

ONTARIO EAST

INVESTMENT OPPORTUNITIES 2012



Discover why **food companies**
invest in Eastern Ontario

OPPORTUNITIES

BAY OF QUINTE

Food Processing Facility

Immaculate, modern 170,608 sq. ft. Food Processing Facility for Lease. Features include a highly skilled workforce, excellent proximity to Highway 401 and much more.

Building Size.....170,608 Sq Ft.
Office.....6,320 sf (2nd Floor)
Employee Facilities.....10,464 sf (change rooms etc.)
Warehouse/Manufacturing.....146,680 sf
Palatalizing Area.....7,144 sf
Zoning.....A2
Ceiling Height.....23' Clear
Distance to Hwy.....5km to Hwy 401

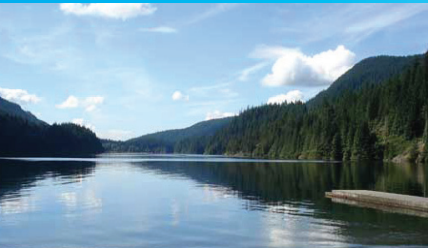
Former Use.....General Mills Bakeries & Food Gas.....Existing
Water.....Municipal
Plant Interior...Insulated white freezer panels with floor partially coated with food grade epoxy
Loading Docks.....4 truck level doors with levellers and seals.
Contact.....Chris King, Ec.D.
Quinte Economic Development Commission
Telephone.....613-961-7990
Email.....chris@quintedevelopment.com



Welcome to Bay of Quinte

The Bay of Quinte region located in Ontario, Canada embraces rich agricultural land and vibrant communities on the north shore of the Bay of Quinte including the City of Belleville, the City of Quinte West (Trenton) and the Municipality of Brighton. The Bay of Quinte region is Ontario's largest food processing centre east of Toronto. Besides being home to several large multi-national food processors, a variety of food

processors have been welcomed to the region: specialty, local food manufacturers and others that are all part of a growing cluster - all operating within a fully developed and integrated food processing and delivery system. The Bay of Quinte region offers available food grade buildings and investment ready industrial land with easy access to major North American markets without the high costs of major urban centres.



OPPORTUNITIES

BROCKVILLE

198 Pearl Street East

Superior quality food compliant and well maintained manufacturing plant located in the City of Brockville. One minute from interchange Highway 401.

Lot size - 8 acres

Building size - 200,000 sq ft - 80,000 Production, 80,000 Warehouse, 40,000 Office

Electrical - 600 volt, 3 phase, 3000 amp

Heating/Cooling - Rooftop mounted HVAC Units

Loading - 12 Bays, 9 truck, level bays, 3 drive in bays

Construction - Structural Steel and Masonry, 6" - 8" concrete slab floor, Ceramic tile walls in production area, Sealed complex due to compliant requirements

Parking - 150 spaces

Telecommunications - Fibre - High Bandwidth

Services - Municipal water, sewer, and natural gas

Asking Price - Under assessment, equipment negotiable

2010 Realty Taxes - \$214,500

Contact: Laurence Trainor - 613. 384. 1997 (11)

ltrainor@rtrcr.com



Welcome to Brockville

Brockville is famous for location, picturesque beauty and is the base of many multinational firms. The community is a World Health Organization Designated Safe Community and is within an enviable United Nations Biosphere Reserve. Brockville is also a transportation hub on super Highway 401, being centrally located in the Montreal - Toronto economic corridor, an hour from the National Capital region. The community is also accessible and connected by two

international bridges minutes away and with both CNR and CPR Rail services and VIA passenger service. Brockville is also a heritage community being Ontario's oldest incorporated municipality offering the charm and ambiance of resort living and a quality lifestyle. The loyalty and availability of the skilled workforce and the creative talent of its people, offer a significant competitive advantage for business investment.



OPPORTUNITIES

CORNWALL

Serviced Land for Sale - Cornwall Business Park

Fully serviced land is available in the Cornwall Business Park for only \$30,000 per acre (no development charges). Located immediately adjacent to Highway 401 and with two interchanges, the Cornwall Business Park is home to three of Canada's largest retail distributions centres (Walmart, Target and Shoppers Drug Mart).

Available lots range from two to 100 acres. Services include municipal water, wastewater treatment, electricity and natural gas. Rail access is possible as well.

Contact: Bob Peters
Senior Development Officer City of Cornwall
613 933-0074 bpeters@cornwall.ca



Welcome to Cornwall

Cornwall is a bustling city located on the banks of the St. Lawrence River, just a short hour's drive from Ottawa and Montreal. The City's strategic location on Highway 401 has made it an ideal spot for logistics and manufacturing activities. One of Canada's oldest cities, Cornwall is changing with over a half of a billion dollars in new investment over the past several years. House

prices remain about half of major Canadian urban areas, schooling is available in French and English and the Cornwall Community Hospital and St. Lawrence College are expanding. These factors, along with some great recreational amenities, make Cornwall an ideal place to raise a family.



OPPORTUNITIES

HASTINGS COUNTY

Eldorado Cheese Factory

Turn key business with land and building
15859 Highway #62, Madoc, Ontario

- 15,000 s/f building
- 780 ft frontage x 8.29 Acres
- Residential farm house included
- Well & Septic System
- Contact Broker for included/leased equipment schedule
- Large pond on property
- Retail store currently operating

For Sale: \$375,000
Or lease for: \$4,500 per month

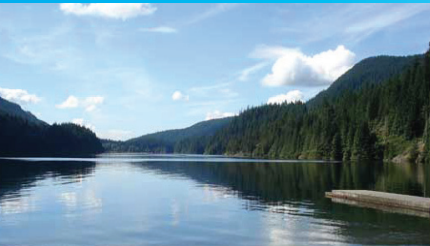
Contact: Jamie Troke, Broker of Record
613-969.9901 BUS
Jamie-troke@coldwellbanker.ca
www.ekortreatly.ca
www.cbcommercial.ca



Welcome to Hastings County

With 5,964.5 square kilometres at its disposal, Hastings County is the second largest County in Ontario. Nature has filled all those square kilometres with some of the most spectacular treasures imaginable - from the beautiful Bay of Quinte in the south to Algonquin Park in the north, and hundreds of lakes, rivers, wetlands, farmlands and forests in between. Hidden among its natural amenities are some truly surprising attractions

and unexpected experiences, including Bancroft (the Mineral Capital of Canada), a recreational trail system stretching over 280 kilometres, cheese factories, an Arts Route, live theatre and more. Hastings County halfway between Toronto and Ottawa and within easy reach of Canada's largest tollfree Highway 401.
Population 134,934



OPPORTUNITIES

KINGSTON

FOOD PROCESSING NEW BUILD

The City of Kingston's four business parks offer a complete spectrum of properties for commercial and industrial development. A variety of property sizes and zoning types are available, all with easy access to the Highway 401 corridor and Kingston's vibrant downtown core.

Premium greenfield sites available in: Cataraqui Business Park - over 80 acres - \$130,000-\$150,000/acre; Clyde Industrial Park - 5 acres available - \$65,000/acre; St. Lawrence Business Park - over 55 acres available - \$65,000-\$110,000/acre for Employment Uses; \$300,000/acre for Commercial.

NEW EMPIRE DEVELOPMENTS

New development located at 683 Innovation Drive in Kingston's east-end St. Lawrence Business Park with opportunity to customize interior to fit food processing requirements. For lease/sale - unit sizes from 2,162 sf up.

Just north of Startek and Tim Hortons and minutes from the Hwy 401 interchange, CFB Kingston, and the downtown core, via Hwy 15. Units can be leased (\$9.00-\$12.00 psf) or purchased.

Welcome to Kingston

Kingston is the regional urban centre for Eastern Ontario. The city's stable infrastructure and services combined with first-class utilities, water and wastewater services makes Kingston a premium location for food processing.

Access to leading-edge research and educational institutions provides companies with a competitive advantage and source of highly skilled labour.

Take advantage of Kingston strategic location along with unmatched quality of life, health care services and lifestyle amenities.

For more information, contact: Jeff Garrah, CEO
Kingston Economic Development Corporation
945 Princess St. Kingston, ON K7L 3N6
613-544-2725, garrah@kingstoncanada.com



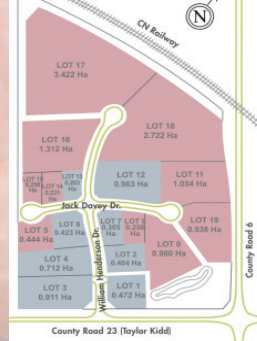
OPPORTUNITIES

LENNOX & ADDINGTON

Loyalist East Business Park

Loyalist East Business Park Lennox and Addington's newest business park is ideal for food processing.

The Loyalist East Business Park is fully serviced with lot sizes ranging from 0.5 acres to 8.5 acres. Located 6.5km south of Highway 401 and 4km west of Kingston, Loyalist East is an attractive setting in which to locate.



Richmond Industrial Park

The Richmond Industrial Park is located in the Town of Greater Napanee. The Park is fully serviced with over 800 acres available. With immediate access to Highway 401, the Richmond Industrial Park is ideal for food processing as well as a terrific distribution and warehousing opportunity.

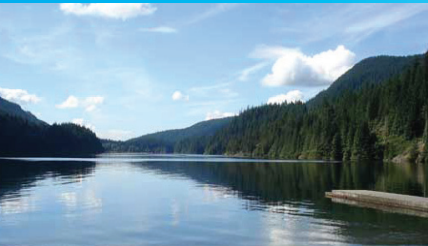
Contact: Stephen Paul, Manager, Economic Development, County of Lennox & Addington, 613-354-4883 ext. 234
spaul@lennox-addington.on.ca



Welcome to Lennox & Addington

Located midway between Toronto, Montreal, and Ottawa, L&A County has a business-oriented environment suitable for any business. With its diverse business culture, L&A cultivates the growth and development of various industries-retail, manufacturing, trade, and agriculture sectors are all prosperous. The efficiency of L&A's economy also

allows members of the community to relax and escape the demands of a successful business. Taking part in our premier recreational opportunities after work will introduce you to the dynamic lifestyle L&A has to offer. Fishing, hiking, skiing, and golfing are only a few activities to help you relieve any pent up stress.



OPPORTUNITIES

NORTHUMBERLAND

Location: Northumberland County is located one hour east of Toronto and extends along the north shore of Lake Ontario. Its agricultural beginnings have led to a substantive food processing cluster of industries and supporting services.

Transportation: Northumberland County is situated within two hours of the 1000 Islands Bridge crossing at Alexandria Bay, one of the least busy border crossings in Ontario and within three hours of five Canada-U.S. border crossings. Highway 401 provides 4 -12 lanes of transportation access.

Airports & Seaports

- Lester B. Pearson International Airport. The airport has been in a state of

constant expansion and will soon have an infield tunnel for freight traffic in order to decrease traffic on the airfield. Distance – 130 kms.

- Peterborough Airport (CYPQ) and Oshawa Municipal Airport are smaller airports within an hour of Northumberland County. Both airports offer commercial and freight services.
- Port of Oshawa. Located on Lake Ontario, 56km west of Northumberland, the Port of Oshawa is capable of handling ships of all sizes. With a channel and wharf depth of 7.2m-8.2m (26') and a total berth length of 433.2m, the port provides world class service and facilities.

Contact: Dan Borowec

905-372-0144, borowecd@northumberlandcounty.ca

Welcome to Northumberland

Workforce: Northumberland has a significant labor force well positioned to accommodate the needs of a changing workplace. Serviced by three community colleges and two universities, Northumberland enjoys a distinctly competitive advantage with respect to level of education and access to professional development and skills training.

Expansion Possibilities: Within Northumberland County there are many large tracts of serviced and unserved land available for commercial and industrial use. All municipalities have zoned specific areas in order to maintain a strong economic base. Many of the communities have significant amounts of land within industrial parks and downtown districts as well as large tracts of land in close proximity to Highway 401.



OPPORTUNITIES

PRESCOTT and RUSSELL

Opportunities

A growing interest in Ontario's food economy has prompted new vested interests in the growth and quality of food, and related health benefits, in Prescott and Russell.

As a driving sector in Prescott and Russell, the agri-food sector is highly specialized and is growing at a very rapid rate. Agri-tourism is another part of the agri-food sector that is expanding in Prescott and Russell. Agri-tourism refers to travel which combines rural settings with products from agricultural operations all within a tourism experience that is paid for by visitors. Large crops, milk production and the raising of poultry in the region are among the most profitable in the province.

Prescott and Russell has more than 1,000 farms housing some 55,000 cattle and calves, and poultry farms have more than 750,000 laying hens. Indeed, our region is known for its agriculture and its very diverse regional products.

Contact: Carole Lavigne, office of Prescott and Russell Economic Development.

613-675-4661 ext. 8101

clavigne@prescott-russell.on.ca

Welcome to Prescott and Russell

Location: The United Counties of Prescott and Russell (UCPR) covers 2,002 km – of which 70% is agricultural – located at the edge of Ontario East, bordered by the city of Ottawa to the west, the Ottawa River to the north, the province of Québec to the east and the United Counties of Stormont, Dundas and Glengarry to the south. The total population of the United Counties was 80,184 in 2006.

Transportation: Prescott and Russell is a rural region near the urban centres of Montréal, Ottawa-Gatineau, Cornwall and the border of the United States. These major markets, encompassing more than 4.7 million people, are within an hour's drive of the Counties and are easily accessible via Highway 417 and Highway 17, and air and rail transport networks.



OPPORTUNITIES

QUINTE WEST

Vacant – Farm Land

Location.....Trenton Ward, Owned by the City of Quinte West
Size.....120 Acres
Zoning.....Yard Storage & Heavy Manufacturing
Previous Use.....Vacant – Farm Land
Highway Access.....Direct access to Hamilton Road (major controlled collector) with full interchange access to Highway 401
Distance to Highway.....Site located within 1.5 kilometres (0.9 miles) of Highway 401
Electric Company.....Hydro One
Natural Gas.....Supplier Union Gas
Water & Sewer Service.....City of Quinte West

Fire Classification Fire Rating of 4 for Trenton Ward by Fire Underwriters Association. Land Cost \$35,000/acre plus applicable taxes (negotiable)
Property Tax Rate: Industrial Occupied – 0.0519957 (Excess land (ie. non-developed portion) may be taxed at lower rate.
Water Rates.....\$0.77/m3
Sewer Rates.....\$0.68/m3 (City to allow calculation of sewage rate based on metered flows.

Contact.....Linda Lisle, City of Quinte West
Phone.....613-392-2841 Ext. 4477
Email.....lindal@quintewest.ca

Welcome Quinte West

Quinte West has a natural setting with its attractive scenic backdrop of rolling hills, rich farmland, and clean waterways. This creates a healthy environment for working, living, and raising a family. Formed in 1998, the City of Quinte West offers its residents and visitors a unique and dynamic blend of rural and urban lifestyles. The City has thrived in the years since, establishing itself as a wanted destination that offers a beautiful natural

environment for agricultural and recreational pursuits combined with several business opportunities. The revitalization of the Trenton downtown core area began in 2007. This included both streetscaping and infrastructure improvements, along with the implementation of a successful community improvement program. The next stage of the revitalization is a new Quinte West 380-slip marina to be constructed in 2012/2013.



OPPORTUNITIES

SMITHS FALLS

A Sensational Place to do Business

Make your choice Sensational! Smiths Falls, a full-service regional centre, where a great labour pool, excellent services, and land and buildings are all available to meet your business needs.

Location: Eastern Ontario, Canada, halfway and within an hour of the heart of Ottawa, the nation's capital, and the city of Kingston. Approximately midway, and within 3-4 hours, of Toronto and Montreal. Within 1-2 hours of three border crossings to the United States. Close to Highways 401, 416 and the Trans Canada highway. Located halfway along the historic Rideau Canal, a UNESCO World Heritage Site.

Population: Approximately 8,800. Within 40 minutes - 93,000 plus.

Labour pool: Large labour force in region. Within 40 minutes - approximately 50,000. Many manufacturing workers.

Transportation: A hub for the regional network. Rail services. A transport and warehousing company is located here. Municipal airport with 4000-foot paved runway; within one hour of an international airport.

E-service: Well wired community. High speed Internet, fiber optics.

Land/Buildings: Industrial, commercial, retail facilities for sale or lease, plus industrial and commercial land for new construction. No development fees.

Welcome to Smiths Falls

In 2007 Smiths Falls was proudly considered a part of the Rideau Canal's consideration as a world heritage site by UNESCO. This has put Smiths Falls on the map and contributes to its partial success as a tourist attraction. Located in the Heart of the Rideau Canal, you will find a unique mix of leisure and recreational activities set against a backdrop of history and nature. With a population of approximately 9,000,

Sensational Smiths Falls does not believe in "small town thinking." Always looking to grow, but never losing touch with its heritage, the community has something for everyone, whether it's boating on the Rideau Canal or enjoying the community's many tourism assets.

Contact: Bob Cheetham, Director of Economic Development
613.283.4124 X1107, bcheetham@smithsfalls.ca



OPPORTUNITIES

STORMONT DUNDAS & GLENGARRY

Micro Brewery - Bio Products Facility

Description

- Total Building Size**.....22,000 square feet
- Available Space**.....22,000 square feet
- Ceiling Height**Varies by area, 20' clear in warehouse
- Services**.....Fully serviced; water, sewer, gas, 3 Phase, fibre/broadband
- Special Features**.....Suitable for bio-tech, pharma, supplements, vitamins nutraceuticals, Functional food ingredients, etc.
- Address**.....Allison Ave., Morrisburg, GMP Facility-New Price
- Zoning**.....S-Service Industria
- Sale Price**.....Asking \$575,000.00
- Lease Rate**.....Negotiable

Built/expanded in 1996, this GMP facility features modern offices and reception, staff room, separate change/washroom facilities, records / samples / SOP storage area, modern lab, tank farm, process control area. Process area is explosion proof and features; primary and secondary batch reactors (jacketed) centrifugation, drying and packaging. Plant also features separate packaging area, warehousing - with truck level and drive-in shipping, separate spray drying area (not GMP) - with blending and separate process control.

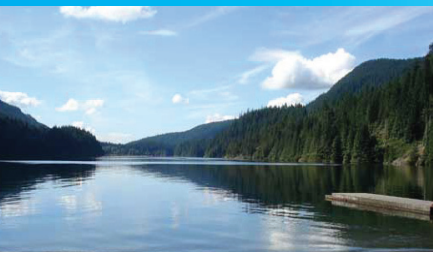
- Contact**.....Joyce Gravelle, Economic Development
- Phone**.....613-932-4333 Ext. 26
- Email**.....jgravelle@sdgcfdc.on.ca

The United Counties of Stormont, Dundas and Glengarry

The United Counties of Stormont, Dundas and Glengarry is your eastern gateway to Ontario. Central to Montreal, Ottawa and Toronto, with convenient crossings to the United States, world-class companies thrive in SD&G. Stay, discover and grow in our friendly, affordable

communities. SD&G has proven strength in food, beverage and bio-products processing, distribution, manufacturing and technology. The SD&G Community Futures Development Corporation can help your business with counselling, site selection, secured term financing and venture capital.

Learn more at: www.business.sdg.on.ca
jgravelle@sdgcfdc.on.ca; 613-932-4333 Ext 26



ONTARIO EAST *advantage!*

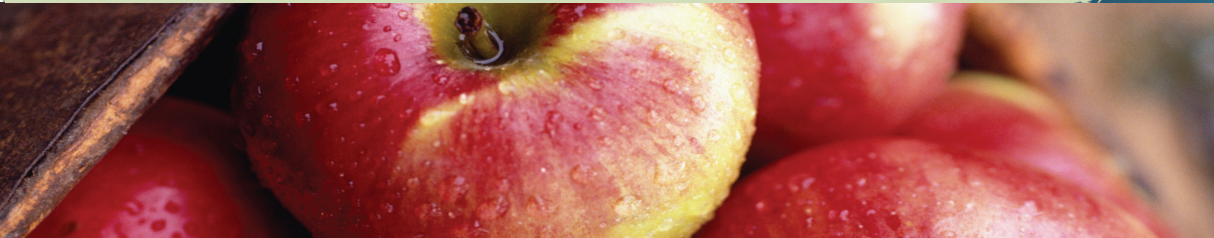
Invest in Ontario East's Growing Food Sector

Location – Eastern Ontario connects three of Canada's economic drivers – Montreal, Toronto and Ottawa. With three international bridges leading to the US, and international markets, Ontario East is a destination for investment.

Skilled, motivated workforce - Ontario East offers more than 9,000 highly-skilled food sector workers.

Superior support services – Eastern Ontario has a vibrant food processing cluster offering strong supply chains including: temperature-controlled trucking, warehousing, co-packing and stainless steel fabricators.

Market ready property - From market ready properties to serviced, accessible, industrial lands - Ontario East is ready to serve you!



1-866-641-EAST (3278) or
info@ontarioeast.ca



www.ontarioeast.ca

