

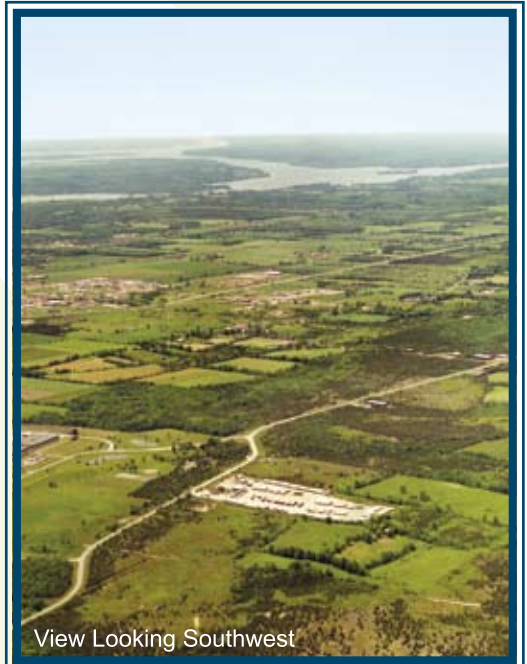
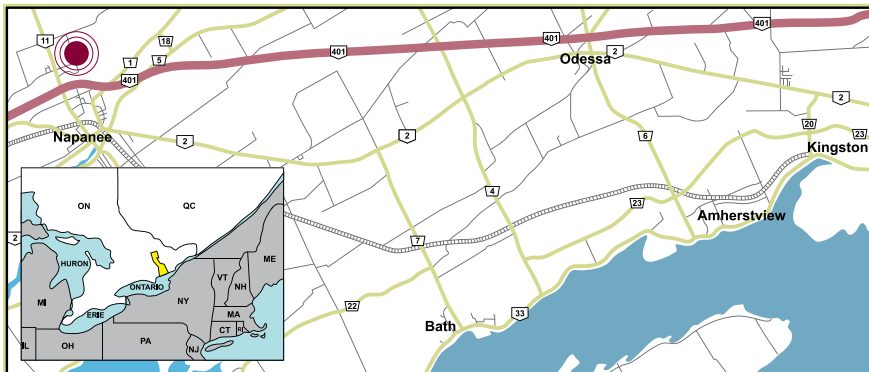
# *Richmond Industrial Park*

The Richmond Industrial Park is located in the Town of Greater Napanee. The Park is fully serviced with over 800 acres available.

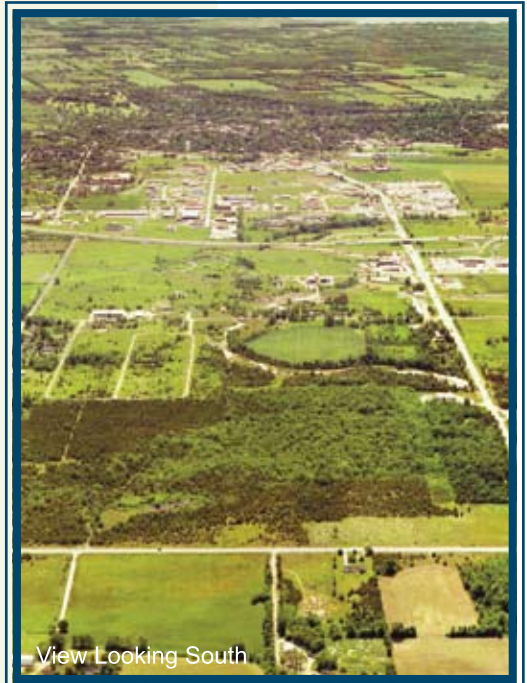
With immediate access to Highway 401, the Richmond Industrial Park is ideal for general industry as well as a terrific distribution and warehousing opportunity.

It's all here. With our easy access to a web of major markets, established businesses endorse Lennox and Addington as an attractive setting in which to locate.

**Find yourself in Lennox & Addington!**



View Looking Southwest



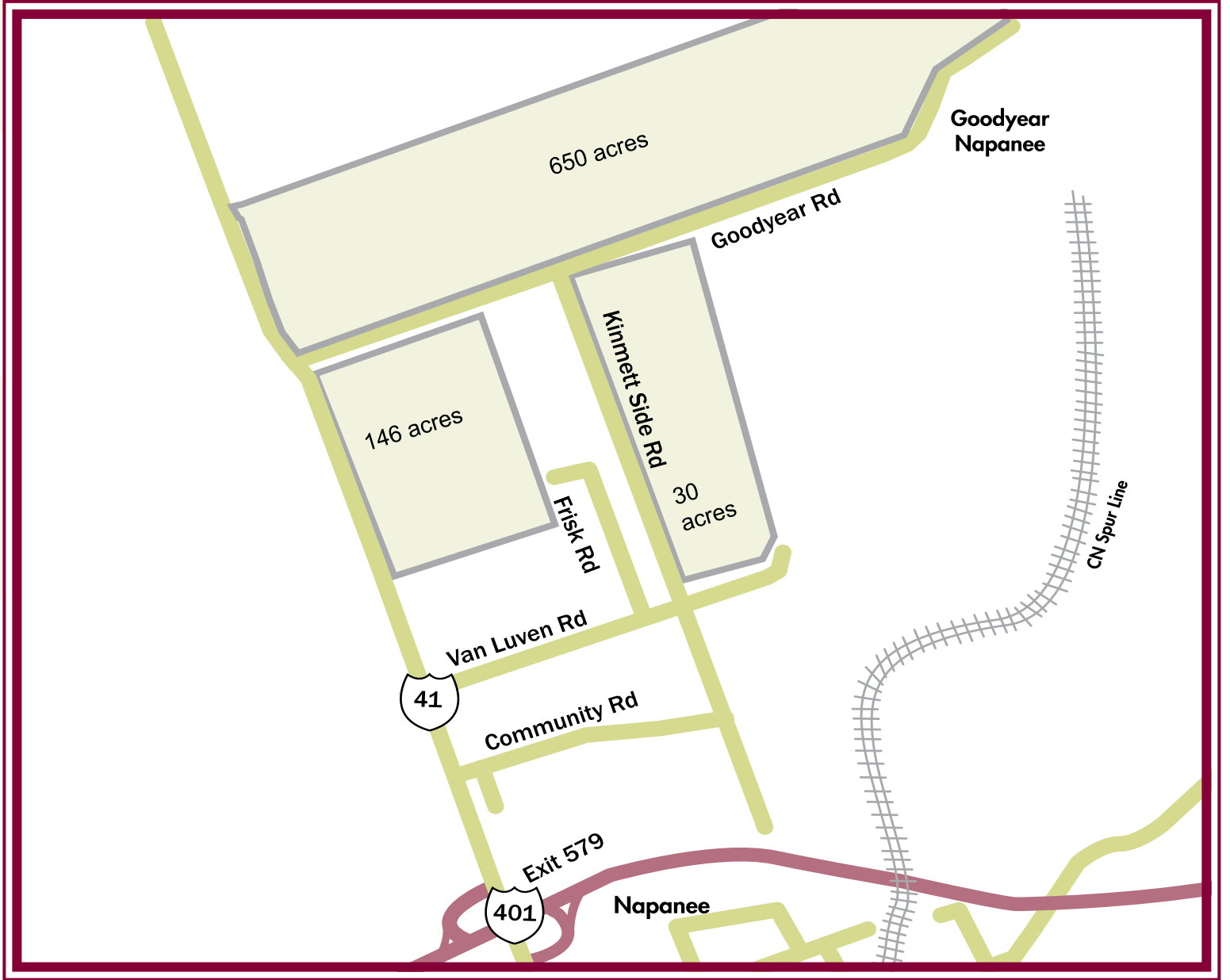
View Looking South



## Site Characteristics - Richmond Industrial Park

Owner	Public/Private
Municipality	Town of Greater Napanee
Available Acreage	800+ Acres
Rail Access	There is a CNR rail spur servicing the Goodyear Napanee plant
Potable Water Supply	The municipality supplies potable water and sanitary sewer services to the Park via Greater Napanee Utilities.
Process & Fire Water Supply	The municipality supplies process and firewater services to the Park via Greater Napanee Utilities.
Sanitary and Storm Sewers	Storm drainage in the Park is controlled with open ditches.
Natural Gas Supply	Union Gas supplies natural gas to the Park.
Electricity Supply	Hydro One supplies electricity to the Park.
Environmental Status	Land is formerly agricultural.
Landscaping and Topography issues	Limestone bedrock is at or close to the surface, providing a solid foundation for heavy uses.
Access to Highway 401 (4-lane Freeway)	Highway 401 is immediately south of Richmond Industrial Park. A full-service interchange (Exit #579) is accessible via a well maintained County Road 41.
Emergency Services	The Greater Napanee Fire Department, Ambulance Base, and OPP Detachment are all located within 10 kilometres of Richmond Industrial Park.
Zoning By-law Designations	<p>Zoned General Industrial (M2) permitting (but not limited to) the following uses listed below. Please contact the Economic Development Office for a complete list.</p> <ul style="list-style-type: none"> <li>· Agricultural produce warehouse</li> <li>· Builders' supply outlet</li> <li>· Bulk storage tanks and related facilities</li> <li>· Business, professional or administrative office</li> <li>· Contractor's yard</li> <li>· Farm implement and equipment sales and service establishment</li> <li>· Machine or welding shop</li> <li>· Manufacturing, processing, assembling or fabricating plant</li> <li>· Motor vehicle body shop, repair garage, or service station</li> <li>· Municipal, county or provincial maintenance depot</li> <li>· Printing establishment</li> <li>· Recycling and/or material recovering facility</li> <li>· Retail or wholesale establishment</li> <li>· Salvage yard</li> <li>· Saw and/or planking mill</li> <li>· Small engine sales and service establishment</li> <li>· Telecommunication tower</li> <li>· Truck or transport depot</li> <li>· Warehouse and/or mini storage warehouse</li> <li>· Water tower</li> <li>· Water treatment control plant</li> <li>· Workshop</li> </ul>





# Lennox and Addington Advantage

## Location:

- 130 million people are within a days drive.
- Greater than half of all North American industrial markets are within a day's truck run.
- Major border crossing into the United States is located 85 km to the east.

## Labour:

- Labour force of 220,000 people are within a 30 minute commute
- Specialized industrial training is available at Loyalist College Training & Development Centre.
- Strong work ethic, low turnover rates.

## Low Cost:

- Low taxes, generous R&D tax credits—plus health care coverage
- According to KPMG, our average pay rates for production workers are 20% less than Toronto.
- Capital costs are 1/5 of that of Toronto.



## county of Lennox & Addington

### Need More Information?

The L&A Economic Development Office is dedicated to serving you. That includes providing essential information, introductions, and contacts for potential business investors. Our team will work with you to answer your site location questions.

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