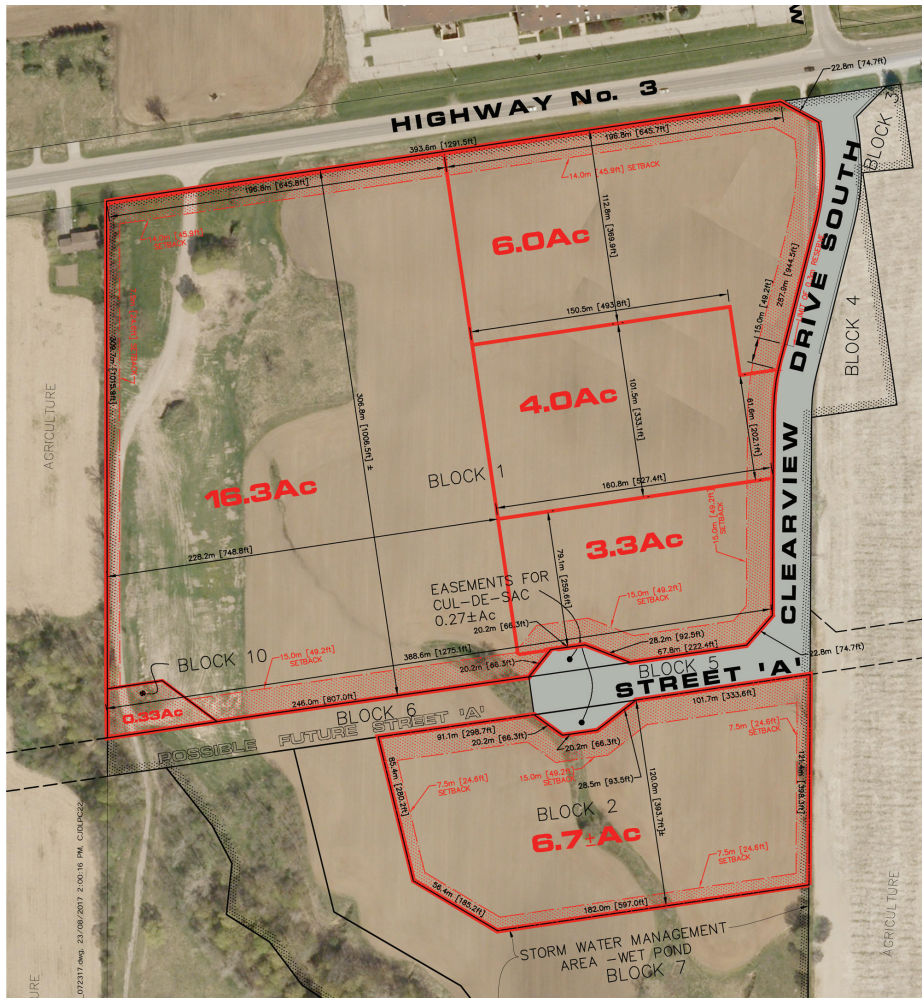




## VAN NORMAN INNOVATION PARK

From \$50,000/acre

### 3001 HIGHWAY 3, TILLSONBURG, ON



#### ZONING:

General Industrial (MG)

#### LEGAL DESCRIPTION:

Part Lot 1 & 2, Con 5 NTR  
Middleton, as in MD341775,  
described as Parts 1, 4, 8, 9, 11,  
12, 13 on Plan 41R-8326

#### CURRENT USE:

Agricultural

#### ACREAGE:

Total of 37 Acres but can be  
subdivided as small as 3 acres

#### MUNICIPAL SERVICES:

Water, Sewer, Hydro, Natural Gas  
with fibre optic service available

#### RAIL ACCESS:

No, but in close proximity

#### TERMS:

Subject to Town's conditions of  
purchase

**Price: \$50,000/acre**

#### TILLSONBURG ADVANTAGES

1. Industrial Lands from \$25,000 to \$50,000/Acre
2. Save \$10 to \$20 per square foot on Development Charges
3. Low Industrial Taxes
4. Gigabit Fibre Service Available
5. Located in the Heart of Ontario's 401 Corridor
6. Part of Ontario's Market of 14 Million People
7. Located within a 2 hour's drive of 22 universities/colleges
8. Downtown offers a delightful mix of heritage buildings and storefronts
9. Business friendly Council
10. Canada/Ontario is one of the top places to do business

For personalized service, please contact:

**CEPHAS PANSCHOW, Ec.D.**

Development Commissioner  
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