



## STRATEGICALLY LOCATED

Aylmer is strategically positioned in Southwestern Ontario with ready access to the 400 series highways, Buffalo and Detroit borders, and major airports in London and Toronto.

## INFRASTRUCTURE AND HOMETOWN SERVICE

Aylmer has quality infrastructure with a capacity to deliver almost unlimited resources for business customers. The Aylmer Business Park is fully-serviced with sanitary and storm sewers, water mains, natural gas, hydro and state-of-the-art telecommunication capabilities.

## VIBRANT SMALL TOWN ATMOSPHERE

Community spirit and pride are hallmarks of our urban town. Our quality lifestyle combines the best of rural relaxation and urban services - the perfect place to raise a family and to retire.

# INVESTMENT READY



## FULLY-SERVICED BUSINESS PARK

Excellent opportunities are available in our fully-serviced business park. Lots include flexible configurations and sizes - ideal for any size of operation.



FOR MORE DETAILS ON AYLMEER,  
CALL US TODAY AT 519-773-3164 OR  
VISIT [WWW.AYLMEER.CA](http://WWW.AYLMEER.CA)





# BUSINESS PARK

FOR SALE

FOR SALE

FOR SALE

## MUNICIPAL INFORMATION

Taxes:

2015 municipal tax rate:

Assessed value X 4.373034% = Municipal taxes

Building Permit Fees:

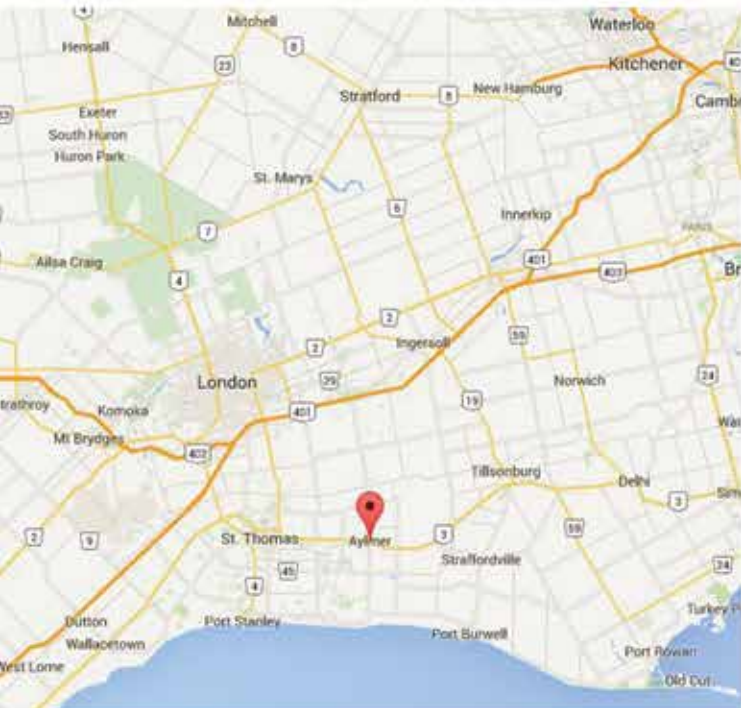
\$6.43 per \$1,000 of building cost. Phasing permitting will be allowed.

## AYLMER BUSINESS PARK

With direct access to both Highway 401 and Highway 3, the Aylmer Business park is fully-serviced with sanitary and storm sewers, water mains, natural gas, hydro and state-of-the-art telecommunication capabilities.

Adjacent to, and servicing the Business Park, is a short track rail service offering connectivity to the major rail services in Canada and the United States.

**LAND PRICE:** Industrial - starting at \$35,000/ acre



### DISTANCE TO NEAREST BORDER CROSSING

BORDER CROSSING	KM	MI	CUSTOM SERVICES
Windsor/Detroit	200	125	Yes
Sarnia/Port Huron	135	85	Yes
Queenstown/Lewiston	203	125	Yes
Fort Erie/ Buffalo	200	125	Yes

### DISTANCE TO MAJOR MULTI-LANE HIGHWAYS

MAJOR HIGHWAYS	KM	MI	LINK TO
401 - NAFTA Superhighway	20	12	Toronto/Detroit
402	35	20	Sarnia/Port Huron
403	55	35	Niagara/Buffalo
Highway 3	N/A	N/A	Buffalo/Detroit



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