



Build Manage Maintain

Innova Business Park



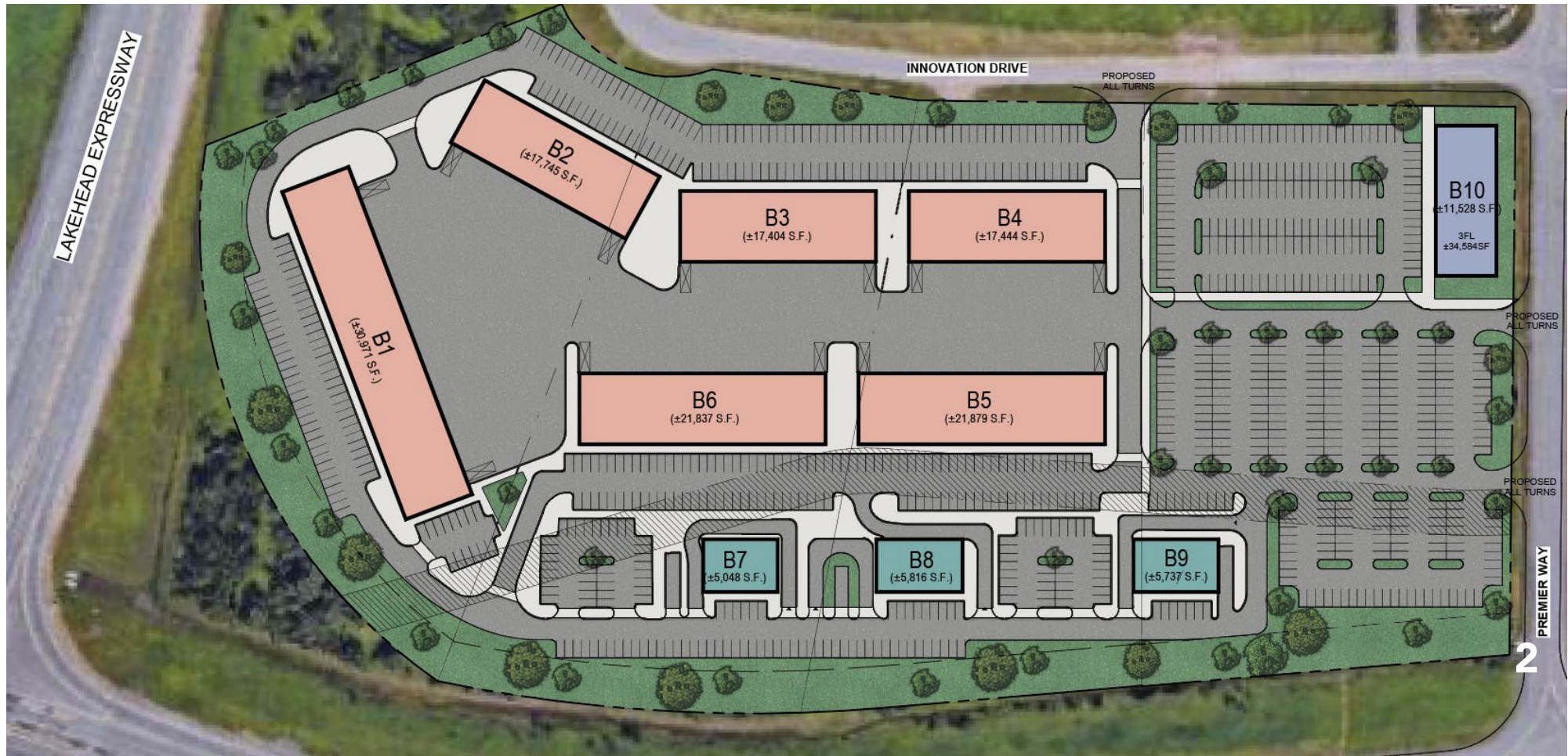
Commercial / Employment
Harbour Expressway & 11/17 Trans Canada

Prime Commercial Development Opportunity

Located directly on the highly traveled Highway 11/17 Trans-Canada Highway corridor in Thunder Bay, this development-ready property offers exceptional visibility, accessibility, and long-term growth potential.

Property Highlights

- ✓ Central Regional Hub along the Harbour Expressway
- ✓ Over 250,000 Sq.ft of Light Industrial, Commercial and Restaurant Space Available
- ✓ 2,000 Sq.ft to 100,000 Sq.ft
- ✓ 24' Clear Height
- ✓ Truck Level and Drive in Doors
- ✓ Convenient Access to Eastern and Western Canada via Highway 11/17



Additional Features

- ✓ Three fully serviced commercial pads
- ✓ Approximately 8,000 sq. ft. per pad
- ✓ Two drive-thru lanes available on each pad
- ✓ Excellent frontage and exposure to Highway 11/17 and Harbour Expressway traffic
- ✓ Easy access for customers, delivery vehicles, and commercial operators
- ✓ Ample parking spots

Development Potential

Whether you're seeking a location for a national franchise, drive-thru restaurant, service commercial operation, logistics facility, or light manufacturing business, these shovel-ready pads provide a rare opportunity to establish a presence in one of Thunder Bay's key commercial corridors. Unlimited business potential.

Flexible Light Industrial Zoning

The property is zoned for **Light Industrial & Employment Development**, providing a broad range of permitted uses, including:

- ✓ Mining & forestry sector
- ✓ Service-based businesses
- ✓ Professional trades
- ✓ Warehousing and distribution
- ✓ Manufacturing and fabrication operations
- ✓ Commercial retail and contractor services
- ✓ Employment & food service including drive-thru concepts

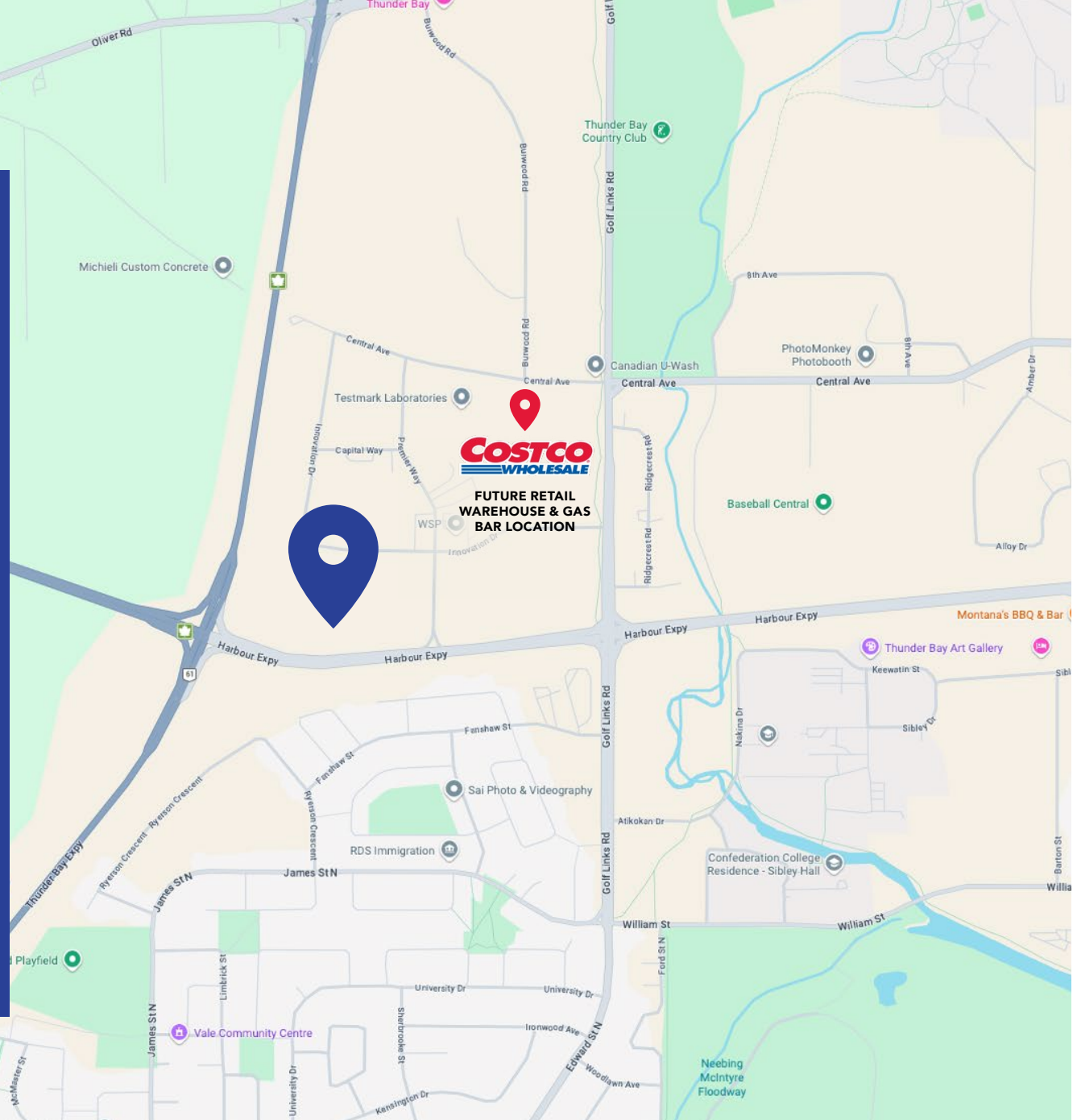
This flexibility allows investors, owner-operators, and developers to tailor the site to a variety of business models while benefiting from strong transportation access.



Strategic Location

Positioned along the Trans-Canada Highway, the site offers:

- ✓ High daily traffic volumes
- ✓ Regional connectivity throughout Northwestern Ontario
- ✓ Access to local and interprovincial transportation routes
- ✓ Visibility to both commercial and consumer traffic
- ✓ A strategic location for businesses serving Thunder Bay and surrounding markets
- ✓ 10 Minutes to Thunder Bay's only international airport
- ✓ Highway 61 to the United States border takes 40 mins as well as direct highway access to international transportation arteries, including the port, rail and airport.





Build Manage Maintain

Contact Us

✉ info@mirabellicorp.com ☎ 807-684-4000



Learn more about Innova Business Park

