



About the Thorold Multimodal Hub

- 200-acre multimodal industrial complex in the heart of Niagara Region.
- Comprised of the **Bioveld complex**, a former paper mill, and the **McCleary complex**, across the slip offering outdoor storage and marine transportation access
- Immediately adjacent to the Welland Canal
- It features marine, rail and highway access
 - Is served by the CN line and offers railcar storage opportunities
 - Marine accessible to any global port via the St. Lawrence Seaway
 - 30 minutes from US border
- Over 500,000sq.ft of indoor warehouse space, bay doors, truck docking, heavy cranes, rail-to-truck cross-docking and extensive outdoor storage space
- The space can accommodate multiple users at once
 - Spaces can be configured to suit a wide variety of industrial cargo handling operations
 - Spaces are available from 2,000sq.ft to 50+ acres, for every kind of business
- Potential uses include: manufacturing, warehousing, rail transload, vessel load/unload

About Niagara Ports

- A plan to create a corridor of multimodal industrial hubs along the Welland Canal in Niagara
- The Thorold Multimodal Hub is the first material step in establishing this Niagara network of industrial hubs
- Other hubs, in Port Colborne and Welland, are currently in conceptual stages
- The model creates a cluster that doesn't rely on HOPA or any other single party to purchase or control all of the industrial assets. Rather it is a strategy to align partners in the region around common objectives of increasing investment, trade and employment
- Through supportive zoning and economic development promotion, local civic and business communities have been working together to ensure Niagara's industrial lands are positioned for industry and employment

Goals of Niagara Ports

- Develop the Niagara trade corridor
- Grow Seaway cargo volumes
- Attract industry and investment to Niagara
- Improve modal balance to reduce traffic congestion on Ontario highways; reduce bottlenecks
- Reduce transportation costs for shippers of cargo
- Improve the carbon profile of Ontario's goods movement transportation network
- Diversify and expand trade capacity for the Ontario economy