

The Advantages of Dryden's Airport Business Park East

Choose Dryden's Airport Business Park East for the:

- Affordably priced water, sewer, electricity, natural gas, and high-speed wireless Internet and mobile telephone services
- More than 50 acres, greenfield (woodland), in 5.4-acre lots
- Industrial and commercial zoning
- Negotiable lot pricing
- Low taxes, no development charges
- Trading area of 35,000 people around a growing community
- Community funding programs, plus potential partnership for senior government funding programs
- Premier access to a full-service regional airport
- Seasonal Customs with airlines offering connecting flights to major carriers
- Solid economic base in forestry, mining and tourism in the region's financial, accounting, real estate and transportation hub



Airport Business Park East, Dryden, Ontario

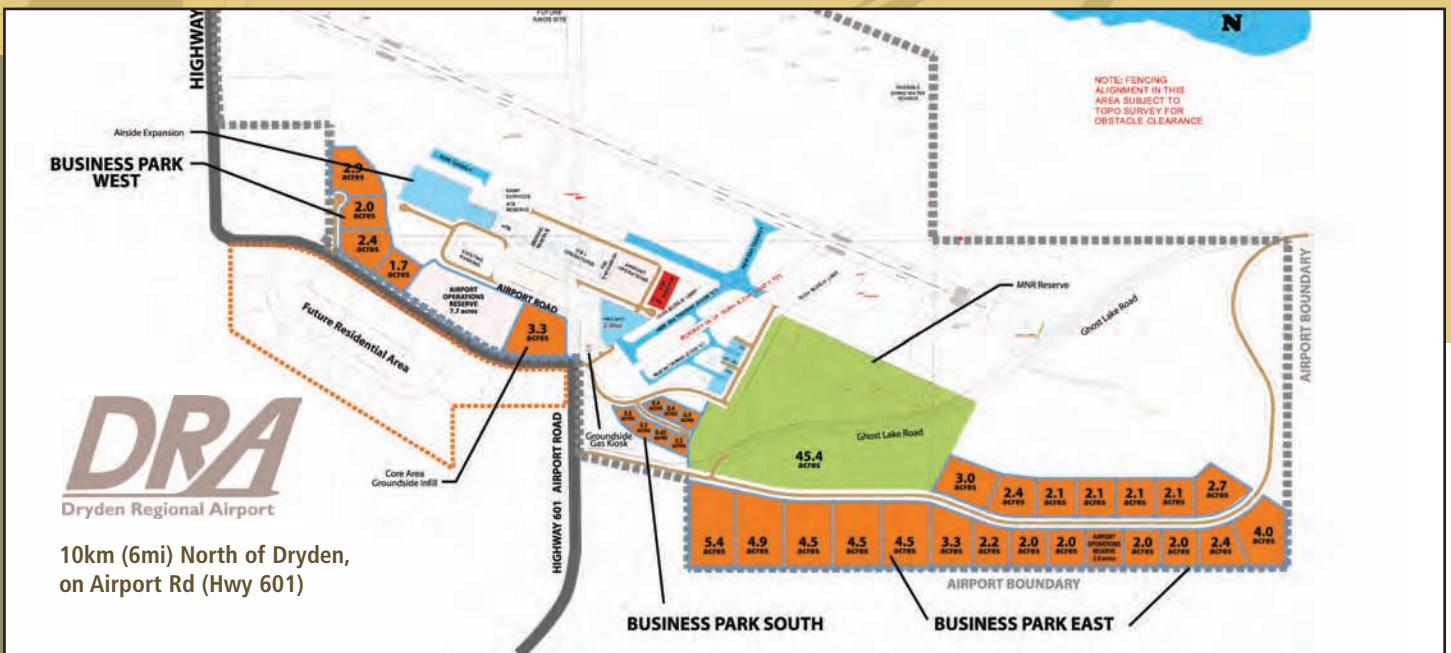
Dryden's Airport Business Park East is being planned as a high-value staging area for Ontario's Northwest, a warehouse for products bound for eastern, western and southern markets, a low-cost entry point to a northern First Nations market – and more.

The Park offers more than 50 acres of good land to build on, in 5.4 acre lots. It will be serviced with water, sewer, electricity, natural gas, high-speed Internet and mobile telephone.

The Park will open south of Dryden Regional Airport on Highway 601. The Trans-Canada Highway is 3 km away. Access to Highway 502 and the U.S. Midwest is just 7 km away.

Learn more about the advantages of Dryden's Airport Business Park East for your business. Call us today!





Quick Facts

- Population of the Greater Dryden Area is 22,200, with a regional trading area of 35,000
- Goods and services spending exceeds \$250,000,000 annually
- About 6,000 vehicles travel through Dryden every day
- Air, rail, truck, courier and warehouse services are available
- Highway 502 provides an easy-access, north-south link to the U.S. Midwest, and beyond
- Dryden Regional Airport, with CANPASS, hosts daily scheduled and charter air service
- About one-third of the population is between 25 and 44 years of age – and the median family income is about \$77,439
- A solid economic base in tourism, renewable energy and resource-based sectors in the region's financial, accounting, real estate, healthcare and transportation hub

Planned Airport Business Park East Features

Land available: More than 50 acres

Lot sizes: 5.4 acres

Cost: Negotiable

Environmental considerations: None, greenfield (woodland)

Zoning: Industrial and commercial

Noise exposure forecast: Compatible

Potable water: 200 mm main; extension capability – can be extended to Park

Sanitary sewer: Septic field

Electricity: 3 phase 600 V

Natural gas: 2" (60.3 mm) natural gas main, 40 psig

Telecommunications: High-speed, DSL, wireless Internet; mobile telephone services

Highway access: Highway 601, with ready access to the Trans-Canada Highway, 3 km south; and Highway 502, 7 km southwest

For More Information, Contact:

George Friesen
Airport Manager, City of Dryden
Phone: (807) 937-4959
Email: cyhd@dryden.ca

