



Loyalist East Business Park

Site Characteristics	
Owner	Public
Municipality	Loyalist Township
Available Acreage	50+ Acres
Rail Access	No
Potable Water Supply	Municipal Water
Municipal Sewer	Available
Natural Gas Supply	Available
Electricity Supply	Electricity is supplied through hydro One and includes three phase power and 44KV
Structure Height	The maximum structure height is 12 metres
Zoning By-Law Designations	<p>Zoned Light Industrial (M1) permitting (but not limited to) the following uses:</p> <ul style="list-style-type: none"> • Building Supply Outlet • Business, professional or administrative office • Courier establishment • Laboratory or research facility • Light manufacturing or manufacturing, processing, assembling or fabricating plant, provided such use, from its nature or materials used therein is not considered noxious • Printing Establishment • Truck repair and maintenance depot • Warehouse • Retail establishment, provided the retail use is accessory to a permitted industrial use and does not occupy more than 25% of the gross floor area of the building • Municipal, County, Provincial Maintenance Depot • Public use or utility • Water tower • Water treatment plant • Equipment sales and rental • Broadcasting/communications establishment • Education and training facility
High Speed internet	High Speed internet line is available.
Environmental Status	A geotechnical study was performed in 2000 that indicated that the site is clean.
Access to Hwy 401 (4- lane freeway)	6.5 km south of highway 401 (Exit 599)
Emergency Fire Services	There are 3 emergency fire services nearby, the closest being 2 minutes away.
Asking Price	\$85,000/acre