



The **Natural Place** for **Business.**

A 675-acre master planned, mixed-use business park, Hanlon Creek offers purchasers and users, builders and developers, a location that is unique for southwestern Ontario.

COMING 2008

HANLON
CReEK

BUSINESS PARK

*The Natural
Place for Business*

GUELPH ECONOMIC DEVELOPMENT 519-837-5600

Guelph forms a part of one of the
strongest business regions in Canada
 - an ideal location for companies to **ACCESS** major markets and customers.

Grow your future here!

- Superior access to Ontario's transportation systems
- Flexible zoning that allows for a mix of business uses
- Urban design guidelines to foster a campus-style setting
- And more!



Proposed Land Use

	Acres	Percentage
Future Residential	1.38	<1%
Corporate Business Park	186.90	28%
Business Park	181.15	27%
Open Space	161.92	24%
Stormwater Management	63.43	9%
Future Development/MTO Interchange	2.20	<1%
Road Widening	7.04	1%
Roads	67.19	10%

Permitted Uses

There are two broad zones within the Park:

- Corporate Business Park Lands (hotel, mall, laboratory, medical clinic/office, etc.)
- Business Park (Industrial) Lands (manufacturing, repair service, warehouse, etc.)

Services

Sites will be rough graded and serviced for immediate development. Services include:

- Open ditch storm water
- Municipal water and sanitary sewers
- Paved roads
- Hydro and natural gas
- Telephone and telecommunications
- Streetlighting

Central Market Location

Located less than one hour from Toronto, Canada's largest metropolitan area, the Hanlon Creek Business Park is a strategic location for targeting both Canadian and U.S. industrial and consumer marketplaces.

Superior Access

The Hanlon Creek Business Park is a five-minute drive from Ontario's major transportation corridor, Highway 401; less than 100 km (55 miles) from the Toronto and Hamilton international airports and seaports; and with nearby access to the Canadian railways.

Campus Style Development

The Hanlon Creek Business Park offers locations in a campus-like setting. It incorporates architectural, urban design and landscaping guidelines that ensure a high quality development, and allows purchasers to design the lot suited to their needs.

Flexible Sites and Uses

Sites can be custom designed to meet any business need. Flexible zoning allows for a mix of business uses including corporate offices, research and development facilities, prestige manufacturing, and traditional business and industrial operations.

Natural Setting

At the core of the Hanlon Creek Business Park is a 165-acre (65-hectare) open space and environmental reserve centred along the Hanlon Creek watershed. Site development and design and new building construction will take advantage of and complement this natural feature.

Exceptional Value

Compared to land values in the Greater Toronto Area, proposed selling prices in the Hanlon Creek Business Park are competitive, offering significant savings to businesses.

Support

Guelph is your full-service business relocation development partner offering the Hanlon Creek Business Park team of professionals focused on quality, consistency and efficiency. Above all, our team approach ensures accountability to you.



Quick Facts

(Source: Statistics Canada 2001 and 2006 Census)

Population

114,943 persons (as of 2006)

Labour Force Activity (persons 15 years and over - 2001)

In Labour Force	60,585
Employment Rate	68.2%
Employed	57,390
Unemployment Rate	5.3%

Schooling (2001)

	# of people	% of total
Less than Grade 9	4,740	6.2%
Grades 9-13	22,360	29.0%
Trade Certificate or Diploma	7,540	9.8%
College	17,170	22.3%
University	25,180	32.7%

Households (2006)

Private Household	44,705
Average No. of Personal/Private Households	2.5

Personal Income (persons 15 years and over - 2001)

Average Personal Income	\$32,909
Median Personal Income	\$27,230

Development Charges (March 2, 2007 - March 2, 2008)

Commercial/Institutional	\$75.45 per sq.m./\$7.01 per sq.ft.
Industrial	\$41.66 per sq.m./\$3.87 per sq.ft.

Distribution of Businesses by Industry

NAICS Sector	% of total
Manufacturing	23.8%
Professional/Scientific & Technical Services	19.8%
Wholesale Trade	8.0%
Retail Trade	7.3%
Other Services	6.5%
Administrative Support & Waste Mgmt. & Remediation Services	6.2%
Construction	6.0%
Finance & Insurance	4.7%
Real Estate, Renting & Leasing	2.6%
Remaining Categories	15.1%



For more information, please contact the City of Guelph Economic Development and Tourism Services:

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