

**Bring Your Business to the Norwill Industrial Park for ...**

- Competitively priced water, sewer, electricity, natural gas, high-speed Internet and mobile telephone services
- 32 acre development with lots from 2.7 to 7 acres
- Prices starting at \$25,000 per fully-serviced acre
- No development charges
- Affordable taxes and registration fees
- A trading area of 35,000 people
- Community and provincial incentive programs



Available right now, full service lots in Dryden's Norwill Industrial Park are ready to help you profitably serve your local and long-distance markets.

The Park's greenfield site is zoned for light industrial development. Water, sewer, electricity, natural gas, high-speed Internet and mobile telephone are in place.

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 Norwill Industrial Park is open for your business. Call us today!

**Market Access**

The Trans Canada Highway links Dryden with markets in eastern and western Canada, as well as access to 24 million people directly south in the markets of the United States Midwest.

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.

As a result 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

Dryden Regional Airport offers daily schedule, charter and freight services. It offers a full service facility with CANPASS seasonal customs, aviation fuels and a 6,000 x 150 foot paved runway complete with an ILS approach. 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.



**Municipal Taxes\***

Property Class	Tax Rates (%)
Commercial (occupied)	3.881241
Industrial (occupied)	3.849045

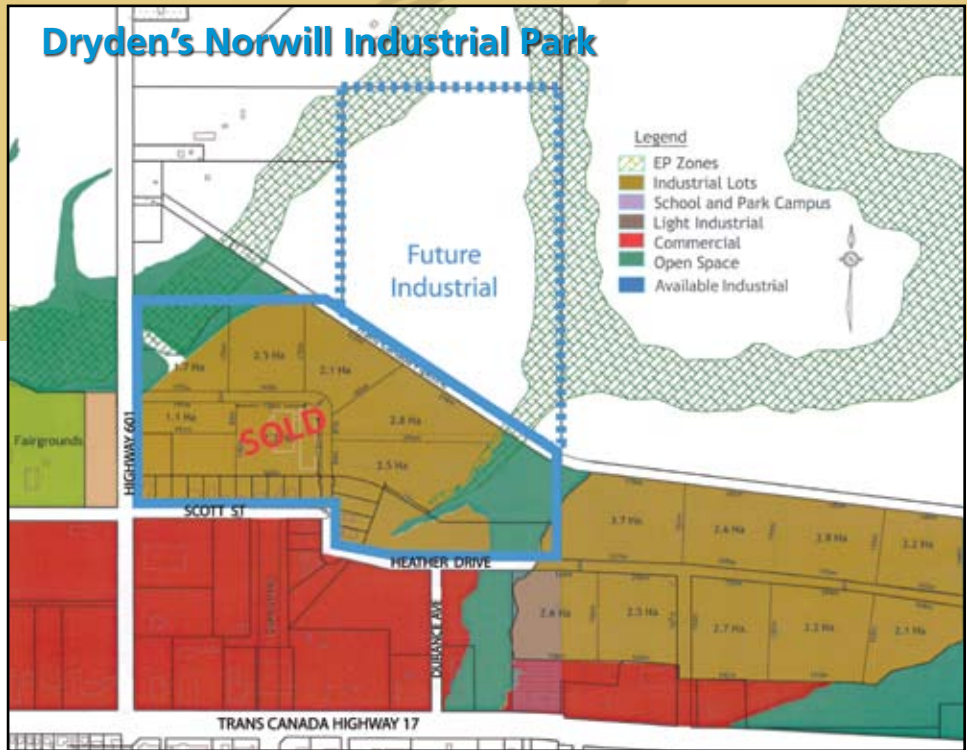
Source: City of Dryden, 2009

\*Combined Education & Municipal



## Quick Facts

- Population of the Greater Dryden Area is 21,500, 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 Norwill Industrial Park

**Land available:** 32 acres (12.9 ha) of publicly owned lands

**Lot sizes:** 2.7 to 7 acres (1.1 to 2.8 ha)

**Cost:** \$25,000 per fully-serviced acre (negotiable)

**Environmental considerations:** None, Greenfield

**Zoning:** Light Industrial

**Potable water:** 300 mm main

**Sanitary sewer:** 250 mm main

**Electricity:** 3 phase 600 V

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

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

**Highway access:** 1 block west of Highway 601, 1 block north of Trans Canada Highway 17

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



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