

HIGHWAY 400 EMPLOYMENT LANDS

OPPORTUNITIES AWAIT

BWCG

ECONOMIC
DEVELOPMENT 

BUILD • WORK • GROW

PARTNERS IN YOUR SUCCESS



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905-775-5366 ext.1310**

www.gotoBWG.ca

HIGHWAY 400 LANDS

This document will help in your initial exploration of Bradford West Gwillimbury's Highway 400 Employment Lands as potential sites for your new, expanded or relocated facility. The featured information outlines available land parcels and illustrates the many benefits of this new employment area including location and accessibility.

The Town of BWG welcomes investment in this new prestige employment area, and we work closely with local property owners to help facilitate your entry into our growing business community.

The Office of Economic Development is your first point of contact for Highway 400 Employment Land inquiries, and our Investment Readiness Team is ready to help with all elements of your development applications.



MAYOR'S MESSAGE



On behalf of Town Council, I am delighted to present our new Highway 400 Employment Lands brochure. This document was developed to highlight BWG's new business investment frontier – 900 acres of ready-to-develop, municipally-serviced land along one of Ontario's most important travel corridors.

BWG is undergoing rapid growth, both residential and commercial, from those drawn to a municipality accessible by road, rail and transit. Land in BWG is competitively priced and strategically located near key markets in central and southern Ontario and beyond. BWG is the ideal home for many businesses,

including manufacturing, corporate headquarters, agriculture, small businesses and retail. Our newly serviced lands along Highway 400 represent the next phase of business growth to our town.

This useful guide provides an overview of this strategic corridor. I invite those looking to locate their manufacturing, transportation and logistics, agri-food processing facilities or head offices to consider the many advantages BWG has to offer. We welcome and appreciate your business!

Sincerely,

Rob Keffer, Mayor

CAO'S MESSAGE



I am pleased to introduce our new Highway 400 Employment Lands brochure on behalf of town staff. This guide provides useful information for businesses looking to invest in Bradford West Gwillimbury's fully-serviced lands along this critical transportation corridor.

Record-level growth in our community is creating opportunities for business owners and investors alike. To facilitate this growth, we have implemented a comprehensive municipal servicing plan to open our Highway 400 Employment Lands to new businesses.

With a new highway interchange, water/wastewater servicing, and well-developed connections with local

landowners, our staff have implemented Council's vision for a new, development-ready industrial corridor, strategically located near several key markets.

Our staff departments work seamlessly to help bring your business plans to fruition, with our Office of Economic Development as the first point of contact for business inquiries. Please review this brochure to understand the benefits of our Highway 400 corridor and contact us to see the opportunities BWG offers. We look forward to working with you!

Geoff McKnight,
Chief Administrative Officer

THE HIGHWAY 400 ADVANTAGE

BWG IS YOUR GATEWAY OF OPPORTUNITY ALONG THE 400

With direct access to one of the busiest and most accessible north/south transportation corridors in the province, and development charges among the lowest in the area, Highway 400 in Bradford West Gwillimbury is an extremely advantageous location to establish your corporate headquarters, advanced manufacturing, agri-food processing and transportation and logistics companies.

BWG is strategically located between major economic centres in Simcoe County and the Greater Toronto Area. BWG's access to Ontario's arterial highway network, via Highway 400, provides cost-effective travel and shipping options for domestic operations, and our proximity to five international airports provides ready access to markets across North America.



DISTANCES TO MAJOR DESTINATIONS

Location	Miles	Kilometres
Toronto	42	67
Vaughan	23	38
Montreal	357	575
Barrie	25	41
Highway 401	31	51
Highway 404	8.1	13
Highway 407	24	40
Niagara Falls - US Border	112	180



BWG ECONOMIC FAST FACTS



\$2.51 MILLION
ICI BUILDING PERMIT
VALUE



2,480
TOTAL
MANUFACTURING JOBS



680,000
AVAILABLE LABOUR
FORCE WITHIN 30KM



19,965
INDIVIDUALS IN THE
LABOUR FORCE



YOUR LAND AWAITS

PROPERTY SIZES TO SUIT YOUR NEEDS

The Highway 400 Employment Lands extend nearly six kilometres along both sides of this busy transportation corridor, serviced by two full interchanges with one more planned. There are parcels of various sizes under private ownership, which have three zoning designations suited to the following types of facilities:

400 A Zone (north):

- A manufacturing plant, warehousing, retail, equipment servicing and office space

400 B Zone (central):

- A manufacturing plant, warehousing, distribution centre, data centre, food processing facility, research facility, office space, public training facility, auto service station, bank, convenience store, daycare, fitness centre, industrial or agricultural machinery sales facility, food store, hotel and retail

400 C Zone (south):

- Crop growing, livestock, grain drying and product storage

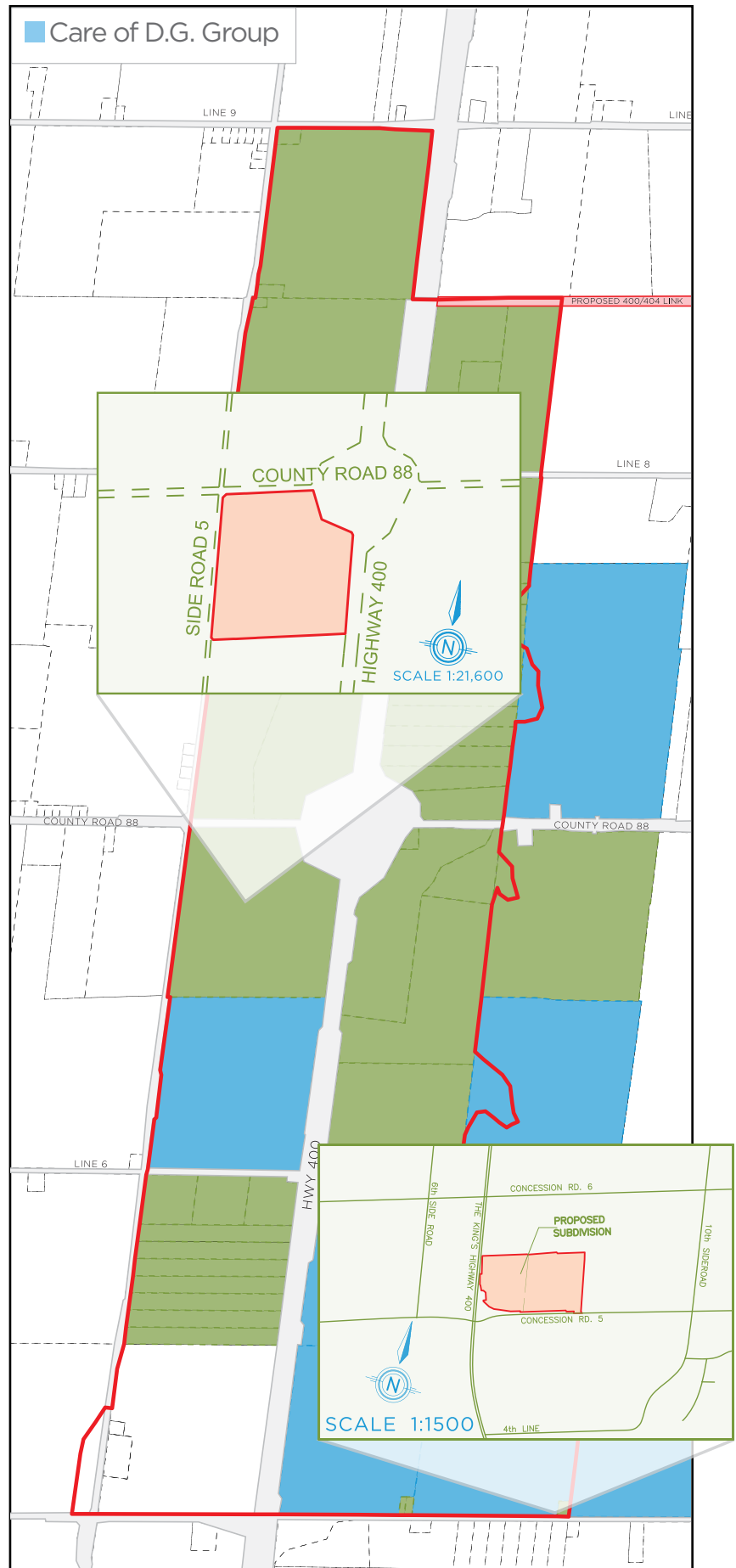
HIGHWAY 400 AND MORE

BWG has significant infrastructure to support development along Highway 400, including:

- A full interchange at Highway 88, providing access to the 400 B Zone, including Strathallen properties
- A new full interchange at Line 5, providing access to the 400 C Zone, including DG Group properties
- A planned interchange between Lines 8 & 9 to facilitate a provincial highway joining Highways 400 & 404, which will provide access to the 400 A Zone

Development is underway, and Strathallen and DG Group have parcels available for development.

**FULLY SERVICED
PARCELS OF
PROPERTY
AVAILABLE**



LANDS OF OPPORTUNITY - STRATHALLEN

EXCEPTIONAL DEVELOPMENT OPPORTUNITIES AWAIT

Strathallen Capital Corporation's mandate - to acquire property and add value through servicing, property management, leasing and development - has been the impetus behind the development of approximately 100 acres of property on the southwest portion of Highway 400 and 88. Strathallen is the first company in BWG to qualify under the Government of Ontario's Investment Ready: Certified Site Program, which

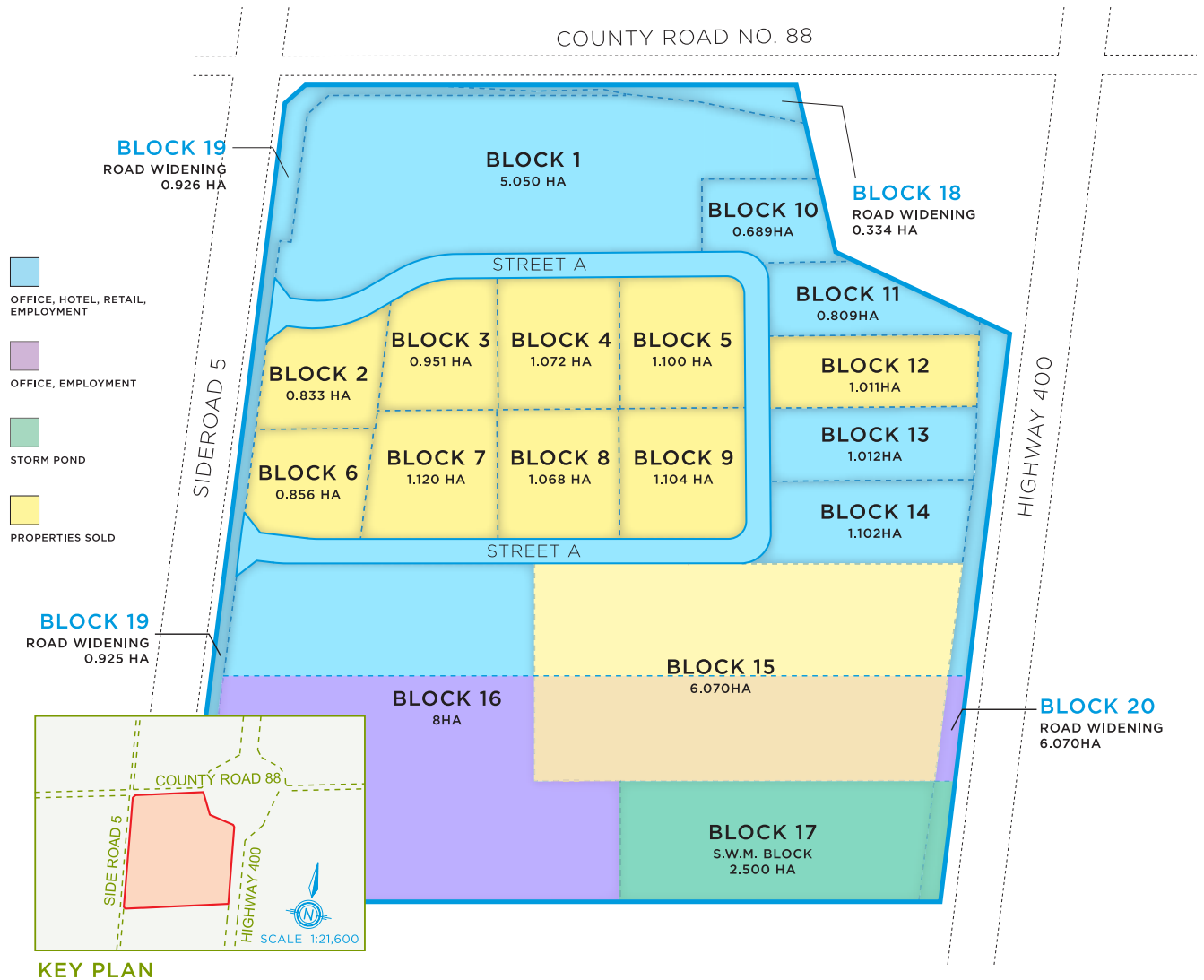
offers important information to investors and site selectors, encouraging faster site selection decisions.

Strathallen has already announced a new 240,000 square foot headquarters and manufacturing facility for industrial client MiTek Canada, and has sold 60 per cent of available parcels.

For more information, please contact Grant Pretorius, Vice President of Development at 416-520-3763 or gpretorius@strathallen.com.



Strathallen Parcel
Draft Plan of Subdivision – Lot 6, Concession 6
Town of Bradford West Gwillimbury



**“BWG IS INVESTMENT
 READY FOR THE
 GROWTH THAT THE
 HIGHWAY 400 LAND
 OFFERS.”**

**– Grant Pretorius,
 VP Development, Strathallen**

LANDS OF OPPORTUNITY – DG GROUP

PARTNERS IN BWG'S PROSPERITY

Formerly known as Metrus, DG Group has more than four decades of experience as a leading developer in southern Ontario and is now one of the largest developers in Canada.

DG Group has hundreds of acres of land available for development along Highway 400 in BWG, and brings a wealth of experience in developing properties through its affiliation with Condrain Group.

DG Group has a number of developments in BWG, with its first Highway 400 corridor development

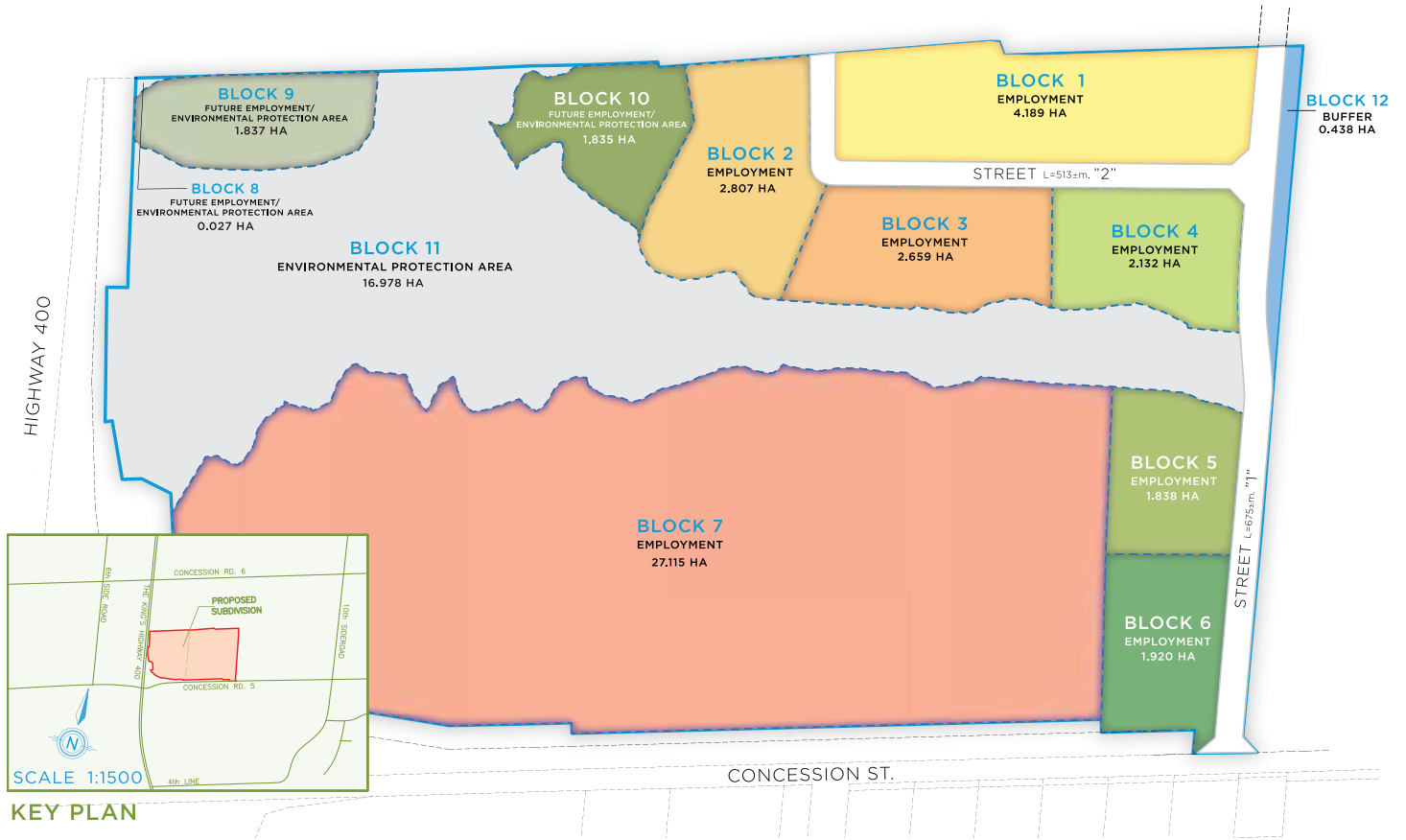
100 ACRES OF PROPERTY DIRECTLY OFF HIGHWAY 400

underway on the northeast corner of Highway 400 and Line 5, which will greatly benefit from upgraded road infrastructure including the new highway interchange.

For more information, please contact Warren Melbourne, Project Manager at 905-669-5571 ext. 5221 or wmelbourne@dgggroup.ca.



DG Group Parcel
Draft Plan of Subdivision – Part of Lots 7 & 8, Concession 5
Town of Bradford West Gwillimbury



BWG: INVESTMENT READY TODAY

A STREAMLINED, FLEXIBLE APPROACH TO YOUR PROJECT

The Town of BWG welcomes your business and has established a streamlined approach to expediting development applications. BWG's Investment Readiness Team, which includes staff from Planning, Engineering, Capital, Building and Economic Development, can assemble quickly and easily to discuss any application brought forward.

An innovative pre-consultation process is the first step to evaluating

your application, providing invaluable assistance by clearly outlining the Town's development process as well as identifying and overcoming challenges early.

BWG is using this streamlined process to assist applications for the Highway 400 Employment Lands. The "one team" approach ensures that all departments are familiar with the details of each application and can track the progress of projects through the various phases of development and provide comments and recommendations accordingly.



The Highway 400 Employment Lands have a cost-sharing agreement, overseen by Bratty's LLP (Trustee) and SCS Consulting (Group Engineer), to cover water/wastewater infrastructure and community costs. Parties that have entered formal due diligence can contact Bratty's at 905-475-1900 for a one-page summary of obligations including confidentiality agreement.

TOP FIRMS ALREADY BASED IN BWG

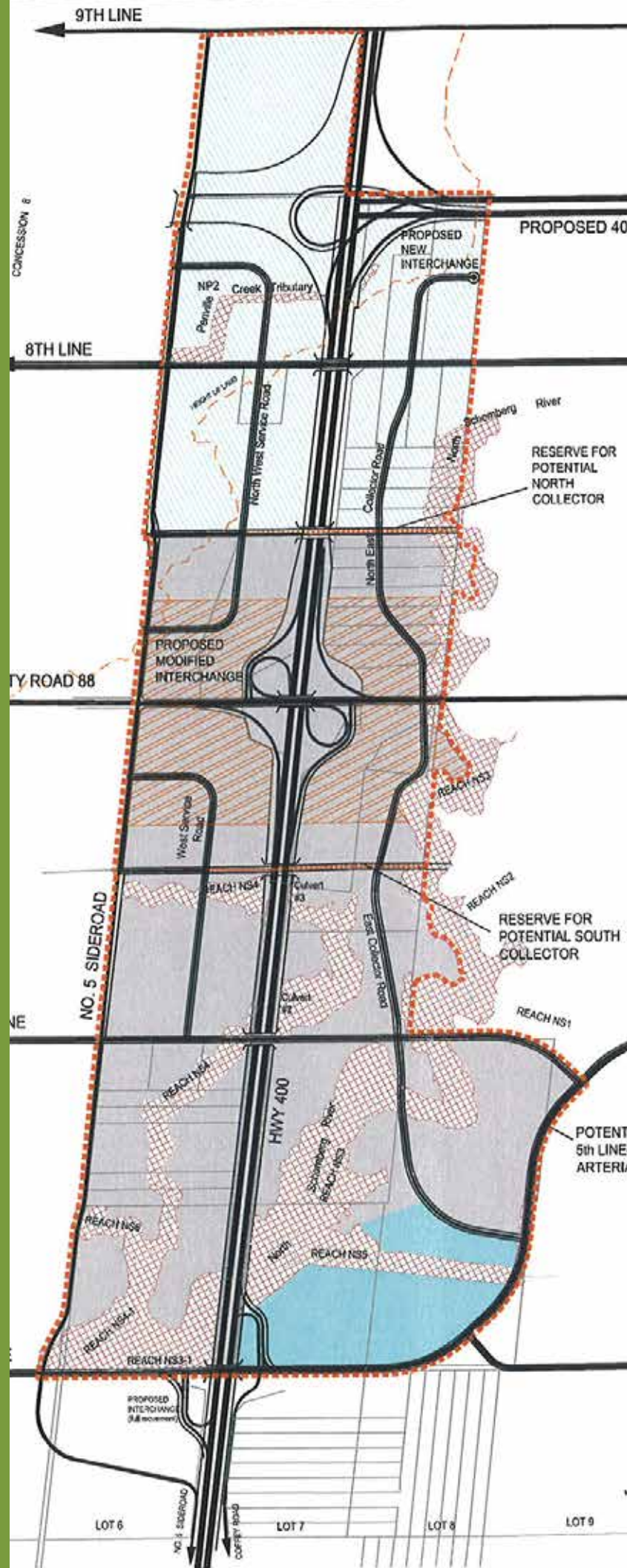
As a burgeoning regional economic centre, BWG is already home to many corporate headquarters, advanced manufacturers and food processors, creating a robust network of companies.

Join these forward-thinking and diverse firms and see why BWG is an excellent place to build, work and grow.

- » Magna (Dortec) - Automotive
- » Cericola Farms (Maple Leaf Foods) - Chicken processing
- » Gwillimdale Farms
- » Spectra - Aluminum moulding
- » MiTek - Industrial fasteners
- » Ventra (Flex n Gate) - Automotive
- » Kumi Canada - Automotive
- » AGC Automotive - Automotive
- » Aurora Cannabis - Medical Cannabis
- » Array Marketing - Cosmetics
- » Channel Industrial - Steel

**“LOCATION IS KEY
IN THE FARMING
BUSINESS. WE’RE
LOCATED IN ONE
OF THE BEST
AREAS EVER.”**

**- John Hambly,
Gwillimdale Farms**



BWG: HIGHWAY 400 IS JUST THE BEGINNING

INNOVATIVE PLANNING PROCESS, STREAMLINED SERVICES, FASTER RESULTS

The land parcels under development in the Highway 400 Employment Lands are the first of 900 developable acres in BWG along this high-speed transportation corridor. The Office of Economic Development looks forward to assisting you with inquiries about locating and developing here,

and will continue to work with you to help with your business needs.

Partnerships with Simcoe County, Nottawasaga Futures (CFDC), Bradford WORKS and other groups allow BWG to offer assistance on business financing, business planning, recruitment, marketing and coordinating resources with other local and area businesses.

Your opportunity awaits.





**“BWG IS COMMITTED
TO PROGRESS,
COMMUNITY
DEVELOPMENT
AND THE
ENTREPRENEURIAL
SPIRIT OF ITS
RESIDENTS.”**

**– Michael Disano, Office of
Economic Development**

TESTIMONIALS



BWG VALUES ITS CLIENTS

BWG is privileged to have a number of top firms across a broad spectrum of sectors seeking to build, expand or relocate to our municipality. Here are the stories of just two of many with whom we have developed a solid and mutually beneficial working relationship.



MITEK

“We were growing rapidly and had a chance to move elsewhere but decided to stay in Bradford primarily due to our local labour pool, especially our production labour pool. There is also the benefit of proximity to Highway 400. We do a lot of trucking – bringing in tens of thousands of pounds of materials daily and shipping out an equivalent amount of finished product. So, this location is ideal.”

– Mike Sandbrook, President
MiTek, Retired



SERVICE STAR FREIGHTWAYS

”I think what kept me here more than anything was my employees. I didn’t want to lose them. They’re good people. And I didn’t want to go to the GTA because the cost was too high, and it was congested. Bradford offers good connections to transportation routes; it’s easy in, easy out. And there are local manufacturers, who provide a convenient and steady source of business for us.”

– Mike Smith, President
Service Star Freightways

A close-up photograph of two people shaking hands. The person on the left is wearing a dark suit jacket, a white shirt, and a silver watch with a black dial. The person on the right is wearing a purple and white striped shirt. The background is blurred, showing other people in business attire.

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THE POSSIBILITIES ARE
ENDLESS

MAKE YOUR MOVE
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CONTACT US TODAY

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