

FOR LEASE

NIAGARA

HOPA
PORTS

bmi Group



THOROLD MULTIMODAL HUB

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

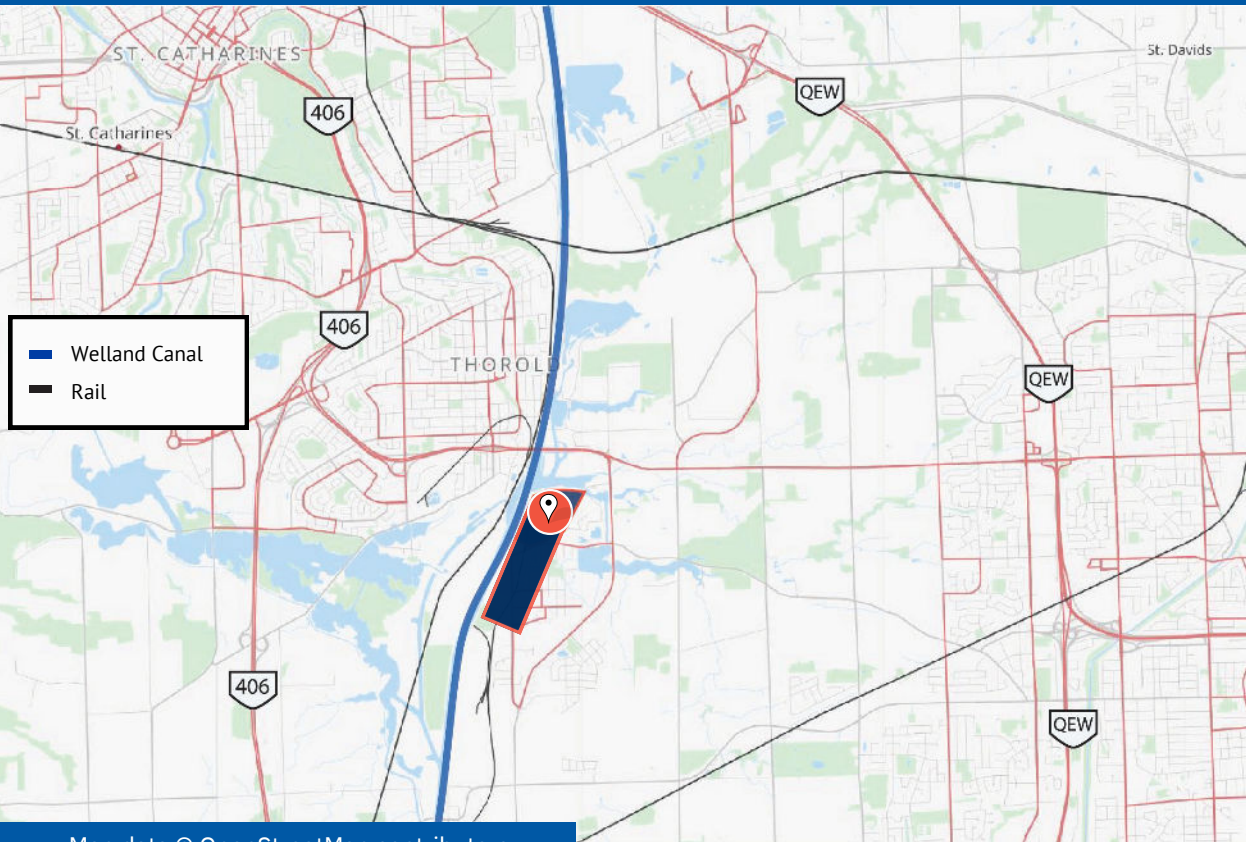
3363 Davis Road, Thorold
100 Hayes Road, Thorold



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LOCATION ADVANTAGES

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



Map data © OpenStreetMap contributors

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

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

LOCATION Niagara Region

PROPERTY TYPE Industrial/Land

LAND SIZE Over 400 acres exterior space for storage and development

ZONING Heavy industrial

WAREHOUSE Indoor storage available from 75,000 sq. ft.

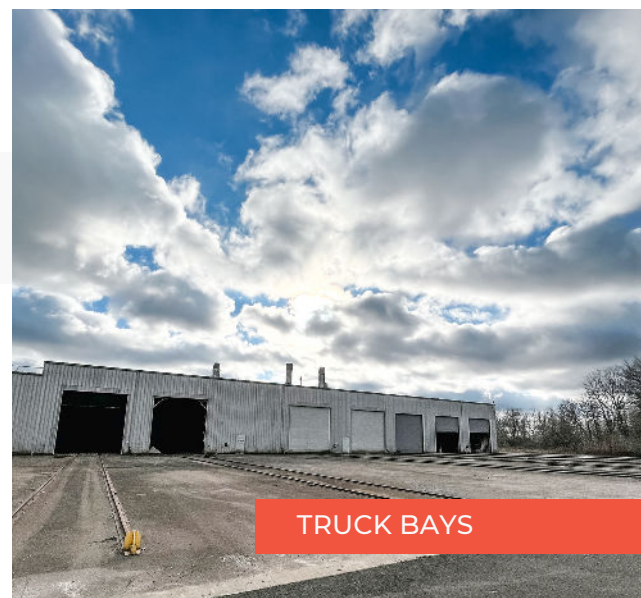
ELECTRICAL IESO Class A Hydro Cheapest in Province 140 Megawatt (MW) Available

WATER On site water filtration plant, 96L/s Permit to discharge/take-water from the Welland Canal

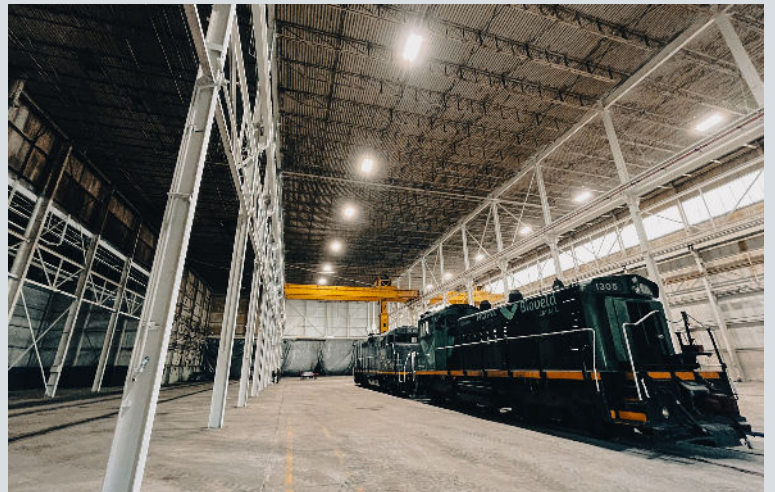
CRANE Multiple overhead cranes, up to 60 tons

RAIL Rail transload opportunities CN & GIO Rail Short Line

DEVELOPMENT OPPORTUNITIES Turnkey warehouse; indoor and outdoor storage; greenfield build-to-suit



PROPERTY PHOTOS



Contact us to learn more about this property.



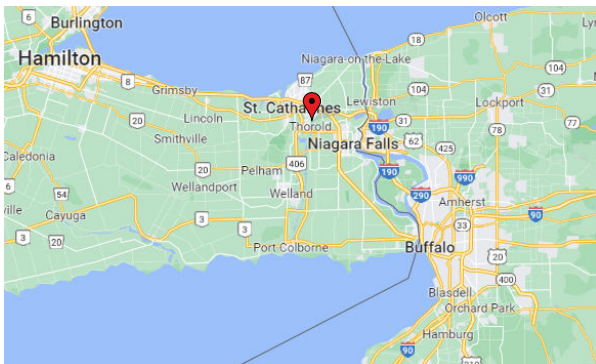
HUB FEATURES

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.