

Investment Ready Site

140 Berryman Avenue
St. Catharines, Ontario, Canada



Industrial Vacant Land | For Sale

SOLD



Investment Opportunity

A 12.41-acre greenfield property on Berryman Avenue within a 3 minute drive of Queen Elizabeth Way (QEWR) highway interchange and can be serviced by a rail spur. The property is located in St. Catharines, the largest city in the Niagara region within south-central Ontario. The city is also home to the Welland Canal which allows access to the great lakes and ports throughout the world via the St. Lawrence Seaway.

An Ontario Certified Site*

An Investment Ready Certified Site demonstrates a commitment to work with investors by collecting up-front property information, mapping and completed assessments including environmental, heritage, archaeological and species at risk reviews. Additional information about this site is available.

For additional information, please contact:

**Ministry of Economic Development,
Job Creation and Trade**
Investment Ready: Certified Site Program
InvestmentReady@ontario.ca
Tel: +1-416-325-5029
InvestInOntario.com/CertifiedSite

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Key Highlights

Lot Size: 12.41 acres / 5.0 hectares
Depth: 395.4 metres
Frontage: 50.9 metres
Services: Full municipal services
Zoning: E2 - General Employment

Permitted Uses

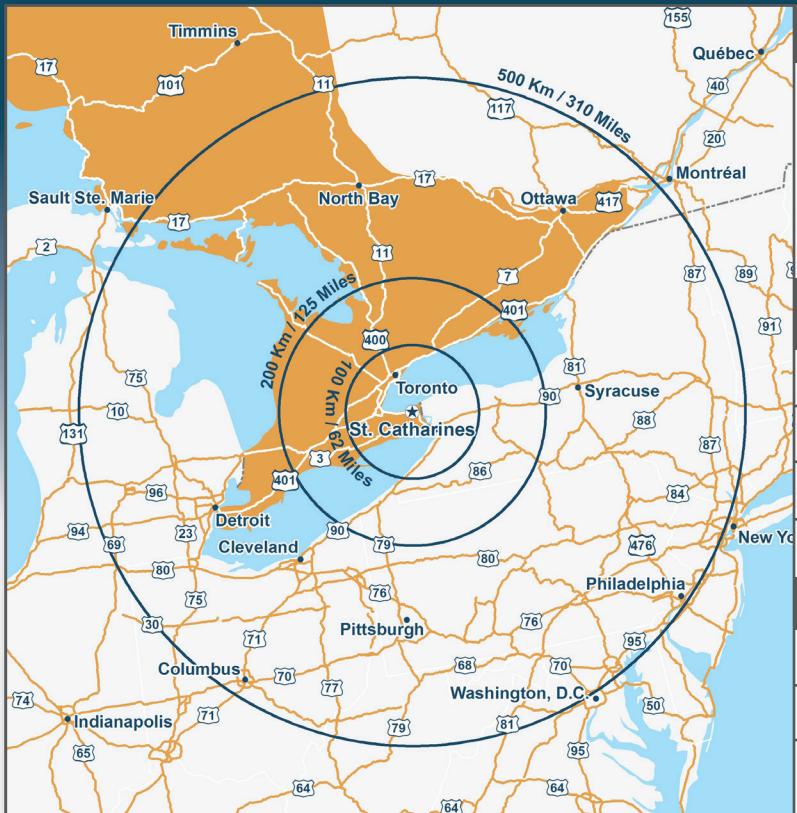
- Heavy and light industry
- Vehicle and equipment services
- Commercial
- Outdoor storage

Utilities

Fully serviced property with:

- Access to 400mm diameter cast iron watermain, 500mm sanitary sewer and 1350mm storm sewer
- Existing electrical services with 1500 kVA transformer available from Horizon Utilities
- Existing NPS 2" gas main on Berryman Avenue with NPS 8" in vicinity serviced by Enbridge Gas
- Fibre and cable telecommunications available

St. Catharines, Ontario



Transportation

- Located 1 Km from Queen Elizabeth Highway (QEW) interchange
- 0.5 Km from closest rail line with potential for a spur
- 110 Km from Brampton Intermodal Terminal
- 7 Km from the closest port - Port Weller

Travel Times by Car to St. Catharines (actual travel times may vary)

Hamilton	45 minutes
Buffalo	45 minutes
Toronto	1.5 hours
Pittsburgh	4 hours

US / Canada Border Distances

Lewiston/Queenston	16 Km / 10 Miles
Niagara Falls/Niagara Falls	18 Km / 11 Miles
Niagara Falls via Queen Elizabeth Way	44 Km / 27 Miles

The St. Catharines Advantage

- Located one hour drive away from the Greater Toronto Area and within 15 to 30 minutes' drive to 3 major U.S. border crossings, St. Catharines is the largest city in the Niagara Region and part of the 6th largest population centre in Ontario and 12th largest Census Metropolitan Area (CMA) in Canada.
- St. Catharines is home to the Welland Canal, part of the binational St. Lawrence Seaway system connecting Lakes Ontario and Erie. St. Catharines offers extensive docking and heavy lift facilities.
- Surrounding industry includes General Motors' St. Catharines plant - one of North America's largest Powertrain plants (V6 and V8 engines and transmissions) plants, ENERCON - a European wind energy giant investing in a new manufacturing centre along the banks of the Welland Canal and Algoma Central Corporation - Canada's largest marine transportation company on the Great Lakes.
- With a city-wide population of over 130,000 and strong relationships with post-secondary institutions including Brock University, Niagara College and McMaster University DeGroote School of Medicine, St. Catharines offers employers immediate access to a large, qualified workforce. The city draws workers from other parts of Niagara Region and beyond with a combined highly-skilled and well-educated labour pool of over 200,000.
- St. Catharines strives to reduce the costs associated with doing business. Regional development charges are waived for eligible industrial developments.



*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.