

**HEAVY POWER AVAILABLE
CN & GIO RAIL SERVICED LANDS
MANY HEAVY INDUSTRIAL USES PERMITTED
OUTSIDE STORAGE**

BROCCOLINI

SOUTH LONDON

INDUSTRIAL PARK

**LEASE • DESIGN BUILD SALE • LAND SALE
2 BLOCKS BEING 370 ACRES & 157 ACRES READY TO GO**

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CBRE



WE MAKE IT HAPPEN! ACROSS ONTARIO

Broccolini's lands on Sunset Road, located on the boundary of the City of London & County of Elgin, represent one of the larger industrial zoned development sites in the province of Ontario. The entire property is approximately 622 acres, with 95 acres already having been developed for Amazon. The remaining 527 acres, with unparalleled scale, represents a unique opportunity for large scale industrial development in Southwestern Ontario. With an ability to cater towards design build opportunities and a multitude of industrial uses, the property is well positioned to attract large scale users looking to own or lease.

Lot Size **527 Acres** Asking Price **\$350,000 Per Acre**

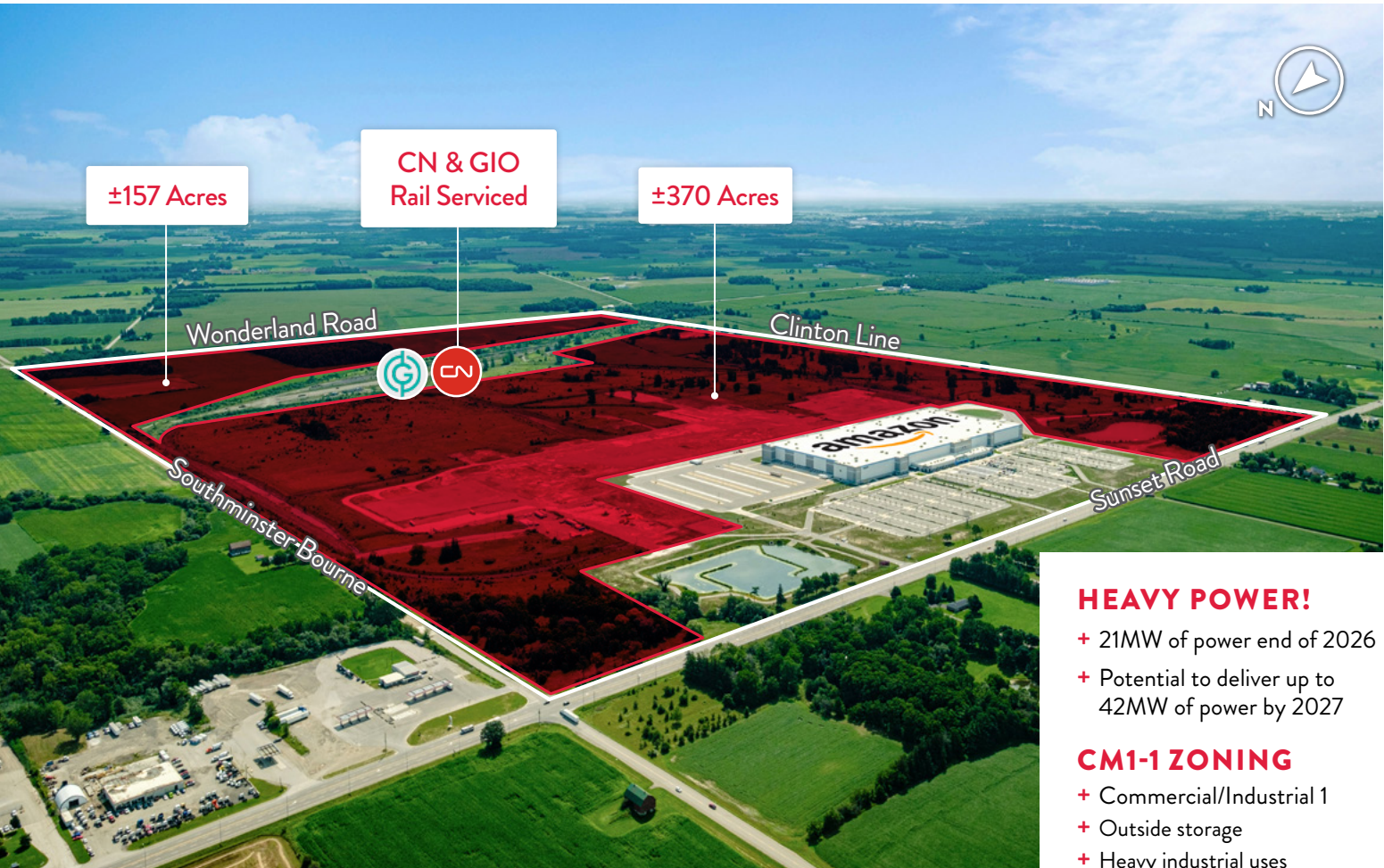
HIGHLIGHTS

- + 2 blocks being 370 acres & 157 acres ready to go
- + Various size parcels available from 20 acres +
- + **EXEMPT FROM DEVELOPMENT CHARGES!**
- + Accessible via two interchanges
 - 2.5 km to Highway 401 via Colonel Talbot interchange
 - 6.5 km to Highway 401 via Wonderland Road South interchange
- + 30 minutes southwest of London International Airport
- + Construction commencement 2026, to target end 2026/early 2027 operational date

11884 Sunset Road, St. Thomas, Ontario
Directly adjacent to Amazon's new 2.8 million square foot facility

CN & GIO RAIL SERVICED LANDS

EXEMPT FROM DEVELOPMENT CHARGES!



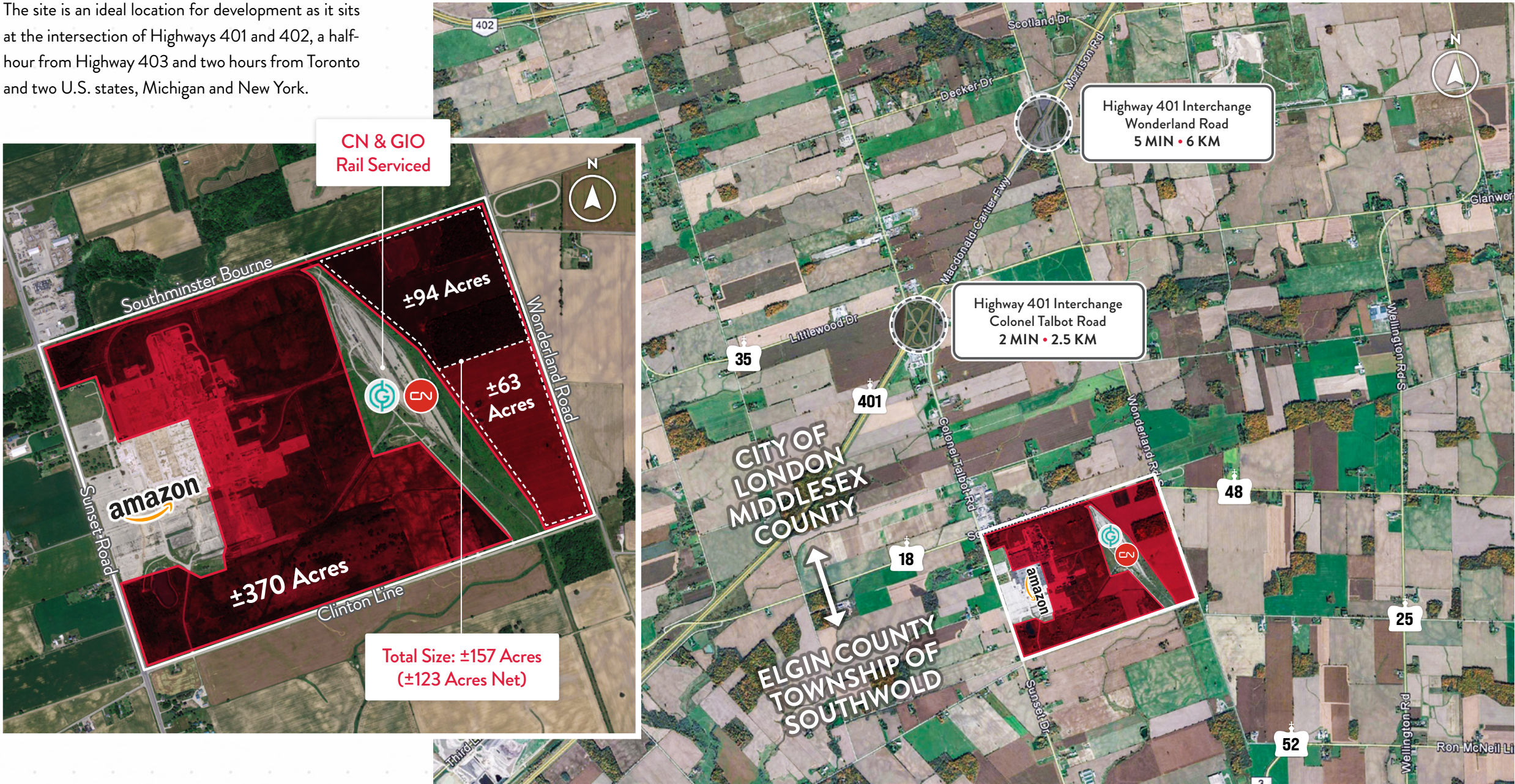
HEAVY POWER!

- + 21MW of power end of 2026
- + Potential to deliver up to 42MW of power by 2027

CM1-1 ZONING

- + Commercial/Industrial 1
- + Outside storage
- + Heavy industrial uses

The site is an ideal location for development as it sits at the intersection of Highways 401 and 402, a half-hour from Highway 403 and two hours from Toronto and two U.S. states, Michigan and New York.



ZONING

COMMERCIAL/INDUSTRIAL 1 (CM1-1)

OUTSIDE STORAGE

NEW HEAVY INDUSTRIAL USES

- + Asphalt and concrete batching facility
- + Recycling Facility
- + Composting Facility
- + Metal refinery
- + Steel Mill
- + Pulp and paper mill

CM1 PERMITTED USES

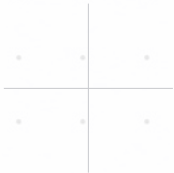
- + Aggregate processing facility
- + Agricultural service establishment
- + Agricultural supply establishment
- + Auction sales establishment
- + Automotive Use
- + Building or contracting establishment
- + Bulk sales establishment
- + Cannabis Cultivation and Processing
- + Dry cleaning establishment
- + Duplicating shop
- + Factory outlet
- + Fuel depot
- + Laboratory
- + Manufacturing establishment
- + Merchandise service shop
- + Printing establishment
- + Retail lumber and building supply yard
- + Sawmill
- + Service trade
- + Transport terminal
- + Warehouse
- + Wholesale establishment



CN & GIO RAIL SERVICE



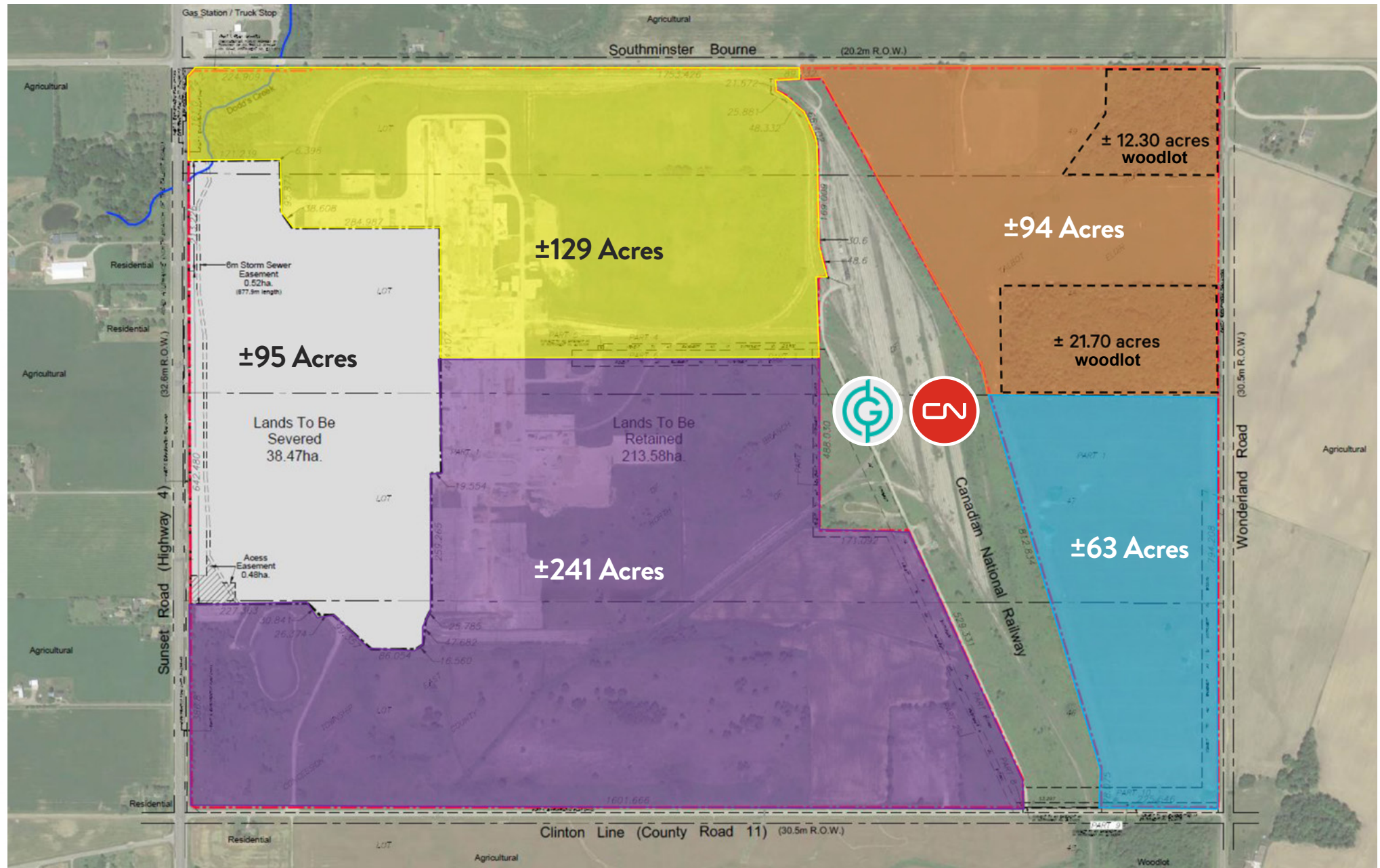
- + Sites will have access directly to engineering rail design in cooperation with GIO Railways Corp
- + All sites can be serviced up to 7 days per week up to 3+ times per day
- + Rail car weighing in GIO operated rail yard is an option



SEVERANCE SKETCH

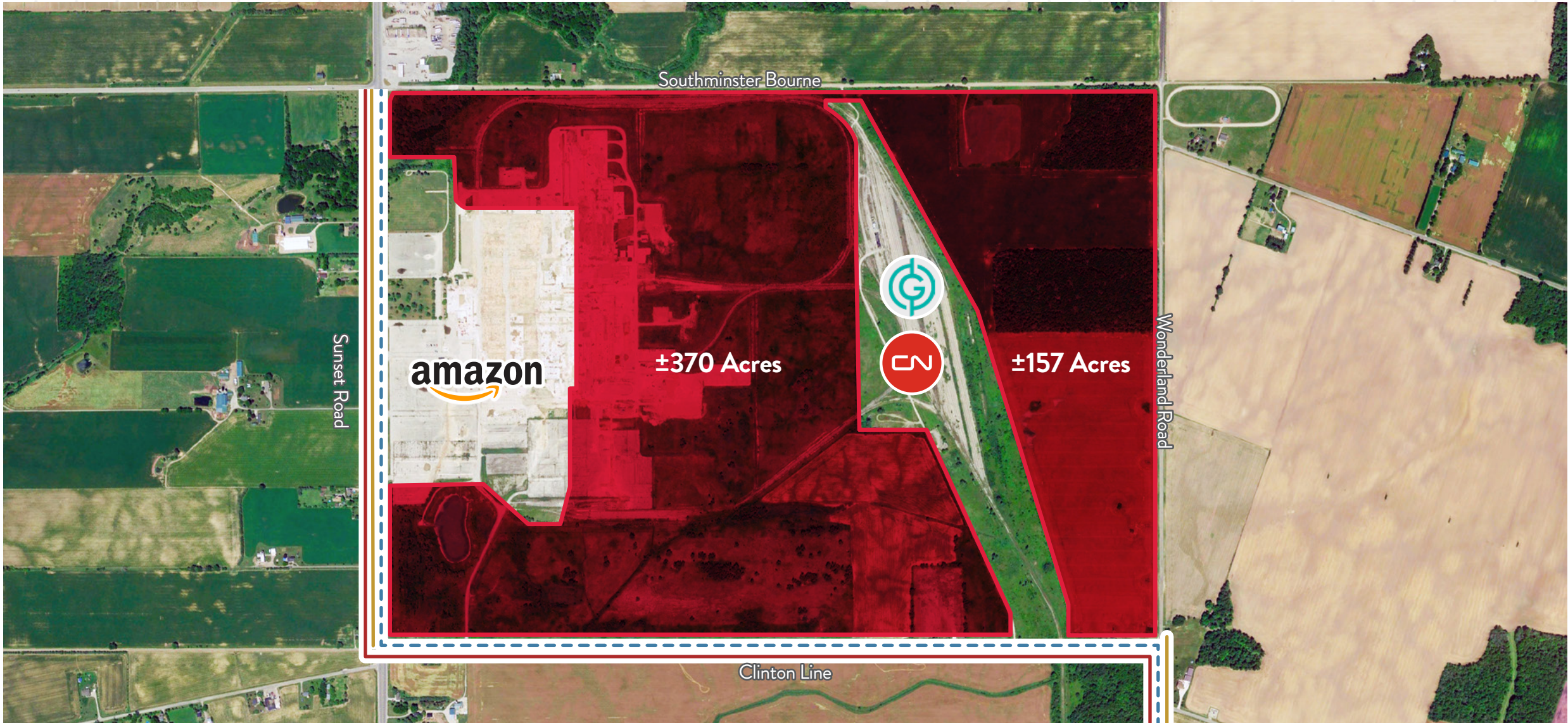
Example of potential ways to sever the property.
Flexible to other options and considerations.

Site can be configured to suit multiple layouts.



— Natural Gas — Hydro — Municipal Water

SERVICING



An aerial photograph of an industrial facility, possibly a refinery or chemical plant, featuring large storage tanks, piping, and industrial buildings. The image is overlaid with a semi-transparent red filter and a white grid of plus signs. The text "ST. THOMAS EMERGES AS AN INDUSTRIAL HOTSPOT" is centered in white, bold, sans-serif font.

ST. THOMAS EMERGES AS AN INDUSTRIAL HOTSPOT

ST. THOMAS IS OPEN FOR BUSINESS

New St. Thomas Amazon facility brings a significant economic benefit to Southwestern Ontario.

The 2.8 million square foot facility over four storeys went live October 2023. The ground floor is approximately 700,000 square feet; second, third and fourth floors are approximately 660,000 square feet each and there is 120,000 square feet of mezzanine space.

OTHER KEY HIGHLIGHTS INCLUDE:

- + Facility was built by Broccolini and is located on 95 of the total approximately 622 acres on the subject site
- + Approximately 2,000 regular full-time employees will be hired when fully operational
- + Highly automated “robotic-sortable facility”
- + Employees will work alongside the latest advanced Amazon Robotics technology to process up to 750,000 items a day



Volkswagen to build its largest EV “gigafactory” battery plant to date in St. Thomas, Ontario, Canada

The cell factory being built is approximately 12 million square feet in 6 buildings on approximately 400 acres (more than 210 football fields!) The entire industrial and supplier park amounts to 1,500 acres.



OTHER KEY HIGHLIGHTS INCLUDE:

- + \$7 billion investment by Volkswagen is expected to be made by 2030
- + Up to 3,000 highly skilled jobs will be created at the factory and tens of thousands more indirect jobs in the region
- + Groundbreaking is planned for 2024 and production is projected to begin in 2027



Canada ranked second in North American EV battery supply chain

Ontario is a leader in the global automotive industry and right on track to become a powerhouse in the emerging EV space. With more than 700 automotive-related companies, full access to critical minerals and its end-to-end, ethical battery supply chain, Ontario offers perfect conditions for EV investments. Since 2020, Ontario has attracted almost CAD \$13 billion in electric vehicle and EV battery investments.

A HIDDEN GEM WITH A PROMISING FUTURE, NESTLED IN SOUTHWESTERN ONTARIO



ST. THOMAS

St. Thomas is home to world class opportunities and a chance to make a name for yourself. We are home to businesses that have been growing with us for generations and ones just starting out. Start-ups and digital growth is happening hand in hand with manufacturing, creative enterprise and entrepreneurship.

Prime location in Canada’s Industrial heartland

Halfway between Toronto and Detroit with four (4) ramps to Highway 401, rail access throughout the City and nearby regional and international airports.

Lower cost of living provides opportunities to thrive for less

From housing to hockey, St. Thomas offers many of the advantages of a much larger City at a fraction of the cost, earning the slogan, "So Much More Life".

Access to high quality education and an all-star workforce

With 29 top colleges and universities within a 3-hour drive and an existing regional labour force of over 250,000, St. Thomas is well-positioned for your needs.



LONDON

Nestled between Toronto and Detroit in the heart of southwestern Ontario, London stands as one of Canada’s fastest-growing cities. With a diverse population of over 530,000 people, the city presently ranks as the 11th largest in the nation. Notably, it is also the proud home of Western University, an esteemed institution that caters to nearly 40,000 undergraduates and postgraduates annually with its extensive array of over 480 programs.

Why Choose London

London boasts access to the North American railway system via CN and CP rail. The city is encompassed by shovel-ready, fully serviced industrial lands, while also offering a pool of highly skilled professionals specializing in engineering, production, electrical work, and quality assurance.

Strategic Location

London enjoys seamless connectivity to major highways, including the 401, 402, and 403, ensuring swift and convenient linkage to well-established community centers like Mississauga, Brampton, Niagara, and Toronto. It is also situated in close proximity to three border crossings at Sarnia, Detroit and Niagara.

Business Diversity

London flourishes across industries like manufacturing, digital media, tech, film, television, and health sciences. Recognized as a premier test market, the city offers an ideal environment for companies to refine tech products and services before nationwide launch. Notably, Rogers and Cineplex Digital Media successfully tested innovations here.

MIDDLESEX COUNTY

Located in close proximity to London International Airport and within 100 km of 6 Universities and 4 Colleges, its strategic location and talented workforce, make Middlesex County a natural draw for large multi-national firms, and family-owned and operated companies alike. Boasting some of the most fertile ground in Ontario, Middlesex County is also a thriving agricultural region.

Available Skilled Workforce

Middlesex boasts a highly educated workforce with a reputation for quality work and a strong work ethic. It’s competitive labour costs translate into lower operating costs for business.

Strategic Location

Middlesex is strategically positioned on the threshold of the US Market and halfway between Toronto and Windsor/Detroit on the USMCA Super Highway corridor. It has Highway accessibility through provincial highways 401 and 402 and arterial highways 2, 3 & 4.

Business Advantages

Middlesex businesses benefit from lower taxes than in those charged in neighbouring urban communities. Businesses capitalize on the dependable service from electricity providers Entegrus or Hydro One and natural gas supplier Union Gas, Ltd.





ECONOMICALLY DIVERSE COMMUNITY **AND SKILLED WORKFORCE**

Positioned for growth and success



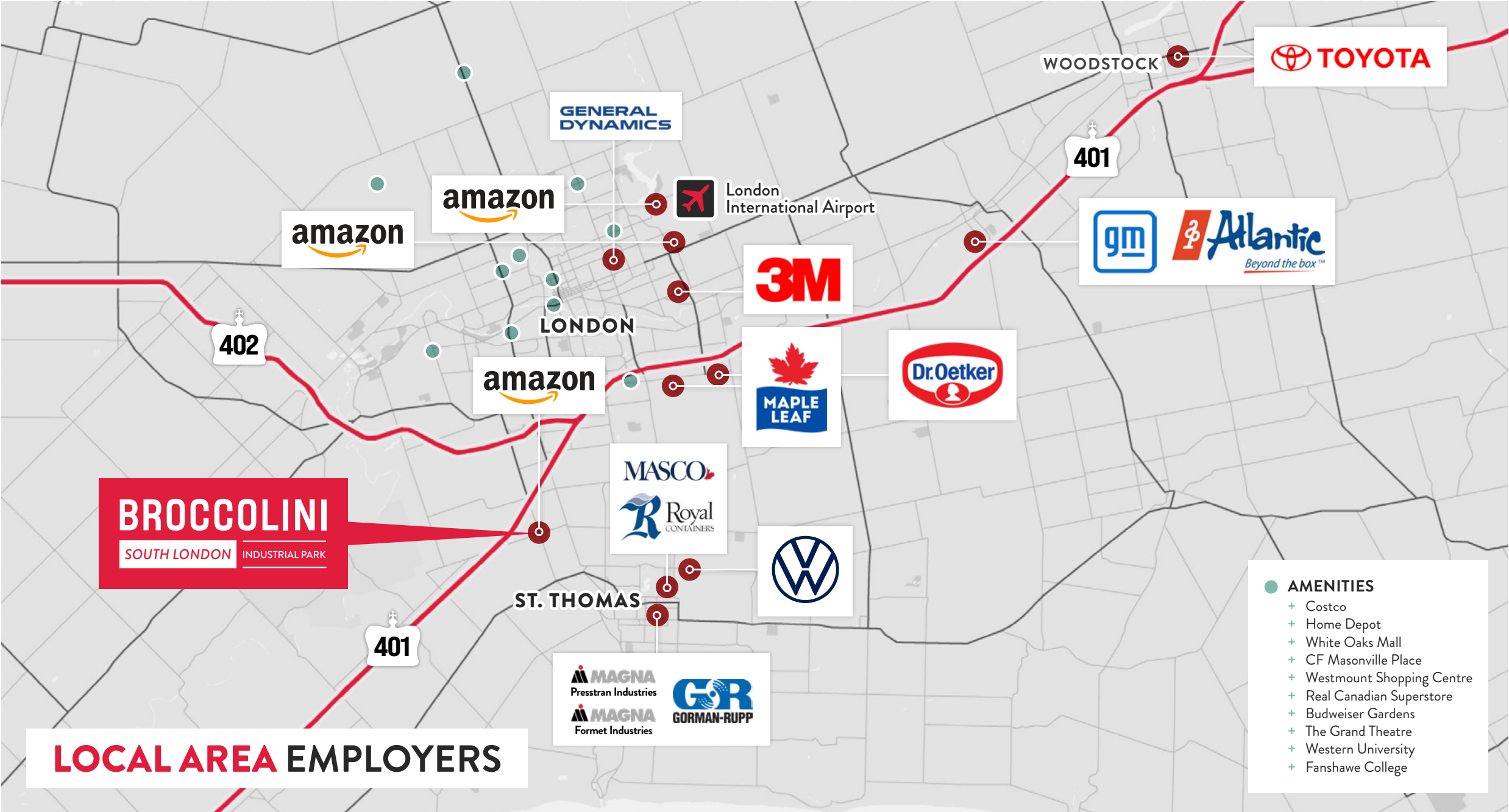
**ACCESS TO HIGH QUALITY EDUCATION
AND AN ALL-STAR WORKFORCE**

POPULATION	
St. Thomas	43,748
London	530,000
Middlesex County	520,699
20 km	377,637
30 km	554,515
40 km	614,047

LABOUR FORCE	
St. Thomas	22,039
London	361,441
Middlesex County	279,112
20 km	200,933
30 km	295,173
40 km	327,578

MEDIAN AGE	
St. Thomas	42.7
London	38.7
Middlesex County	39.3
20 km	40.0
30 km	39.6
40 km	39.7

AVG. HOUSEHOLD INCOME	
St. Thomas	\$86,171
London	\$94,838
Middlesex County	\$97,716
20 km	\$92,727
30 km	\$97,318
40 km	\$97,496





ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.



BROCCOLINI

DEVELOPER

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada’s top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world’s most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

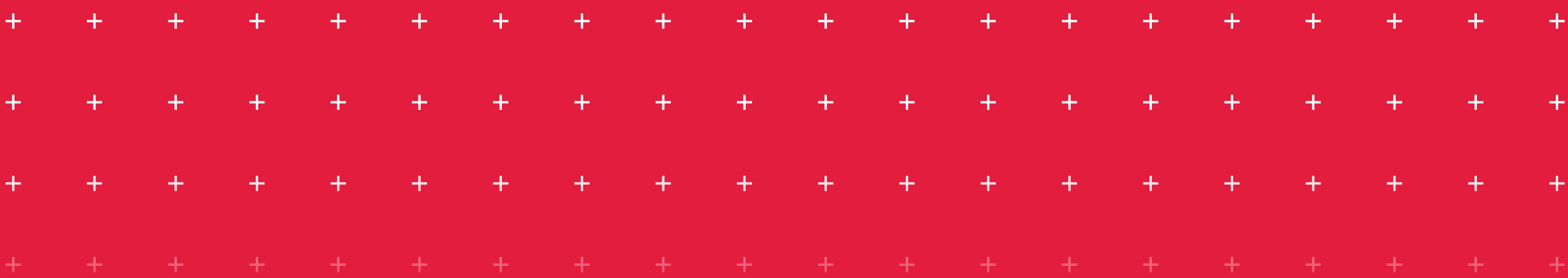
At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

CBRE

SALES & LEASING

CBRE Limited is the world’s most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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