

“IMAGINE THE POSSIBILITIES”

Response has been steadily increasing since the September 25 launch—attended by more than 150 realtors, design builders, and dignitaries—of Escarpment Business Community, a 300-acre business/industrial park strategically fronting on Highway 401 and Highway 25 in Milton. Resulting media coverage, new Highway 401 and 25 signage and Escarpment Business Community information mailings together have generated many serious inquiries, coming in daily from realtors and design builders via the new website and toll-free phone number.

The first phase of servicing is almost complete with the environmental works and grading scheduled for completion in December 2002. The roads and sewers are then scheduled for construction in the spring/summer of 2003. As the delineation of the extension of James Snow Parkway and the other roads becomes evident, the interest in the lands is increasing and many are beginning to “Imagine the Possibilities”.

The Leading Edge newsletter is available on-line and is being sent electronically to more than 350 realtors and design builders who are being encouraged to share the newsletter with potential end users and clients. With undivided parcels of land, the business community is coming to realize the possibilities are almost limitless to create a lot without compromising their planned facility.



The GTA West's biggest new business park is already a hive of activity with environmental work well underway.



Attending groundbreaking were Halton Region Chair Joyce Savoline (left front), Milton Chamber president Dawn Case, Harry Snoek, HS Limited and Milton Mayor Gord Krantz.

POLITICIANS/MEDIA SHARE IN ENTHUSIASM

The Escarpment Business Community groundbreaking story covered the whole front page of the local newspaper and received major coverage on local television and in the Business Executive monthly that reaches 30,000 businesses in southern Ontario.

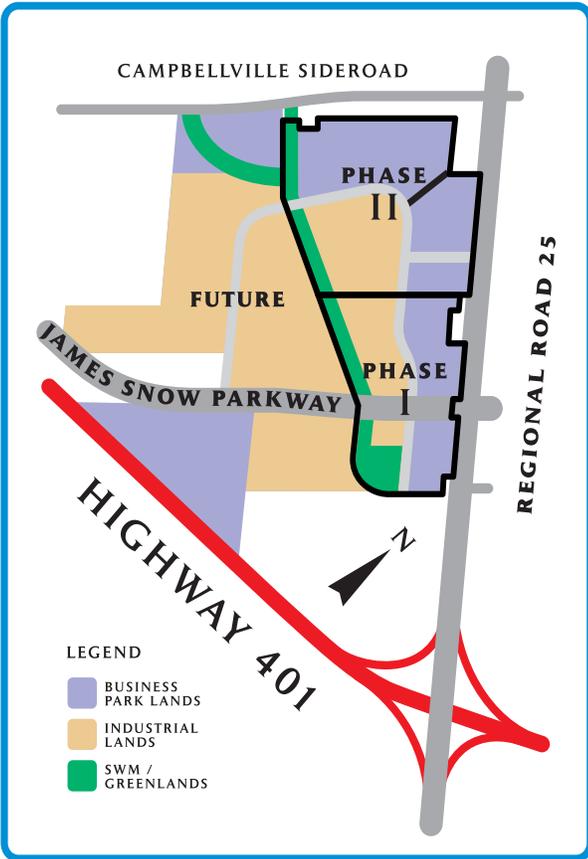
Halton Region Chairman Joyce Savoline noted in her opening remarks, “The sheer expanse of commercially zoned land (300 acres) that takes full advantage of the 401 corridor will attract a range of manufacturing, industrial and warehouse industries and allows them a competitive advantage for attracting large scale tenants.” Milton Mayor Gord Krantz stated “Now that Milton has the new housing that was so critical for us, it is equally important that we are able to generate employment opportunities. We want Miltonians to be able to live, work and play within their community.”

REALTOR INCENTIVES ANNOUNCED

To help generate excitement and sustain interest, Escarpment Business Community is offering an attractive realtor incentive package. “We want realtors and end users to benefit from locating in Escarpment Business Community,” states Harry Snoek of land developer HS Limited. See www.escarpment.info/incentiv.htm for more details.



150+ realtors, design builders and dignitaries participated in grand opening reception.



THE POSSIBILITIES ARE REALITIES IN MILTON

In his opening remarks, Harry Snoek representing the developer, HS Limited, stated, "The location of Escarpment Business Community in Milton is ideal. We are within the GTA; at the western gateway and just 20 minutes from Toronto International Airport. We are 5 minutes from CP Rail's Expressway freight service and 20 minutes from the proposed CN intermodal terminal. We can deliver exposure with our Highway 401 lands where over 100,000 vehicles pass by everyday. Businesses and industry can have their trucks and sales people on the highway in seconds. At the same time, employees can live in the beautiful, growing Town of Milton, at the foot of the Niagara Escarpment.

Harry Snoek went on to assure realtors and design builders, "Furthermore, we want to make the land acquisition and building process easier for you."

FLEXIBLE LOTS SIZES MAKE ESCARPMENT BUSINESS COMMUNITY UNIQUE

Years of experience in meeting the needs of end users have resulted in the development of unprecedented flexibility in the land offerings of Escarpment Business Community. Larger lots created

only by the roads and natural features will be subdivided to meet the requirements of the first purchasers who will benefit by achieving the maximum flexibility and selection and minimum in excess acreage and expense. Working with the Purchaser or their agent, Escarpment Business Community staff will provide a computer-generated sketch that allows the purchaser to explore how their new facilities can be sited on the property of their choice most effectively.

Servicing efficiencies are also provided. All lots will be fully serviced with storm, sanitary, water and hydro. (Gas, communications, etc. will also be available.) In Phase One lands, purchasers also have the opportunity for considerable savings by choosing the existing water/wastewater allocation which is included in the purchase price and is suitable for dry industry such as office, warehousing and light manufacturing or, when full allocation is required, the Region of Halton will credit the purchaser for the partial allocation included in the purchase price.

Two zonings—for business park or for industrial lands—allow for extensive flexibility in end uses but Escarpment Business Community will also put in place architectural controls to ensure the future value of properties is maintained.

Our goal is to make the land purchase in Escarpment Business Community expeditious and efficient for all.

ESCARPMENT BUSINESS COMMUNITY MILTON

IMAGINE THE POSSIBILITIES.

www.escarpment.info
1-866-884-0420

ANOTHER HS LIMITED PROJECT

NORTH ON 25

Watch for these signs on Highways 401 and 25 as part of an aggressive marketing campaign.

To subscribe to *The Leading Edge*, please go to our subscription page (www.escarpment.info/whatsnew.htm).

For more information about Escarpment Business Community or other HS Limited projects in Milton, please visit our website at: www.escarpment.info