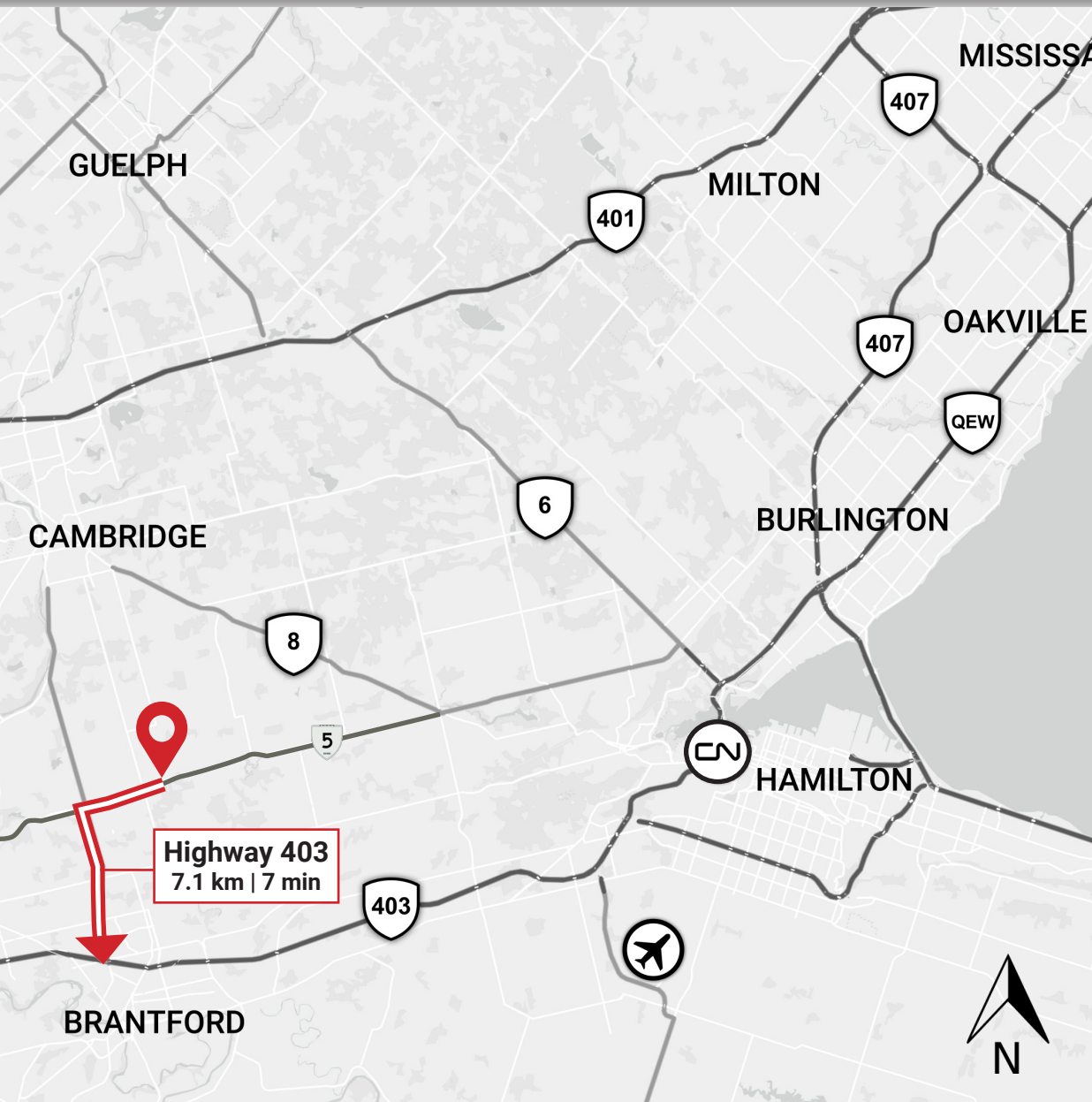
12-18 months upon deal execution



Highway Access

Close to Highway 403 & 401

Interconnected Highways



The site is located on Highway 5 and provides excellent access to Highway 403 which connects directly to the GTA's main thoroughfare (Highway 401), providing connections to all of the 400 Series Highways.

The site is within 30 minutes of the Hamilton airport, 60 minutes of Pearson International Airport, and between 60-90 minutes from Downtown Toronto, Brampton and Mississauga via Highway 401, and 70 minutes from the Canada/U.S. border. Further, the total population within an approximate 2 hour drive is approximately 8 million.

DRIVE TIMES

Highway 403
7.1 km/7 min

Kitchener/Waterloo
40 km/39 min

Highway 401
20 km/23 min

Downtown Toronto
99 km/ 1h 30 min

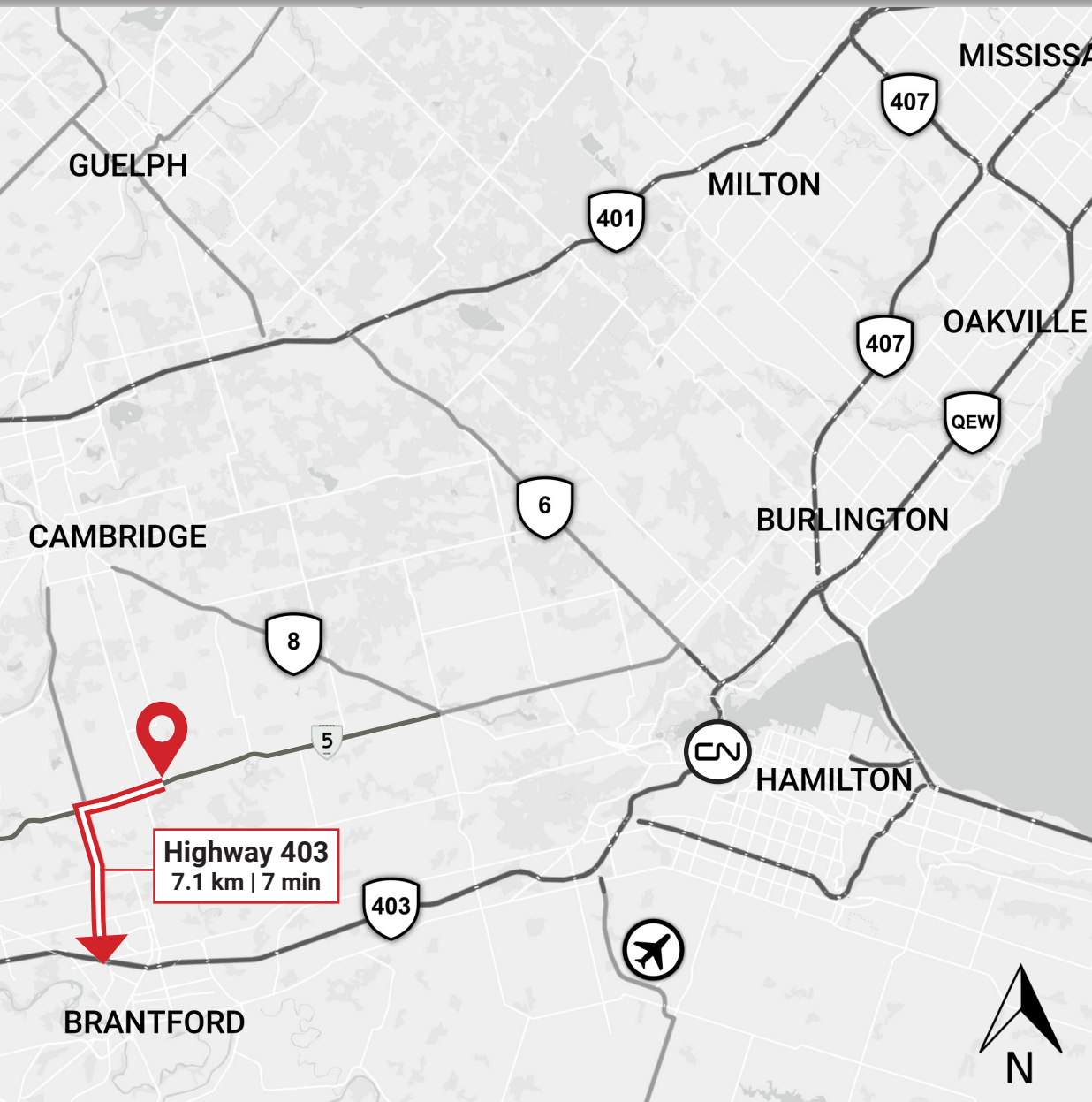
QEW
56 km/37 min

Rainbow Peace Bridge
120 km/ 1h 10 min

**John C. Munro
International Airport**
41 km/ 28 min

**Pearson International
Airport**
91 km/1 hr

Site Location



- Centrally located in southern Ontario, Brant is within 100 km from the Greater Toronto Area (GTA) and the Canada/USA border, central to millions of potential customers.
- Brant is home to a number of major employers, such as Ferrero Rocher, SC Johnson & Sons, P&G, DHL, Exel Canada, Adidas, Apotex, and Ford.
- The County of Brant has seen unprecedented growth in both the Industrial, Commercial, Institutional and Residential markets.
- Brant is uniquely positioned to access labour from many neighbouring municipalities, and has access to 19 colleges and universities within a 1-hour drive.
- The population of the County of Brant continues to rise and the median household income is \$90,226 with a median age of 44.

282

Highway 5

St. George, Ontario
(County of Brant)



For more information, please contact:

ADAM LAMBROS

Director, Development
(416) 915-1972
alambros@panattoni.com

CHRIS SERIO

Development Manager
(416) 915-1997
cserio@panattoni.com

Panattoni Development Company Canada
185 The West Mall Suite 860 Toronto, Ontario, Canada M9C 5L5
T 416.915.1970
panattonicanada.com



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