

3001 HIGHWAY 3, TILLSONBURG, ON



ZONING:

General Industrial (MG)

LEGAL DESCRIPTION:

Part Lot 1 & 2, Con 5 NTR Middleton, as in MD341775, described as Parts 1, 4, 8, 9, 11, 12, 13 on Plan 41R-8326

CURRENT USE:

Vacant, with Servicing Underway

ACREAGE:

Phase 1 totals 37 Acres with lots ranging from 2 Acres to 16 Acres

MUNICIPAL SERVICES:

Water, Sewer, Hydro, Natural Gas with fibre optic service available

RAIL ACCESS:

No, but in close proximity

TERMS:

Subject to Town's conditions of purchase

Price: \$50,000/acre

TILLSONBURG ADVANTAGES

1. Industrial Lands from \$25,000 to \$50,000/Acre
2. Save \$10 to \$20 per square foot on Development Charges
3. Low Industrial Taxes
4. Gigabit Fibre Service Available
5. Located in the Heart of Ontario's 401 Corridor
6. Part of Ontario's Market of 14 Million People
7. Located within a 2 hour's drive of 22 universities/colleges
8. Downtown offers a delightful mix of heritage buildings and storefronts
9. Business friendly Council
10. Canada/Ontario is one of the top places to do business

For personalized service, please contact:

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