

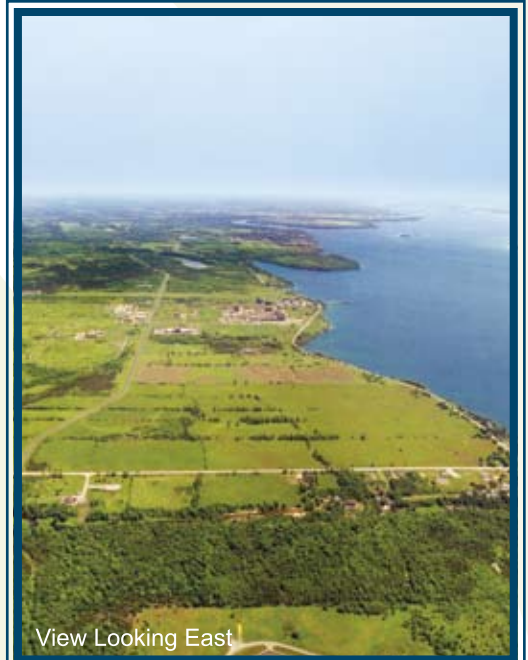
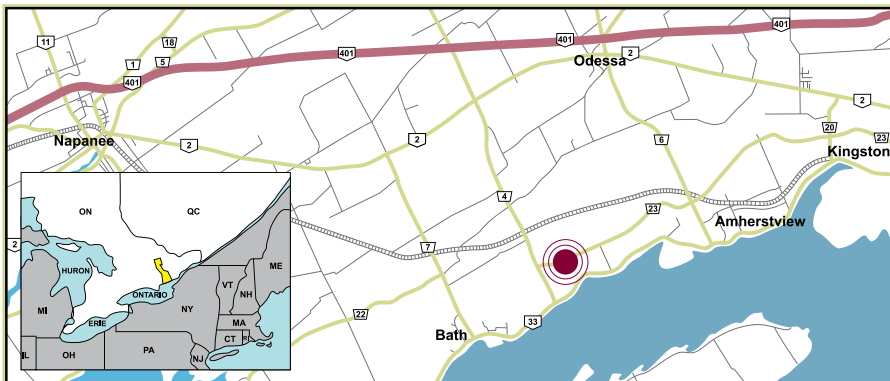
# Taylor Kidd Industrial Complex

The Taylor Kidd Industrial Park is located in Loyalist Township, 10 km south of Highway 401 and 10 km west of Kingston.

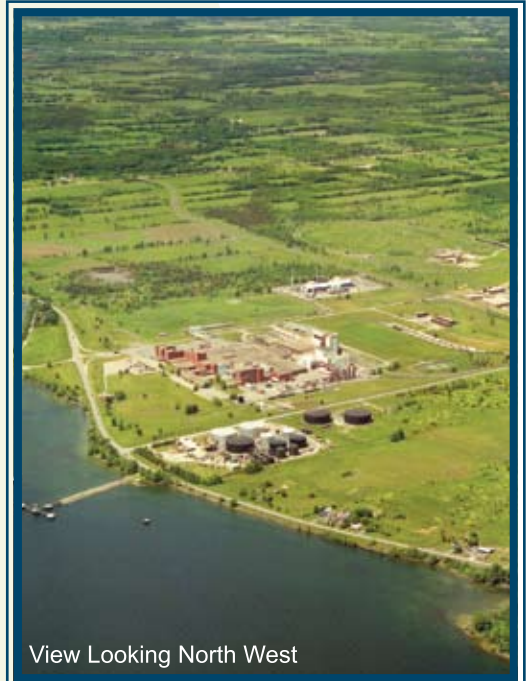
The Taylor Kidd Industrial Park is ideal for general and heavy industry. Over 575 acres of industrially zoned land is available. Access to rail (CN) is available as well as the opportunity for new dock construction on Lake Ontario.

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 East

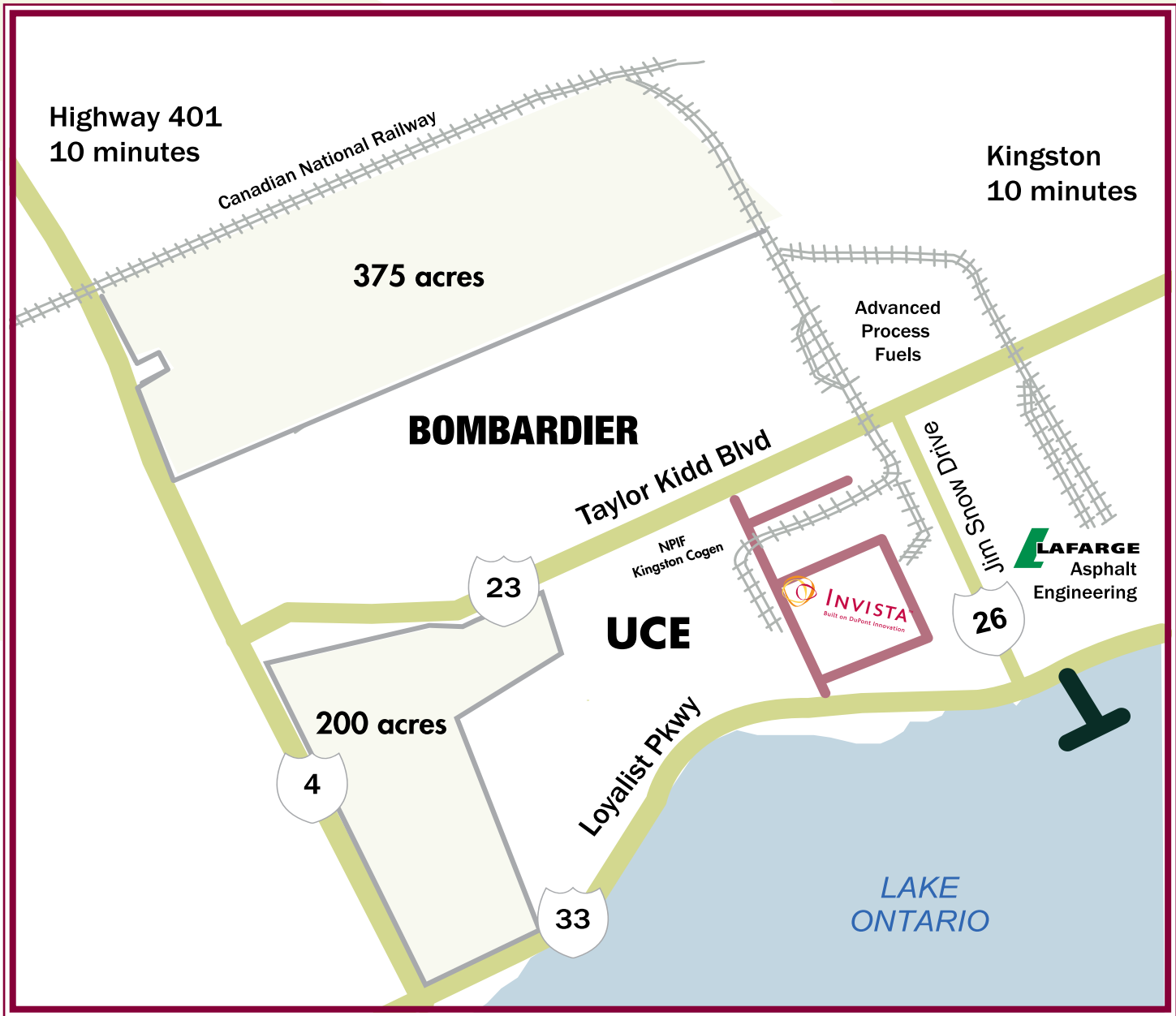


View Looking North West



Owner	Public
Municipality	Loyalist Township
Available Acreage	575 Acres
Rail Access	A Canadian National Railway (C.N.R.) line runs to the north of the site. A spur line can be arranged.
Potable Water Supply	Municipal water for domestic consumption is available.
Process & Fire Water Supply	Complex provides available raw process water due to the proximity to Lake Ontario.
Sanitary and Storm Sewers	Municipal sewer services are not currently available in the complex.
Natural Gas Supply	A large pipeline is available and provided by Union Gas. The pipeline is buried along the lot line on the south side of County Road 23. Available capacity is approximately 800 million BTU.
Electricity Supply	Electricity is provided by Hydro One. A 128 kV line is available, as well as a separate 256 and 44 kV line. NPIF Kingston also provides the option of providing electricity from its 110 Mw natural gas fuelled co-generation plant.
High Speed Internet	Utilities Kingston has extended high speed Internet by the site.
Access to Highway 401 (4-lane Freeway)	Taylor Kidd Industrial Complex is located approximately 10 minutes south of Highway 401 (full-service interchange #593), via concrete and well-maintained County Road 4.
Access to St. Lawrence Seaway	There is potential for new dock construction due to the St. Lawrence Seaway's close proximity.
Steam Availability	NPIF Kingston Co-gen currently supplies thermal energy in the form of steam to Invista Canada. NPIF can produce 330,000 lbs. of steam per hour and has excess steam capacity of 130,000 lbs. per hour.
Zoning By-law Designations	Zoned General Industrial (M3) permitting (but not limited to) the following uses: <ul style="list-style-type: none"> <li>· Manufacturing, processing, assembly or fabricating plant</li> <li>· Workshop</li> <li>· Warehouse</li> <li>· Cartage or transport depot</li> <li>· Bulk storage tanks</li> <li>· Printing or publishing establishment</li> <li>· Truck repair and maintenance depot</li> </ul>
Environmental Status	An environmental audit was performed in 1992 that indicated that the site is clean. The land is formerly agricultural.
Landscaping and Topography issues	Land in the complex is generally flat with a slight drop towards Lake Ontario (moderate north-south rise). Drainage is excellent on the site. A 1994 geotechnical study indicated average soil depth of 4-6 feet with limestone bedrock underneath. At that time, it was determined that the site was devoid of problematic soils.
Flood Plain	Site is above the flood plain with no major drainage courses.
Emergency Fire Services	There are 4 Emergency Fire Services nearby, with the closest being approximately 5 minutes away.





# 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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