

FOR LEASE

NIAGARA

**HOPA**  
PORTS  
  
**Biouveld** CANADA



## THOROLD MULTIMODAL HUB

- 470 acre multimodal industrial complex
- 96L/s On-Site Water Treatment Plant
- 140MW Electrical Capacity.

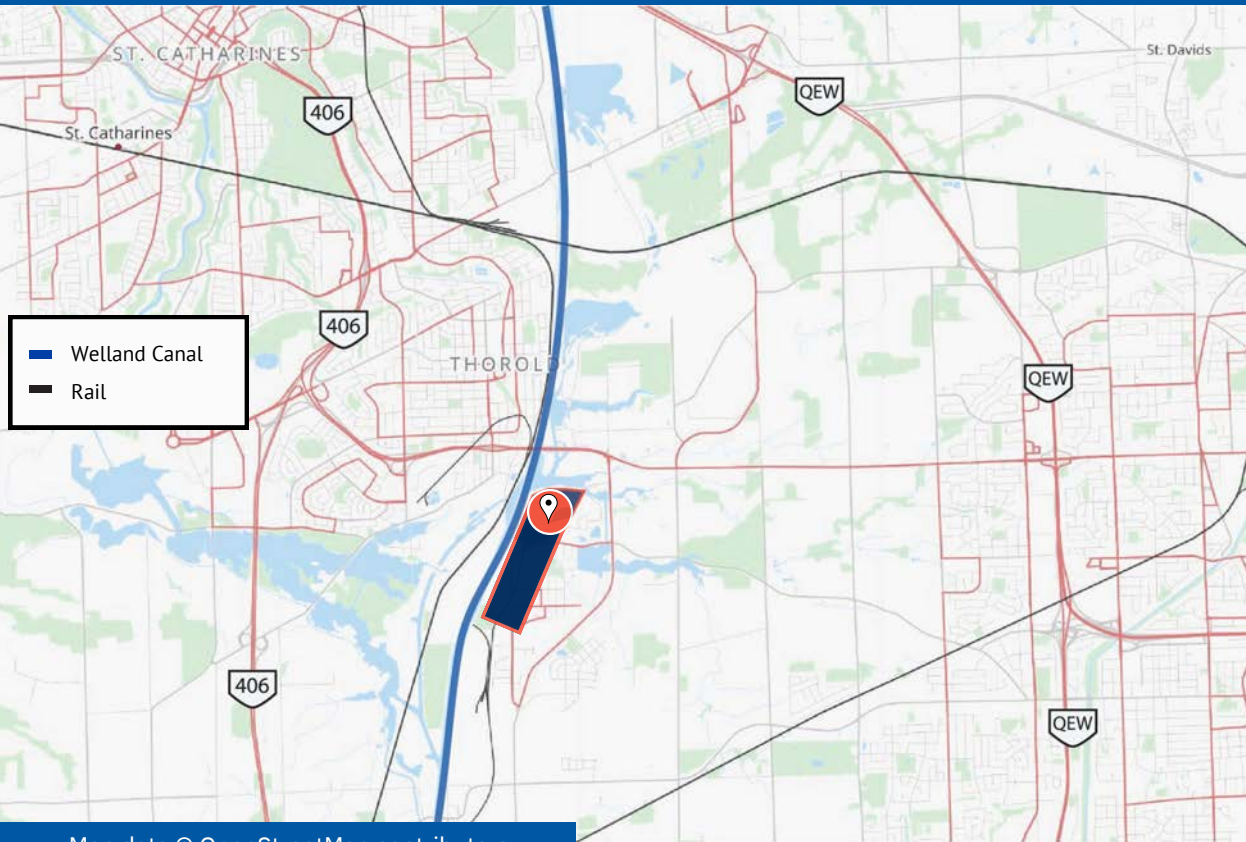
3363 Davis Road, Thorold  
100 Hayes Road, Thorold



KURT VOS  
365 336 4976  
[kvos@hopaports.ca](mailto:kvos@hopaports.ca)

**LOCATION ADVANTAGES**

Niagara Region is strategically located in Canada’s manufacturing heartland, on the doorstep of the Greater Toronto Hamilton Area.



- Less than 30 minutes to five US bridge crossings.
- 130 million North American consumers within a day’s drive.

Map data © OpenStreetMap contributors

**MODAL CONNECTIONS**



The Thorold Multimodal Hub is connected to Class-1 North American rail lines, and offers direct access to any port in the world from its berth on the Wellland Canal within the Great Lakes- Seaway system.

**INDUSTRY WELCOME**

- Manufacturing
- Bulk Storage
- Rail Transload
- Build to Suit (greenfield and adaptive re-use)

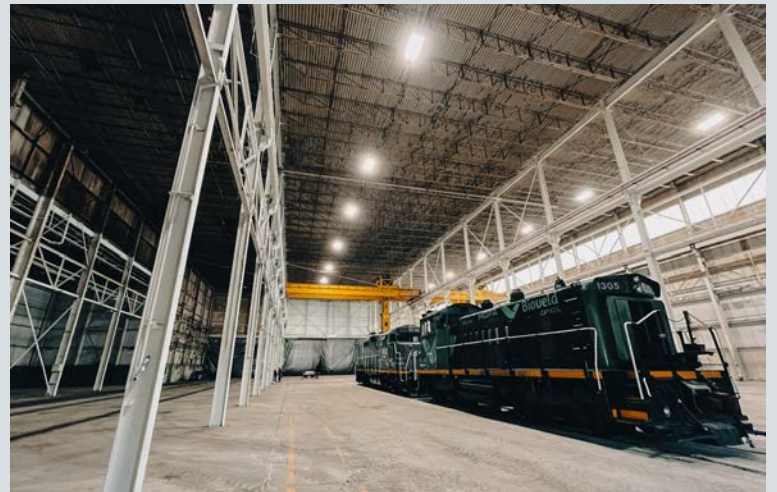


## SPECIFICATIONS

<b>LOCATION</b>	Niagara Region
<b>PROPERTY TYPE</b>	Industrial/Land
<b>LAND SIZE</b>	Over 400 acres exterior space for storage and development
<b>ZONING</b>	Heavy industrial
<b>WAREHOUSE</b>	Indoor storage available from 75,000 sq. ft.
<b>ELECTRICAL</b>	IESO Class A Hydro Cheapest in Province 140 Megawatt (MW) Available
<b>WATER</b>	On site water filtration plant, 96L/s Permit to discharge/take-water from the Welland Canal
<b>CRANE</b>	Multiple overhead cranes, up to 60 tons
<b>RAIL</b>	Rail transload opportunities CN & GIO Rail Short Line
<b>DEVELOPMENT OPPORTUNITIES</b>	Turnkey warehouse; indoor and outdoor storage; greenfield build-to-suit



PROPERTY PHOTOS



Contact us to learn more about this property.



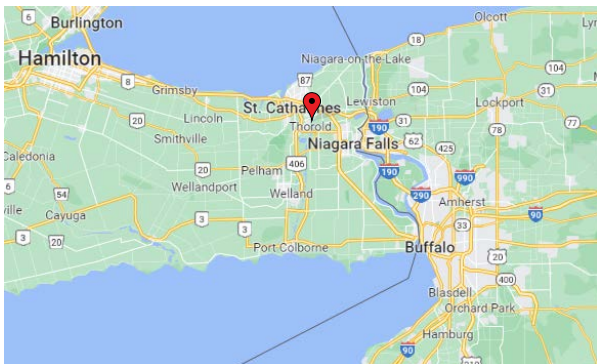
# HUB FEATURES

## TRANSPORTATION



All three areas of the Hub are served by robust industrial transportation assets, to enable the movement of goods between marine, rail and truck.

## LOCATION



Located along the Welland Canal in the heart of the Niagara Region, the Thorold Multimodal Hub is located within a day's drive of 100-million North American consumers.

## LABOUR



Niagara Region has access to a large and well-trained labour pool, supported by two world-class educational institutions.

More than a dozen companies already call the Thorold Multimodal Hub home. Contact us to explore the perfect space and supply chain supports for your business.