

FOR IMMEDIATE RELEASE

Ready for Tenant Fixturing | 100 Newman St, Ingersoll

Ingersoll, ON March 4, 2024 – 214 Carson Co., a prominent developer, is excited to announce the completion of its new 120,000-square-foot facility in Ingersoll's Industrial Park at 100 Newman Street. This strategic move is expected to impact the local economy significantly and marks a pivotal moment for the Town's economic development.

Ingersoll, strategically located on Highway 401 between 402 and 403, offers prime accessibility to major transportation routes. The Town's Industrial Park provides a variety of available sites tailored to meet the diverse needs of businesses, creating a seamless integration for 214 Carson Co. Dot Foods has recently completed its first phase neighbouring this exciting new building.

The Town of Ingersoll boasts a rich array of local amenities, including a hospital, schools, college, scenic trails, a vibrant historic downtown, a museum, live theatre, and more. These amenities contribute to a desirable living environment for employees and their families.

Ingersoll's commitment to a competitive business environment is evident through its cost-effective policies, ensuring businesses like 214 Carson Co. can thrive and maintain a competitive edge. The Town is dedicated to providing reliable services and cultivating a supportive business climate that encourages uninterrupted operations.

A noteworthy aspect for businesses considering Ingersoll is the absence of industrial development charges, reflecting the Town's commitment to being business-friendly. Additionally, Ingersoll offers a substantial workforce, with 2.2 million working-age individuals within a short commute, providing 214 Carson Co. with access to a skilled and diverse labour pool.

Ingersoll's robust logistics network, including access to CP, CN, VIA, and Ontario Southland Railways, coupled with its proximity to the London International Airport and two deep-water ports, ensures efficient transportation of goods for businesses operating in the region.

214 Carson Co. anticipates a positive impact on the local economy through job creation, increased tax revenue, and the stimulation of ancillary businesses. This building is poised to elevate the Town's status as a preferred destination for businesses in the region.

Quotes

"We are delighted to welcome 214 Carson Co. to our thriving community. This groundbreaking initiative is a testament to Ingersoll's economic strength and the appeal of our Town to businesses. We look forward to a long and successful partnership, contributing to the continued growth and prosperity of Ingersoll."

- *Mayor Brian Petrie, Town of Ingersoll*

"We are thrilled to introduce our newest 120,000-square-foot industrial building in the Town of Ingersoll. This development, located in the region's 401-facing tier-1 business park, marks the first installment of over 1.5 million square feet we have planned locally over the next five years. The centralized location, local job force and the municipality's solutions-based approach towards incentivizing economic development will continue to keep us invested in the Town of Ingersoll into the future".

- *Brooke Hayward - Chief Operating Officer, 214 Carson Co.*

About the Town of Ingersoll

Nestled in the heart of southwestern Ontario, the Town of Ingersoll is a vibrant community with a population of over 13,000. As a forward-thinking municipal government, Ingersoll is a strong, diverse, green, and sustainable community that respects our people, honours our past and shapes our future. From cultural venues, such as museums, theatres, and art galleries, to outdoor adventures, such as hiking, cycling, and fishing, you'll find what you are looking for in Ingersoll. Ingersoll's Town Hall, centrally located in the heart of our community, serves as a hub for accessible and responsive municipal services. Stay connected with us online through our official website, www.ingersoll.ca, and follow our social media channels at @townofingersoll. Explore our strategic vision for Ingersoll in our [Strategic Plan](#).

About 214 Carson Co.

Established in 2007, 214 Carson Co. (214) is a family-owned and operated real estate development firm located in Southwestern Ontario. The 214 team is comprised of experienced professionals who are adept at navigating the complexities of land acquisition, development, construction, mergers and acquisitions, financing and facility maintenance.

The diversified company operates several businesses across various sectors, primarily focusing on industrial facilities in the 20,000 to 250,000 square foot range. A strong development pipeline has enabled the firm to build approximately 300,000 to 400,000

square feet each year on owned land and, most recently, introduced build-to-suit opportunities for third parties to the market. Taking a brand-focused, hands-on approach, 214 is committed to delivering aesthetic, functional and efficient buildings that meet timelines and exceed expectations for its clients and business partners.

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