



WELCOME TO
PALMERSTON
BUSINESS JUNCTION

**A mixed use business
condominium community**

Ontario's next best investment

WHY INVEST HERE

Situated between many Southwestern Ontario centres and popular recreational areas along the eastern shores of Lake Huron and southern Georgian Bay, 90 minutes from the Greater Toronto Area, the Town of Minto is poised for substantial growth. It is also two hours from both Sarnia and Niagara allowing quick access to the US market for businesses operating across borders. The Town of Minto is poised for growth.

Part of a premier planned commercial hub, the Palmerston Business Junction provides businesses the opportunity to fully operate in one location, with about 150,000 sq.ft. of healthcare, manufacturing, warehousing and office available to own, other major enterprises and convenient amenities nearby, as well as highways for goods movement. This is an opportunity to invest in an up-and-coming part of the province.



HEALTHCARE OFFICES

- Shell (vanilla) units
- Multiple access to units (4' wide man door at front and 6' wide double door at rear).
- Drywall installed with mudding and taping.
- Floor to ceiling height of 14 feet on main floor and second floor.
- Elevator for the second floor units.
- 1 electrical panel for each unit.
- Fire safety as per building code.



WORKSHOPS & INDUSTRIAL SPACES

- Shell (vanilla) units.
- 4' wide commercial man door for each unit.
- Drywall installed with mudding and taping.
- 12' x 15' shipping door with each unit.
- Floor to ceiling height of ~23 feet
- 1 electrical panel.
- Fire safety as per building code.



PROFESSIONAL & COMMERCIAL SPACES

- Shell (vanilla) units.
- Multiple access to units (3' wide man door and 6' wide double door)
- Drywall installed with mudding and taping.
- Floor to ceiling height of ~20 feet
- 1 electrical panel
- Fire safety as per building code



WAREHOUSES

- Shell (vanilla) units.
- Multiple access to units (two 4' wide commercial doors at the front and two 3' wide doors at the rear).
- Drywall installed with mudding and taping.
- 12' x 15' shipping door with each unit.
- 1 angled loading dock (external)
- Floor to ceiling height of ~24 feet.
- 1 electrical panel
- Fire safety as per building code





What will be my monthly cost after closing?

Monthly costs will mainly include, but are not limited to, a mortgage payment, condominium fee, and the cost of utilities. All utilities are the responsibility of the unit owner/user, resulting in complete control of this expense.



Why should I purchase a unit in the Palmerston Business Junction?

The Palmerston Business Junction is a unique opportunity for economic growth, in an up and coming urban area in Southwestern Ontario. Whether you are an investor or an entrepreneur looking to launch or expand your business, all operations can take place in one location.



What are some of the property's unique features?

Owners can choose from a variety of unit sizes, owning industrial, warehouse and office space. Owners enjoy access to large meeting rooms, an indoor lounge, outdoor picnic tables and a kitchenette for employees. With shared parking and nearby retail amenities, this is an ideal place for a growing business.



Investing In Communities

Visionary investors and community builders, Kridak Developments is a leader in unlocking value and helping communities thrive. Part of the Kridak Group of Companies, the real estate development arm was founded in 2018 and began strategically investing in areas with potential across Ontario. The Kridak Group was founded in 2012 and has a consulting division and a real estate development division under its wings.



For more details contact
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KRIDAK.COM

