

**FOR LEASE**

3363 Davis Road

**NIAGARA**

**HOPA**  
PORTS

**Bioveld** CANADA



# THOROLD MULTIMODAL HUB

200 acre multimodal industrial complex  
in the heart of the Niagara Region.



**DAVID LOVE**

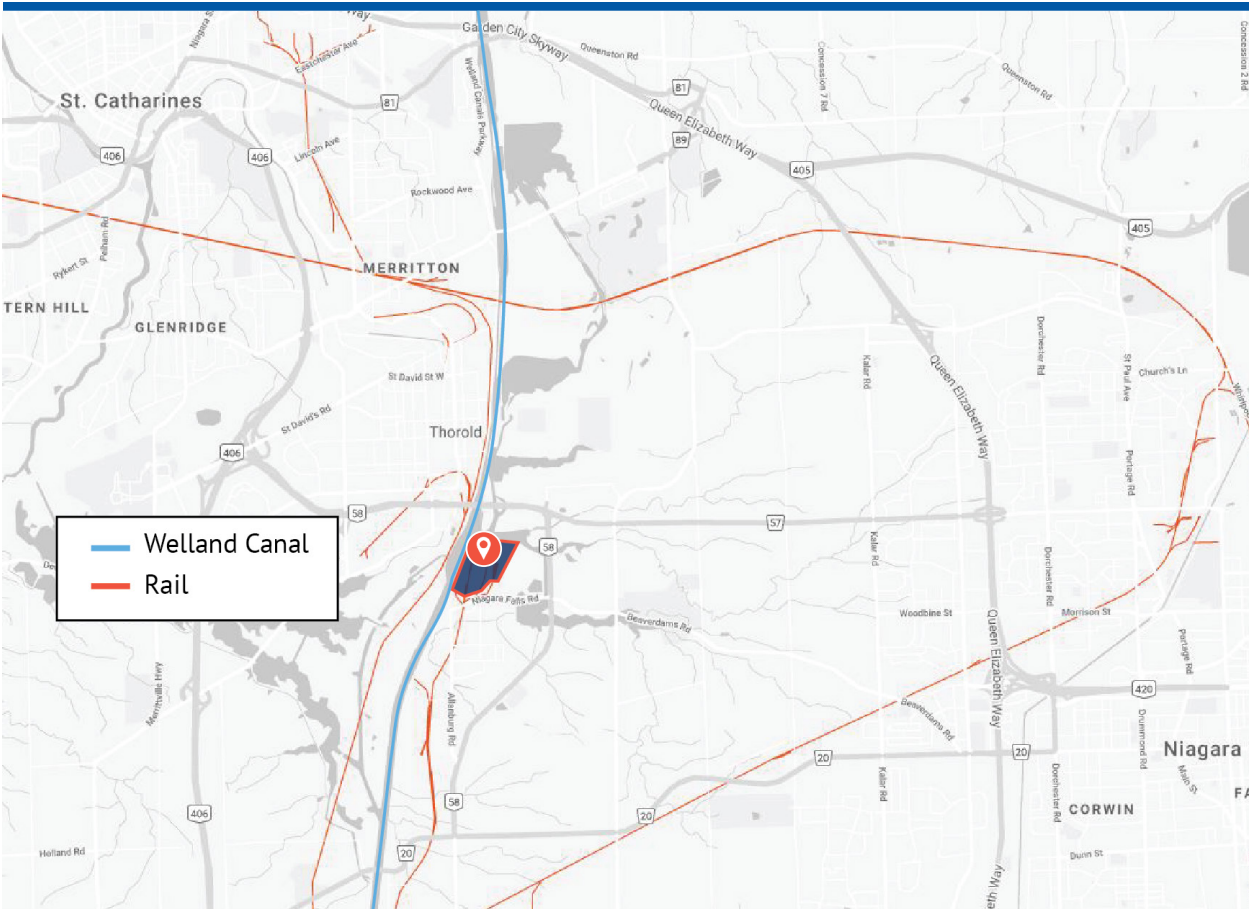
905 741 6459

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## LOCATION ADVANTAGES

Niagara Region is strategically located in Canada's manufacturing heartland, on the doorstep from the Greater Toronto Hamilton Area.



- Less than 30 minutes to five US bridge crossings.
- 130 million North American consumers are within a day's drive.

## MODAL CONNECTIONS



MARINE



RAIL



ROAD

The Thorold Multimodal Hub is connected to Class-1 North American rail lines, and offers direct access to any port in the world from its berth on the Welland Canal within the Great Lakes-Seaway system.

## INDUSTRY WELCOME

- Manufacturing
- Bulk Storage
- Rail Transload
- Build to Suit



## SPECIFICATIONS

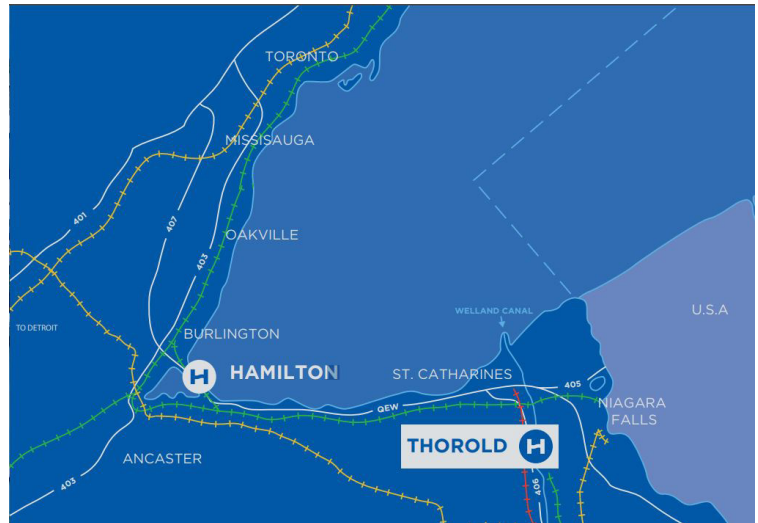
LOCATION	Niagara Region
PROPERTY TYPE	Industrial/Land
LAND SIZE	Over 100 acres exterior space for storage and development
ZONING	Heavy industrial
WAREHOUSE	Indoor storage available from 500 sq. ft.
ELECTRICAL	Class A hydro
WATER	On site water filtration plant
CRANE	Multiple overhead cranes
RAIL	Rail transload opportunities CN Served



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## PROPERTY PHOTOS



Contact us to learn more about this property.