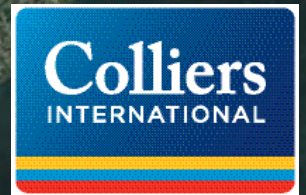

FOR SALE

130 acres of Mixed Use Lands

BROCKVILLE, ON



MICHAEL PYMAN
NATIONAL INVESTMENT SERVICES
Associate Vice President



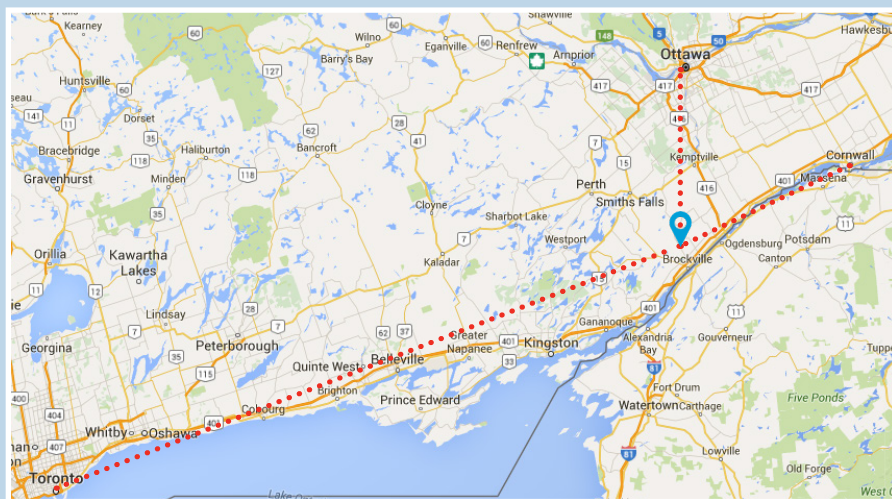
Brockville, Ontario

Brockville, formerly Elizabethtown, is a city in Eastern Ontario, Canada in the Thousand Islands region. Although it is the seat of the United Counties of Leeds and Grenville, it is politically independent of the county. It is included with Leeds and Grenville for census purposes only.

Known as the “City of the 1000 Islands”, Brockville is located on the north shore of the Saint Lawrence River opposite Morristown, New York, about half-way between Ontario’s Cornwall to the east and Kingston to the west. It is roughly a 50-minute drive south of the national capital of Ottawa. Two international bridges border Brockville, allowing access to US travel through New York State.

Brockville is made up of a resident and visitor friendly community of 24,000 people with a suburban presence that deters from hectic or traffic driven cities. It is a World Designated Safe Community.

AREA POPULATION	23,354
REGIONAL POPULATION	99,306
REGIONAL LABOUR FORCE	24,810
HOUSEHOLDS	12,681
LABOUR IN MANUFACTURING/LOGISTICS	30%
WHITE COLLAR/PROFESSIONAL OCCUPATION	45.8%
AVERAGE DWELLING VALUE	\$204,367
AVERAGE 2 BEDROOM APARTMENT RENTAL	\$747
POST-SECONDARY EDUCATION ATTAINMENT	74%
HOUSEHOLD CONSUMPTION	\$36,649
HOUSEHOLD INCOME	\$58,260
AVERAGE UNEMPLOYMENT RATE	6%



Toronto: 337 km (3 h 21 min) Cornwall: 100 km (1 h 3 min) Ottawa: 115 km (1 h 15 min)

Salient Facts

- SITE SIZE** > 130 acres
- ZONING** > Mix of Business Park (E1) Rural(RU), and Environmental Protection (EP)
- PRICING** > \$950,000
- AVAILABILITY** > Available Immediately
- LOCATION** > Ideally located between Toronto, Cornwall and Ottawa

Brockville Sector Summary

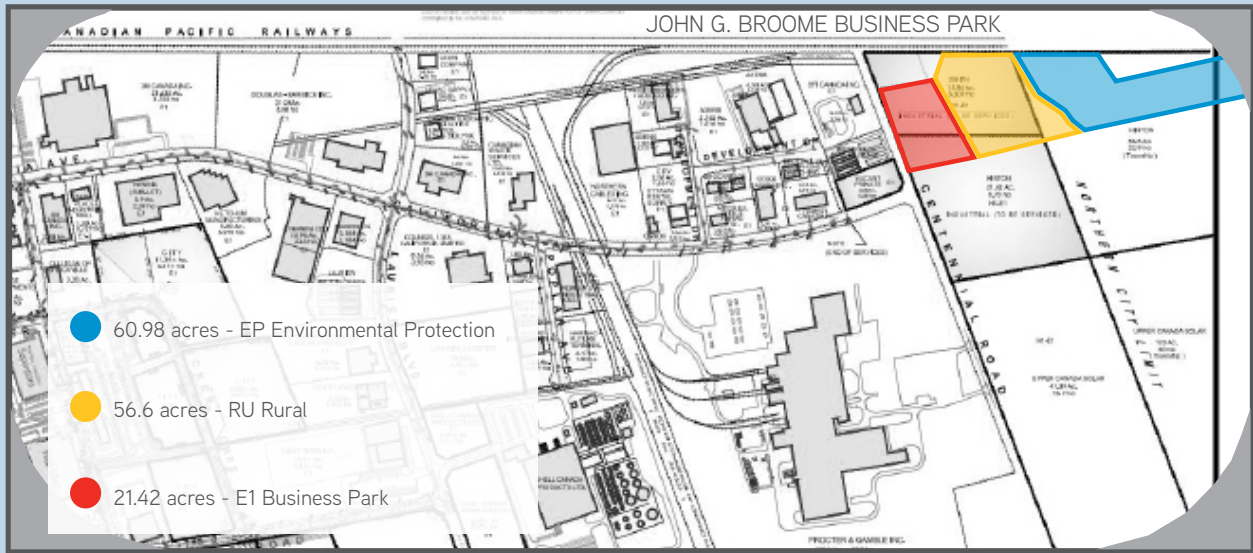
Manufacturing Sector	2009	2010	2011	2012	2013	2014
Permits Issued: New Construction/Expansions/Repairs	8	20	10	15	11	14
New Construction/Expansion Value	\$1.9 M	\$5.8M	\$2.8M	\$3.9M	\$571,896	\$9.6M
Total # Employees	3440	3537	3519	3462	3277	3334
Industrial Land Absorption (In Acres)	2.0	0	39	0	0	20
Industrial Property Sales	\$60,000	0	\$120,0000	0	0	725,000
Total Prospect Enquiries	25	26	35	16	27	30

Source: Economic Development Office, Planning Department, Building Division

Commercial Retail Sector	2009	2010	2011	2012	2013	2014
New Registered Home Based Businesses	4	2	5	5	4	6
Commercial Investment	\$5.6M	\$2.1M	\$4.3M	\$13.3M	\$4.4M	\$3.4M
New and Repairs Total Commercial Building Permit	29	39	29	33	38	33
No. of Brockville Businesses (Retail/Commercial/Mfr)	1,451	*1,104	*1,157	1,206	1,220	1,238
No. of Businesses Downtown Related	339	345	350	342	338	336

Source: Economic Development Office, Planning Department, DBIA
*Decrease due to revamping of the Leeds and Grenville Business Directory

Zoning



EP - ENVIRONMENTAL PROTECTION - PS

Protects environmentally significant features and hazardous lands.

In this case, part of the land falls on the Township of Elizabethtown-Kitley Zoning By-law No. 13-21



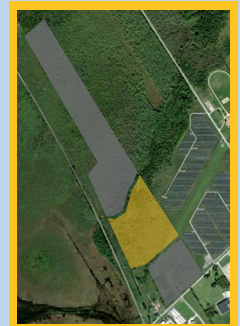
RU - RURAL

Permits uses suited to rural areas including accessory dwellings.

In this case, part of the land falls on the Township of Elizabethtown-Kitley Zoning By-law No. 13-21

PERMITTED USES

Single Detached Dwelling	Kennel
Agricultural Use	Landscaping Contractor's Establishment
Bed and Breakfast	Miniature Golf
Campground	Municipally Owned Landfill Site
Commercial Greenhouse	Seasonal Use
Farmers' Market	Semi-Permanent Covered Structure
Golf Course	Tree Cutting Service
Home Industry	Veterinarian's Office

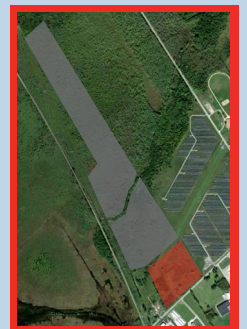


E1 - BUSINESS PARK

Permits a range of employment uses suited for a business park setting.
City of Brockville Zoning By-law No. 050-2014

PERMITTED USES

Adult Day Care	Dry Cleaning Distribution Station	Research and Development Establishment
Agricultural Use	Dry Cleaning Plant	Restaurant
Artist's Workshop	Film, Television and Recording Studio	Restaurant - Take-out
Bakery	Home Decorating Store	Self-Service Storage Facility
Business and Professional Office	Industrial Equipment Sales, Service and Rental	Semi-Permanent Covered Structure (as an accessory structure)
Business Incubator/Accelerator	Industrial and/or Automotive Supply	Service & Repair Shop
Business Service Establishment	Industrial Mall	Service Use
Catering Service	Industrial Service	Taxi Dispatch Office
Commercial School	Industrial Use	Testing and Research Laboratory
Computer Design and Development Facility	Industrial Use - Light	Tree Cutting Service
Computer Services	Machine and Welding Shop	Transportation Terminal
Contractor's Establishment	Medical Laboratory	Vocational Training Centre
Custom Workshop	Newspaper Plant	Warehouse
Courier Service	Office and Yard of Construction Company	Wholesale Establishment
Day Nursery	Outside Storage (1) (as an accessory use)	



Contact Us



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