



THE OPPORTUNITY IS NOW

HIGHWAY 400 EMPLOYMENT LANDS



BW•G

ECONOMIC
DEVELOPMENT 

BUILD • WORK • GROW

**PARTNERS IN
YOUR SUCCESS**



BWG

ECONOMIC
DEVELOPMENT 

**BUILD
WORK
GROW**

**CALL TODAY
905-775-5366 ext.1310**

www.gotoBWG.ca

LOCATE IN BWG

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.



James Leduc,
Mayor

MAYOR'S MESSAGE

On behalf of Town Council, I am delighted to present our Highway 400 Employment Lands brochure, highlighting BWG's premier business investment frontier.

This new industrial park, encompassing hundreds of acres of developable land along one of Ontario's most important travel corridors, is ideal for those looking to locate or expand their manufacturing, transportation and logistics, agri-food processing facilities or head offices.

MiTek Canada (a Berkshire Hathaway company), Toromont, Hampton Inn & Suites, Modular Precast Systems, Kierland, Rieker, Marriott and Castlemore Developments have all discovered the BWG advantage and located here, and a new provincial highway – the Bradford Bypass – will have a full interchange to support business and pedestrian travel.

We invite you to join this thriving business community. Please reach out to our Office of Economic Development and discover the many advantages BWG has to offer.

Build, work and grow with us. We welcome and appreciate your business!

CAO'S MESSAGE

I am pleased to introduce our updated 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 municipally-serviced lands along this critical transportation corridor.

To facilitate record growth in our community, we have implemented a comprehensive municipal servicing plan to open our Highway 400 Employment Lands to new businesses. The province's recent announcement of a new highway connecting Highways 400 and 404 will add a third exchange and improve our already significant infrastructure in this business park.

We receive daily inquiries about this corridor and many new businesses have developments underway. With strong support from our Council, staff departments work seamlessly with you 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



Blossoming Opportunities

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, transportation, logistics or warehousing company.

Numerous multi-national companies have already discovered the strategic benefit of these properties and have located in this prestige industrial park. The popularity of the highway 400 corridor in BWG is based not just on superior location and transportation access, but also on the quality and availability of shovel-ready properties – perfect for those looking to be up-and-running quickly. It is also due to the successful track record, adaptability and client focus of the BWG Office of Economic Development and the Town's Investment Readiness Team.

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 FAST FACTS



42,843

POPULATION
2021



50,500

PROJECTED
POPULATION 2031



702,443

POPULATION WITHIN
30KM OF BWG*

*Source: Environics Analytics 2021

PROPERTIES FOR ALL 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, with some designated Future Development, subject to a Tertiary Study underway.

400 A Zone supports:

- Industrial uses, warehousing, restaurants, training facilities, retail (accessory), office space (ancillary) and outdoor processing and outdoor storage (accessory).

400 B Zone supports:

- Listed 400 A uses except outdoor processing and outdoor storage. Hotels, retail stores, office space (stand-alone), equipment sales and rental, financial institutions, lab or research centres, medical offices, data centres, supermarkets, service shops, farm implement dealers and trade and convention centres. This zone generally provides more allowances for retail and service commercial than the other two zones.

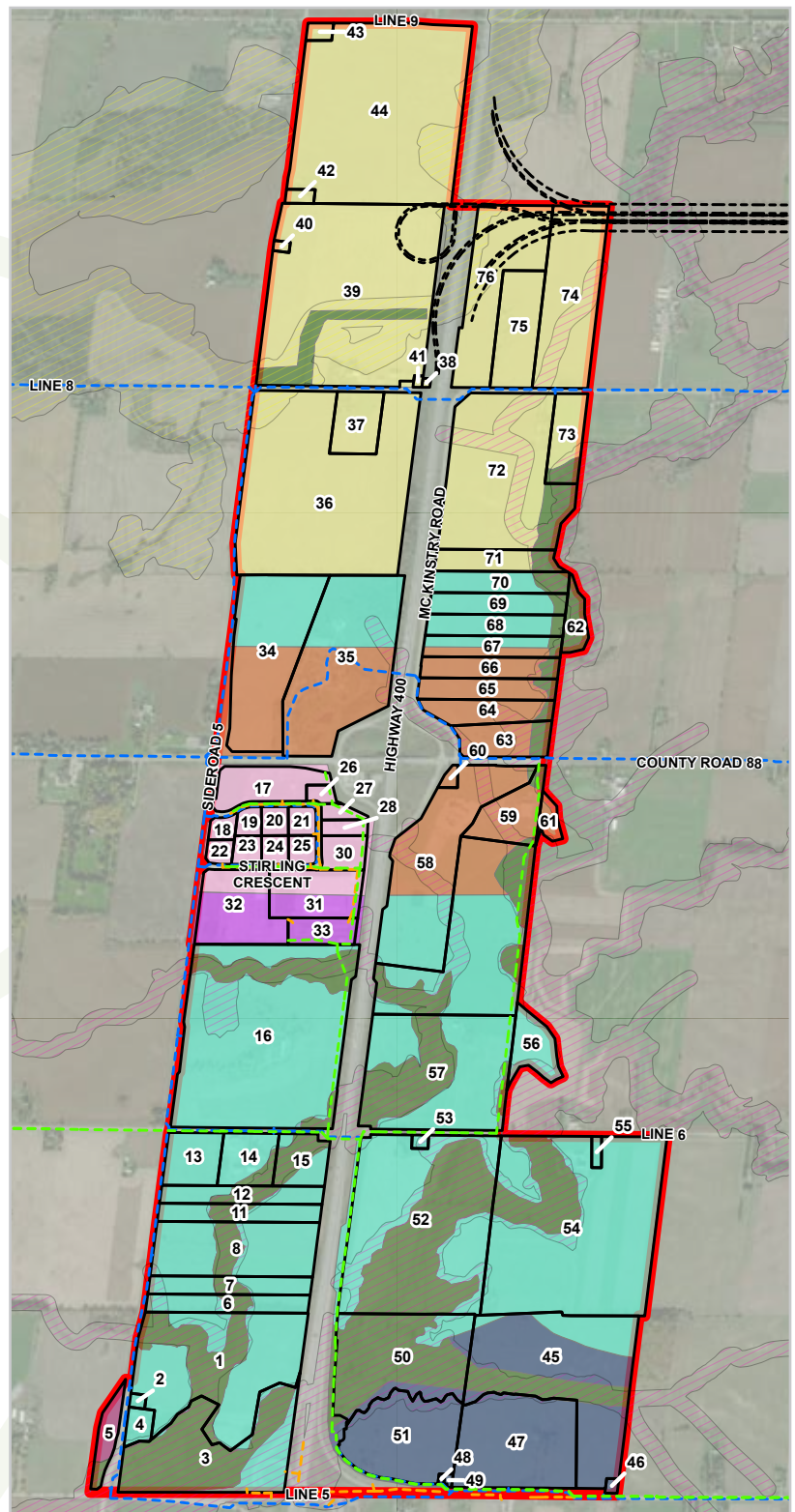
400 C Zone supports:

- Listed 400 A uses except outdoor processing. Financial institutions, retail stores, lab or research centres, medical offices, service shops, financial institutions.

For specific zoning information for BWG's Highway 400 Employment Lands, please visit: <https://www.townofbwg.com/twnsrv/Planning/ZBL>



ACCESS AND
AVAILABILITY
OF PROPERTIES
HAS MADE 400
LANDS THE
NEW 'GO TO'
DEVELOPMENT
LOCALE.



Legend

Zoning

- 400 Lands Industrial - 400A(H7)
- 400 Lands Interchange - 400B
- 400 Lands Interchange - 400B(H7)
- 400 Lands Industrial/Commercial - 400C
- 400 Lands Industrial/Commercial - 400C(H7)
- Agricultural (A)
- Environmental Protection (EP)
- Future Development (FD)

- Sanitary Main
- Storm Water
- Water Main
- Proposed Hwy 400/404 Bypass
- Parcels
- LSRCA Regulated
- NVCA Regulated
- Hwy 400 Employment Area

DG GROUP: STAKE YOUR CLAIM

The Future is Now

A leader in the Canadian development community, DG Group owns more than 500 acres of the remaining 800 developable acres in BWG's Highway 400 Employment Lands. Heavy equipment manufacturer Toromont Industries has just completed acquisition of the first available plot held by DG Group – a 67-acre parcel on the northeast side of Highway 400 and Line 5.

This site sits adjacent to a full interchange at Line 5 and Highway 400, completed in March 2019 through the co-operative efforts of the federal and provincial governments, county and Town of BWG. This \$54-million infrastructure investment is extremely advantageous for shipping and receiving goods, making the DG properties a strategic locale for manufacturing and commercial enterprises.



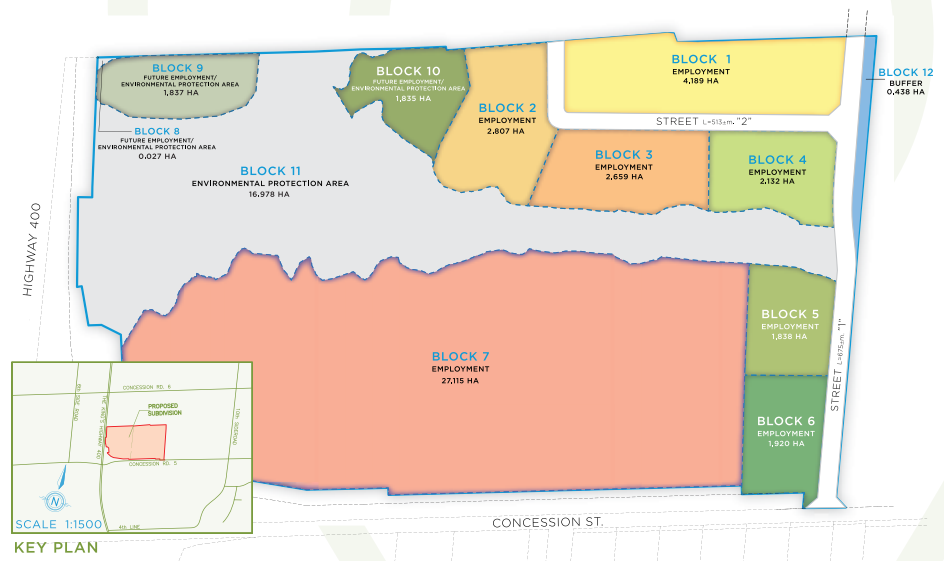


Opportunity on McKinstry

A number of properties are available for purchase and development along McKinstry Road, which runs parallel to Highway 400 north of Highway 88. These land parcels are strategically located for convenient access quick access to Greater Toronto markets via Highway 400 as well as the Bradford Urban Area.

For more information on available development opportunities, please call the **BWG Office of Economic Development** at **905-775-5366 ext. 1310**.

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



800 ACRES
OF HIGHWAY 400 EMPLOYMENT LANDS
AVAILABLE FOR DEVELOPMENT

STRATHALLEN: A MODEL OF SUCCESS

Stronger Together

Strathallen Capital Corporation was the first to realize the benefits of BWG's Highway 400 Employment Lands. Their mandate – to acquire property and add value through servicing, property management, leasing and development – was 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.

Today, the Strathallen properties are home to multiple internationally-recognized companies, including MiTek Canada, Marriot Hotels, Rieker Canada, Hampton by Hilton, Kierland and Modular Precast Systems.

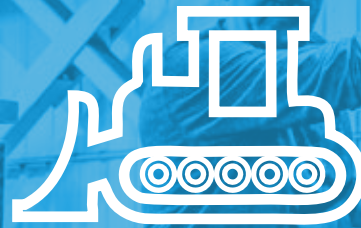
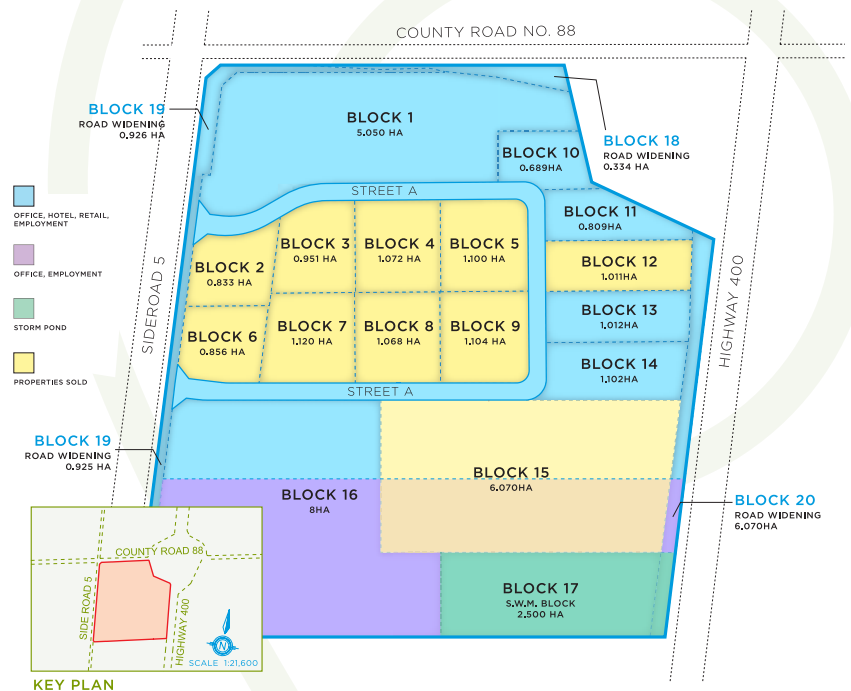




Partners in Business Prosperity

Partnerships with Simcoe County, Nottawasaga Futures, BradfordWORKs and other groups allow BWG to offer timely and practical assistance on business financing, business planning, recruitment, marketing and co-ordinating resources with other local and area businesses.

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



\$67 MILLION
TOTAL NON-RESIDENTIAL CONSTRUCTION VALUE
(2021)

SOURCE: BWG BUILDING DEPARTMENT

VI-CORP REAL ESTATE SERVICES

Industrial Condominiums

Construction is under development in the northernmost parcels of the Strathallen lands (comprising 14 acres directly facing Highways 400 and 88) on three new multi-unit industrial condominiums.

These properties are primarily servicing light industrial, including manufacturing and warehousing, and include:

- One 100,000 square foot facility with four units for sale (under construction)
- Two facilities with 14 3,300 square foot units for sale (in planning phase)
- One facility with 15 3,300 square foot units for lease (in planning phase)

**KEY ADVANTAGES
INCLUDE AFFORDABLE
LAND AND PROXIMITY
TO HIGHWAY 400.**





The broker of record for these properties is Vi-Corp Real Estate Services, represented by Mario Vitelli – an agent with who has years of experience in the Simcoe County real estate industry.

These units are in high demand, with approximately 70 per cent already sold or leased. To inquire about availability, please contact **Mario Vitelli** at vicorp realestate@gmail.com.



LABOUR FORCE STATISTICS



24,280

BWG LABOUR FORCE



401,098

LABOUR FORCE WITHIN
30KM OF BWG

SOURCE: ENVIRONICS ANALYTICS, 2021

MITEK: INVESTING IN BWG'S FUTURE

MiTek Continues to Invest in its Home Town

MiTek is a home-grown success story and a 'go to' supplier of steel roof truss hardware for much of Canada and beyond. The company has now moved into its new, state-of-the-art 230,000 square foot facility in the BWG Highway 400 Employment Lands.

The building has 200,000 square feet of manufacturing and warehousing space with the remainder for its head office. This new facility combines operations of MiTek's original facility in BWG and its former stamping facility from Thornhill.

**BWG HAS BEEN VERY
HELPFUL IN ASSISTING
US THROUGH THE
ENTIRE BUILD PROCESS**





With the opening of the new plant, MiTek added more workers over the summer of 2021 for a second shift and new production lines. The company held job fairs in the early fall to continue to take advantage of the excellent local job market. MiTek has an additional 100,000 square feet of land adjacent to its current building reserved for future expansion.

Visit <https://mitek.ca> to learn more.



BUSINESS IS BOOMING



^16.5% INCREASE
BUSINESS WITH EMPLOYEES 2017 TO 2021

SOURCE: EMSI 2021.1

ONE TEAM APPROACH

The Town of BWG offers a pre-consultation process for those wishing to invest and develop properties. The process provides an opportunity to speak with staff from Planning, Engineering, Building, Finance and Economic Development and is advantageous for both parties, as it familiarizes each side with the proposed scope of work and key personnel. It also helps develop an early understanding of BWG's development process, necessary steps to be taken, as well as

potential challenges and opportunities.

This “One Team” approach has proven both popular and successful in expediting development applications, and has been used extensively with those interested in the Highway 400 Employment Lands. The first point of contact is the Office of Economic Development, which makes arrangements for meetings and is available for consultation at any point in the development process.








COST SHARING

In addition to the **One Team Approach** to development approval, there is also a cost-sharing agreement in place for properties in the **Highway 400 Employment Lands**.

This agreement is 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.

JOBS BY INDUSTRY

	MANUFACTURING	1,797
	RETAIL	1,375
	HEALTHCARE	1,008
	CONSTRUCTION	876
	EDUCATIONAL	875

TOTAL JOBS
11,186

SOURCE: EMSI BASED ON 2016 CENSUS



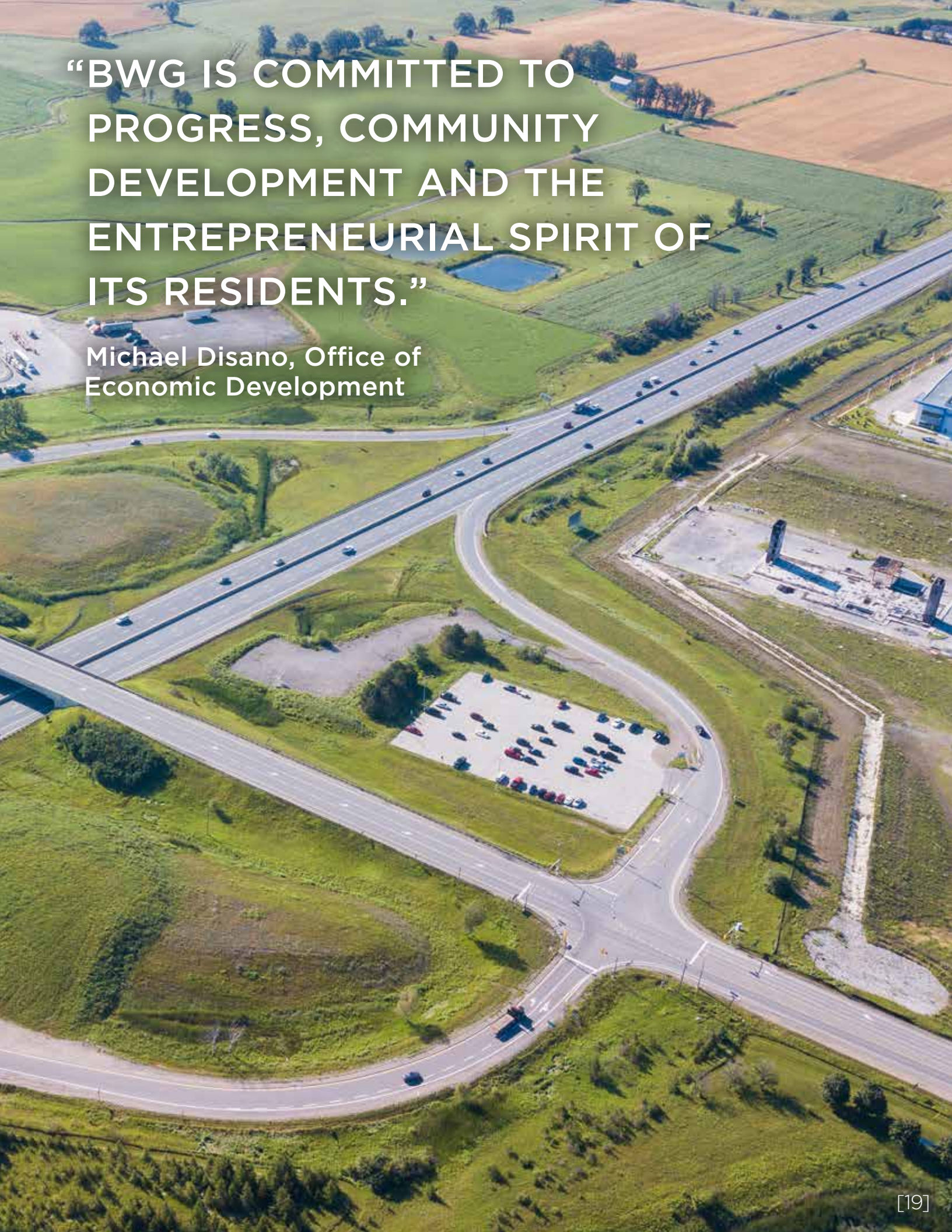
PLANNING FOR THE FUTURE

Infrastructure and capital investment were necessary elements to prepare the Highway 400 Employment Lands for development. In the last decade, the Town of BWG has invested significantly to add water and wastewater servicing to the area, and continues to work with utility companies to supply electricity, natural gas and telecommunication services.

BWG's strong partnership with senior levels of government has been instrumental in expanding road infrastructure and access to Highway 400. The addition of the Line 5 interchange has proven essential to attracting new investment, and more recently, the Government of Ontario's decision to add a new 400-series highway to join Highway 400 and 404 – through BWG – will transform the area into a critical transportation hub.

BWG is planning for tomorrow and we hope your business will be a part of this bright future.



An aerial photograph of a multi-lane highway interchange. The road curves through a landscape of green fields and some trees. In the center of the interchange, there is a rectangular parking lot filled with many cars. To the right of the parking lot, there is a small building and some construction equipment. The overall scene depicts a well-maintained infrastructure project in a rural or semi-rural area.

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

Michael Disano, Office of
Economic Development

TESTIMONIALS

Grant Pretorius – Strathallen

“The BWG team is just phenomenal. They are totally receptive, responsive and professional. They have a cohesive message as a community and provide the level of professionalism to attract both national and global companies.”



Warren Melbourne – DG Group

“Working with some municipalities will age you prematurely. It’s so refreshing to deal with people who are engaged in the process and it’s so refreshing for somebody like me, because in other places you can wait weeks for a response.”



Mario Vitelli – Vi-Corp

“They [BWG staff] have been there whenever I needed them. Whenever I call, they answer. They are very helpful. For anything I needed, if they didn’t know the answer, they went and got it for me. So, they are definitely good to work with.”



A photograph of two men in business attire. On the left, a younger man with dark hair, wearing a dark blue suit jacket over a white shirt and a dark tie, is looking down at a document. On the right, an older man with grey hair and a beard, wearing a light blue dress shirt and a dark tie with small white dots, is also looking down at the document. They are both holding and reviewing the document together. The background is a blurred office or construction site with large windows and structural elements.

**“IT’S BEEN A
VERY GOOD
PARTNERSHIP AND
THEY HAVE BEEN
VERY HELPFUL
IN ASSISTING US
THROUGH THE
ENTIRE BUILD
PROCESS.”**

Justin Neil – MiTek



BUILD. WORK. GROW. DESTINATION SUCCESS

BWG
ECONOMIC
DEVELOPMENT 
BUILD • WORK • GROW

CALL NOW

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