

## Bring Your Business to the Centennial Business Park for ...

- Competitively priced water, sewer, electricity, natural gas, high-speed Internet and mobile telephone services
- 19-acre development with lots from 1.0 acre to 10.0 acres
- Prices starting at \$30,000 per fully-serviced acre
- No development charges
- Affordable taxes and registration fees
- A trading area of 35,000 people
- Community and provincial incentive programs



Petro Canada's Petro Pass Site  
Centennial Business Park

Available right now, commercial lots in Dryden's Centennial Business Park are ready to help you profitably serve your local and long-distance markets.

The Park's greenfield site is zoned for commercial development. Water, sewer, electricity, natural gas, high-speed Internet and mobile telephone will all be in place by the summer of 2009.

A city block north of the Trans-Canada Highway, the Park has ready access to Highway 502 just 188 km/117 mi to the U.S. border – and it is 10 km from full-service Dryden Regional Airport.

In Dryden, the gateway to Western Canada, the Centennial Business Park is open for your business. Call us today!

## Market Access

The Trans-Canada Highway links Dryden with markets in Thunder Bay and Winnipeg, and Highway 502 links Dryden to Highway 11 as well as to the United States border at Fort Frances.

Dryden is home to several trucking companies that include Stephen Blair Contracting, Skene Transfer & Supply, Gardewine North, Courtesy Freight Systems Ltd., Wayne Peters Trucking, Dave Toews Contracting, Manitoulin Transport Inc. and Kinderlane Enterprises Ltd. Local couriers include Bri-Mar Courier Plus, Northern Parcel, B&M Delivery and Greyhound.

Dryden Regional Airport offers daily scheduled and charter domestic flights. It offers a full service facility with Seasonal Customs and Immigration, aviation fuels, ILS and a 6,000 x 150 feet paved runway. The CANPASS Remote Area Border Crossing program allows people to cross the border at remote areas in Ontario from Pigeon River to Lake of the Woods and the Canadian Shore of Lake Superior.

Dryden's location offers competitive shipping costs to/from anywhere, although great opportunities and pricing exist for backhauls:

- east to Dryden from Winnipeg
- east from Dryden to Toronto, and
- north to Dryden from Chicago

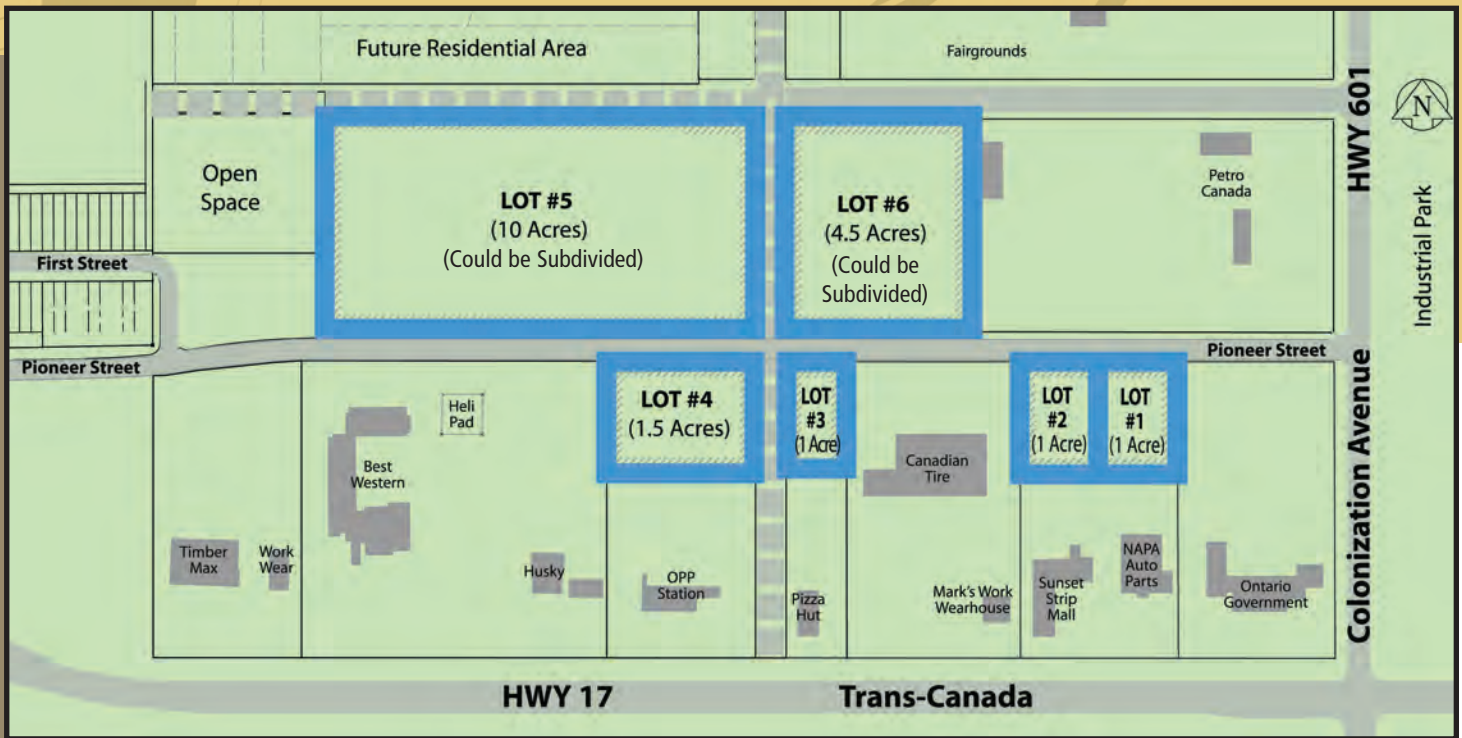


## Taxes and Utilities

Property Class	Tax Rates (%)
Commercial (occupied)	3.767004
Industrial (occupied)	3.740788

Source: City of Dryden, 2008

The City of Dryden offers competitive water and sewer rates, natural gas and three-phase power, and high-speed Internet and mobile telephone services.



### 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
- 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

### Features of Dryden's Centennial Business Park

**Land available:** 19 acres of public and private lands\*

**Lot sizes:** 10 acres, 4.5 acres, 1.5 acres, 1.0 acre

**Cost:** From \$30,000 per fully-serviced acre (Prices negotiable)

**Environmental considerations:** None, greenfield

**Zoning:** Highway commercial

**Closest residential subdivision:** Less than 500 m

**Potable water:** 150 mm to 300 mm main

**Sanitary sewer:** 200 mm main

**Electricity:** 3 phase 600 V

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

**Telecommunications:** High-speed, DSL, wireless available

**Highway access:** Trans-Canada Highway, one block south, and Highway 601, one block east

**Airport access:** Dryden Regional Airport, 10 km/6 mi

\* To be fully serviced by the Summer 2009.



**DRYDEN  
DEVELOPMENT  
CORPORATION**

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