

Serving the Changing Face of Business

Hanlon West Business Park

City of Guelph, Ontario, Canada

The Guelph Advantage

Strategically located in the heart of southwestern Ontario, Guelph brings together all the advantages of location, resources and quality of life.

- Within one hour's drive west of the Greater Toronto Area
- Less than a day's drive from major US markets in Michigan, Ohio, Pennsylvania and New York
- Fifty minutes from Toronto International Airport
- Easy access to the 401 Highway and the Windsor-Quebec City corridor
- Home to the University of Guelph and Guelph Campus of Conestoga College



The Hanlon West Business Park, a new 675 acre land development, offers a prime business location in the rapidly growing south end of the City of Guelph. It is designed to accommodate the land needs of growing industrial, office and research and development businesses.

Our vision is to develop a highly visible, high quality development through superior urban design and architectural control guidelines and to provide a complete range of modern services and amenities to serve the changing face of business.

If you are considering relocation or expansion of your business, we invite you take a close look at the City of Guelph and the Hanlon West Business Park in particular. Sites will be available for development by Fall 2002.

The Hanlon West Business Park will offer:

- Strategic location five minutes North of Highway #401 on the Hanlon Expressway (Highway #6 North).
- Flexible zoning to accommodate a wide range of business uses—from traditional and advanced manufacturing firms, warehousing and distribution operations.
- Full municipal services and modern utilities including an advanced telecommunications infrastructure.
- Variety of lot sizes to accommodate a wide range of building sizes and uses.
- Campus style development sensitive to and incorporating the surrounding natural setting.
- Visual attractiveness through landscaping, urban design guidelines and high quality gateway image.

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Concept Master Plan



Site Statistics

<u>ITEM</u>	<u>ACRES</u>	<u>HECTARES</u>
1.0 Total Development Area	675	273
2.0 Lots		
North of Laird	118	48
South of Laird	273	110
3.0 Roads:		
New 24.0m ROW	32	13
New 31.0m ROW	10	4
4.0 Wetland and Stormwater Areas	242	98