

Ontario East Premium Industrial Land Inventory Project

Completed by Blais & Associates
Economic Development Consulting

www.EcDevConsulting.com

pblais@EcDevConsulting.com



Objectives

- Identify premium industrial parks that meet minimum requirements for investment readiness specific to automotive sector;
- Creation of land inventory matrix with key contact information for properties; and
- Recommendations for use of the land inventory information



Benefits

- Distinguishes Ontario East from the crowd
- Speeds up decision making

"You cannot put a dollar value on having that work done in advance. Don't let anyone ever tell you that it was not money well spent...the work you provided gave our engineers a big head start on evaluating the site and really helped move this site forward in our process."

Lowe's Real Estate Manager, Lebanon, Oregon



Methodology

Step 1: Determine the criteria used to qualify sites as “premium”.

Step 2: Determine the location of industrial parks in Eastern Ontario

Step 3: Qualification of site characteristics

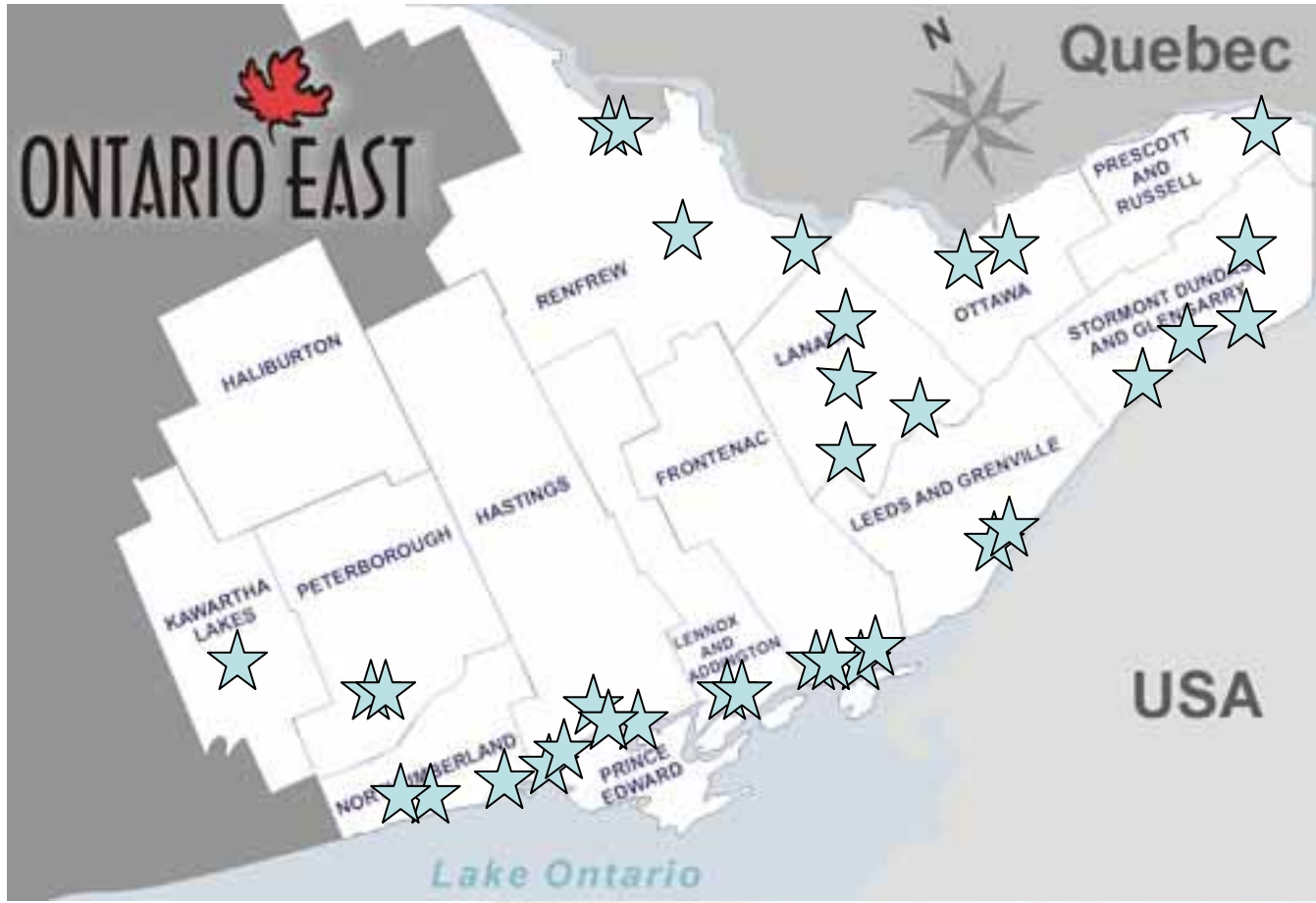


Premium Auto Industrial Sites

- 10+ acres
- 30 km from freeway
- Free of environmental restrictions
- Greenfield or remediated brownfield
- Proper zoning in place
- No neighbouring residential subdivisions
- Compatible neighbouring uses
- Free of existing buildings
- Municipal potable water to lot line (or serviced within 6 months)
- Municipal sanitary sewer to property line (or serviced within 6 months)
- Serviced with high speed telecommunications



Certified Premium Industrial Sites



Certified "Dry" Industrial Sites



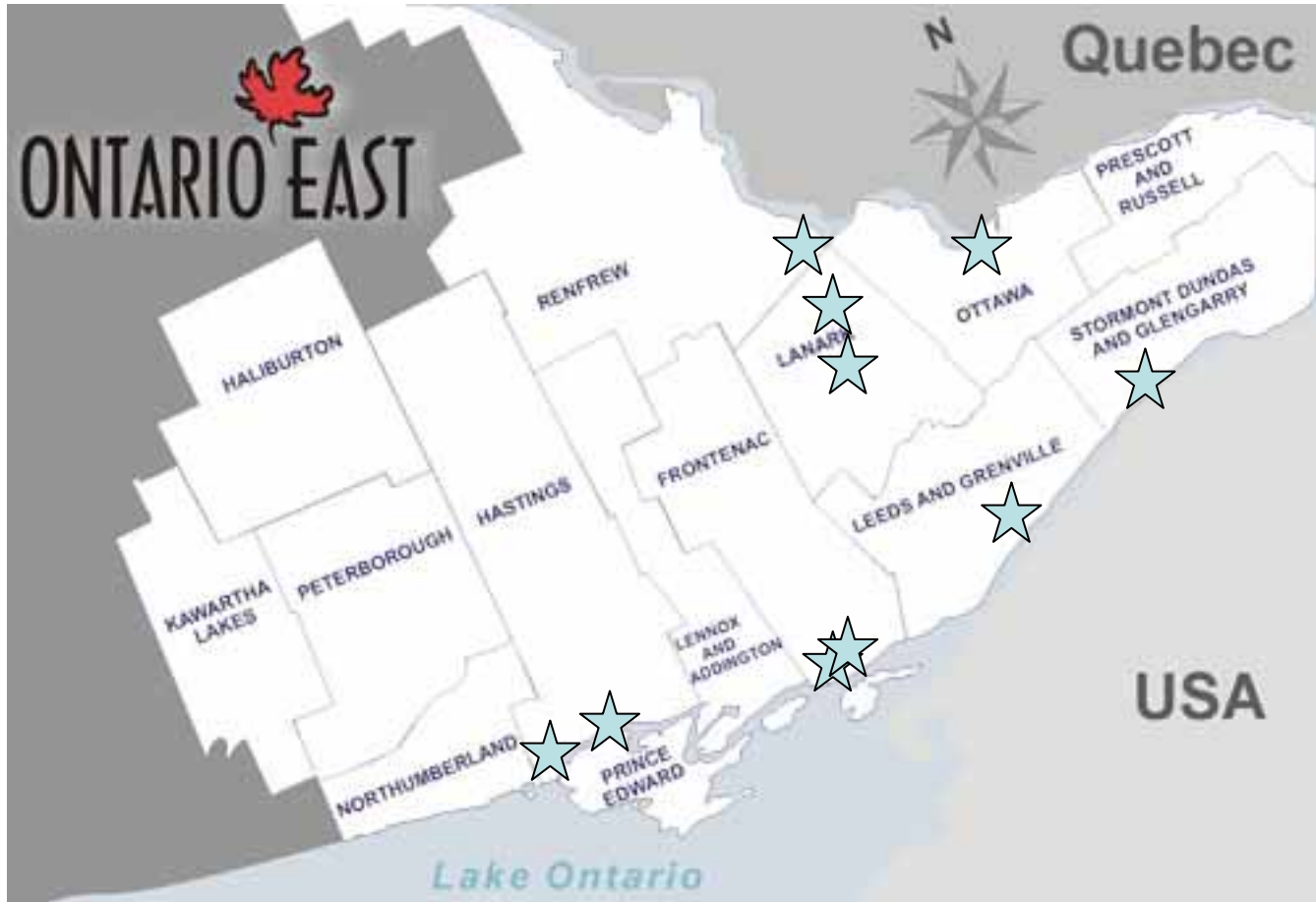
Certified Premium Automotive Industrial Sites With Rail



Certified Premium Automotive Industrial Sites With Possible Rail



Certified Premium Automotive Industrial Sites Without Rail



Certified Premium Automotive Industrial Sites With Minor Amendments



Industrial Sites Not Meeting Premium Automotive Criteria



OEEDC Marketing Considerations

- <http://www.econ.state.or.us/certsitelist.htm>



Municipal Recommendations

- Assist with industrial park decision making
- Proudly display the seal of certification
- Identify larger parcels of 500-1000 acres



Ontario Government Recommendations

- Provided and used by all senior investment representatives for MEDT and OMAFRA
- Focus of future FAM Tours

