

HEAVY POWER AVAILABLE  
CN & GIO RAIL SERVICED LANDS

**B R O C C O L I N I**

***SOUTH LONDON***

**INDUSTRIAL PARK**

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

**CONTACT US:**

**KYLE HANNA\***

Vice Chairman

416 798 6255

[Kyle.Hanna@cbre.com](mailto:Kyle.Hanna@cbre.com)

**TED OVERBAUGH\*\***

Senior Vice President

519 340 2309

[Ted.Overbaugh@cbre.com](mailto:Ted.Overbaugh@cbre.com)

**RANDY FISHER\*\***

Senior Vice President

519 872 3494

[Randy.Fisher@cbre.com](mailto:Randy.Fisher@cbre.com)

\*Sales Representative

\*\*Broker

**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 **Contact Listing Agents**

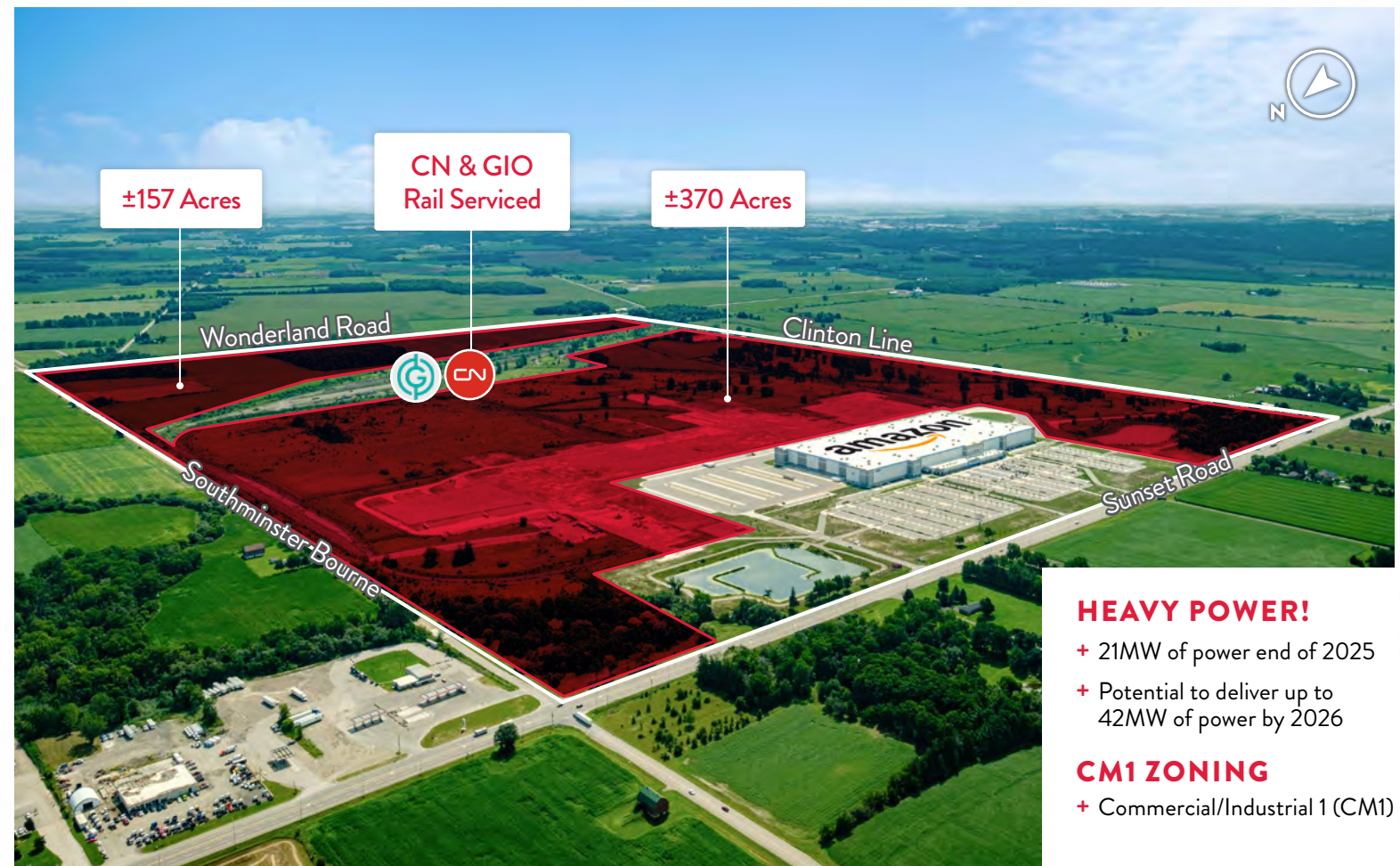
## HIGHLIGHTS

- + 2 blocks being 370 acres & 157 acres ready to go
- + Various size parcels available from 63 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 2025, to target end 2025/early 2026 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!**



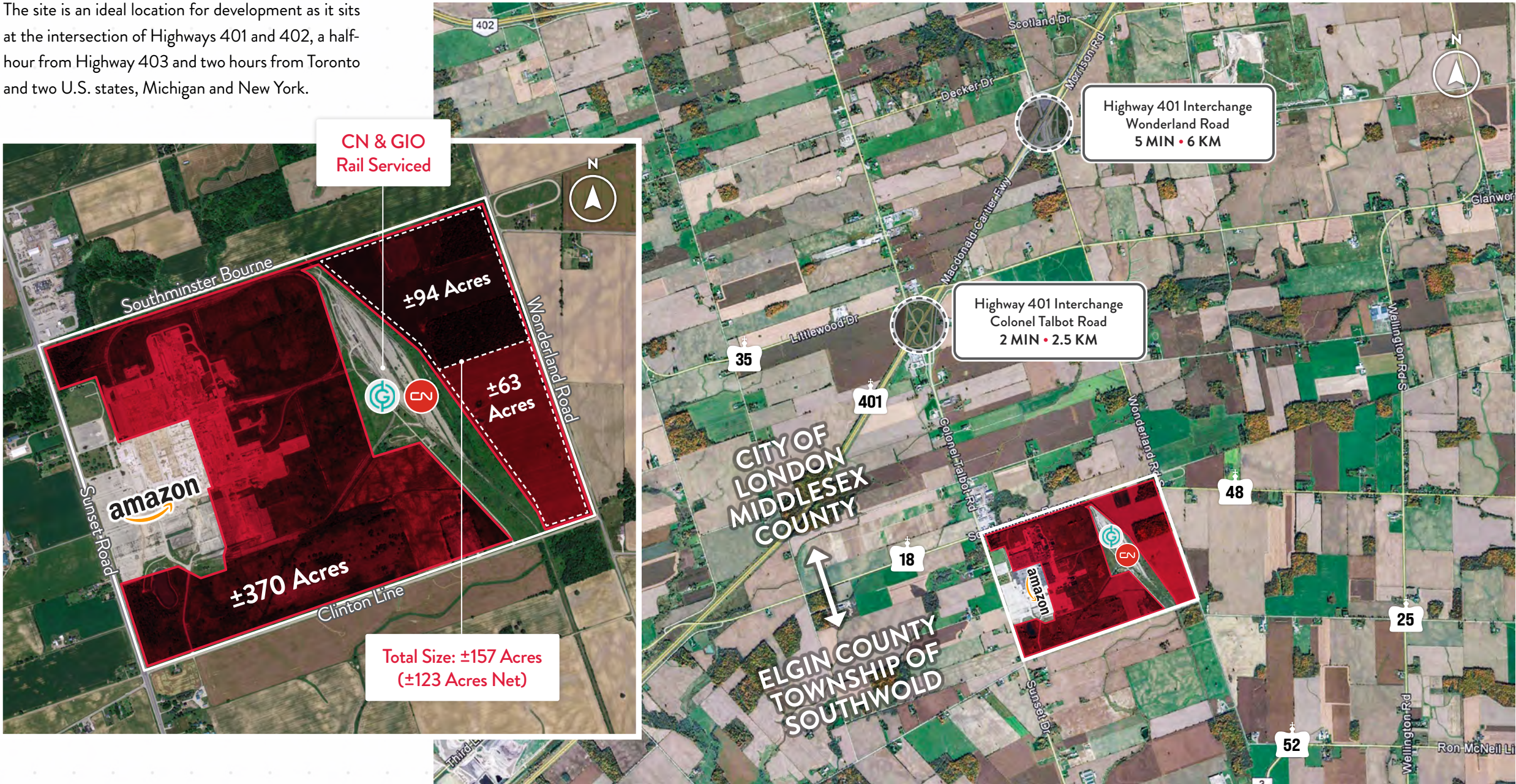
## HEAVY POWER!

- + 21MW of power end of 2025
- + Potential to deliver up to 42MW of power by 2026

## CM1 ZONING

- + Commercial/Industrial 1 (CM1)

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.





## CN & GIO RAIL SERVICE



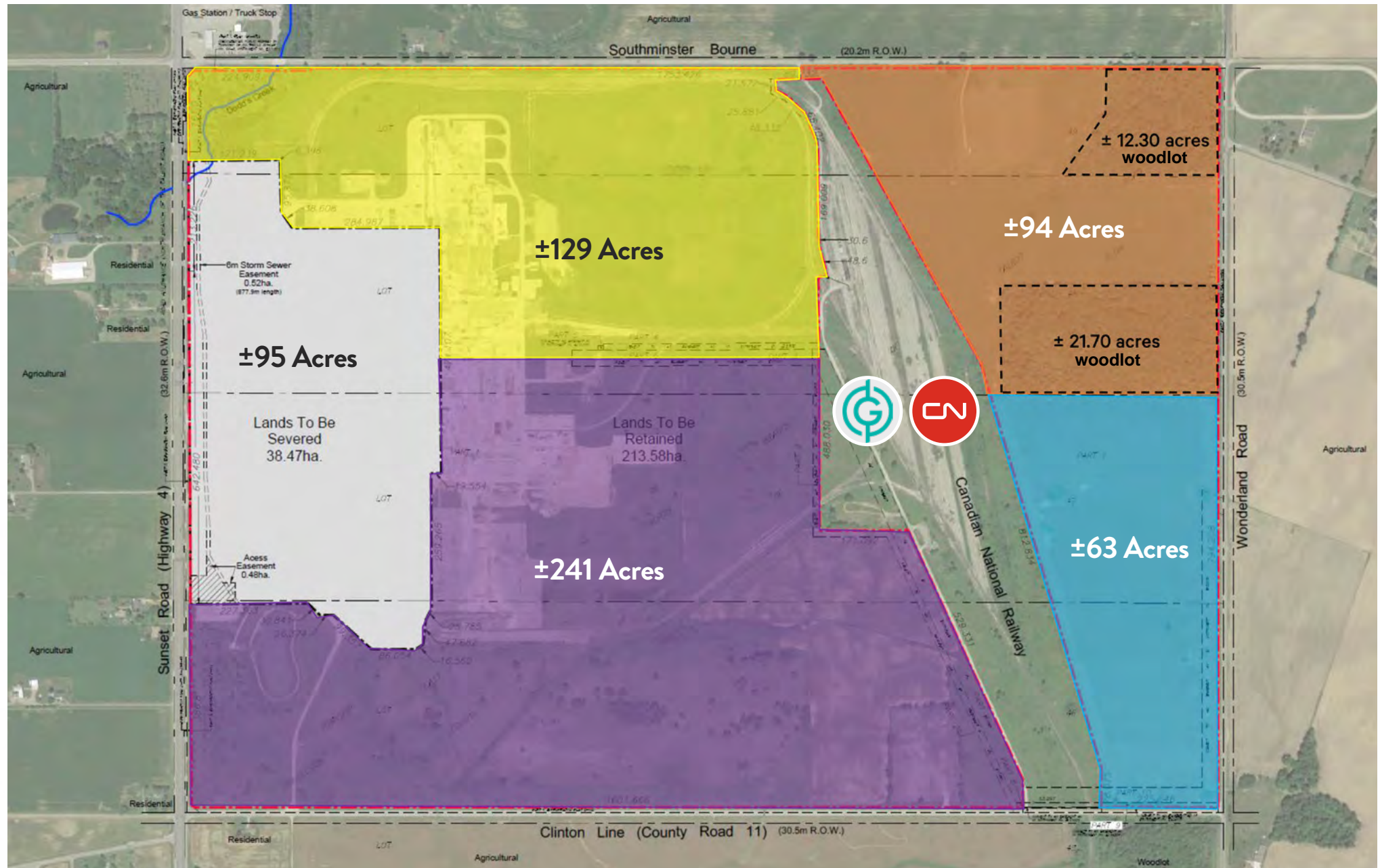
- + Sites will have access directly to engineering rail design in cooperation with GIO Railways Corp
- + All sites can be serviced up to 7 days per week up to 3+ times per day
- + Rail car weighing in GIO operated rail yard is an option



## SEVERANCE SKETCH

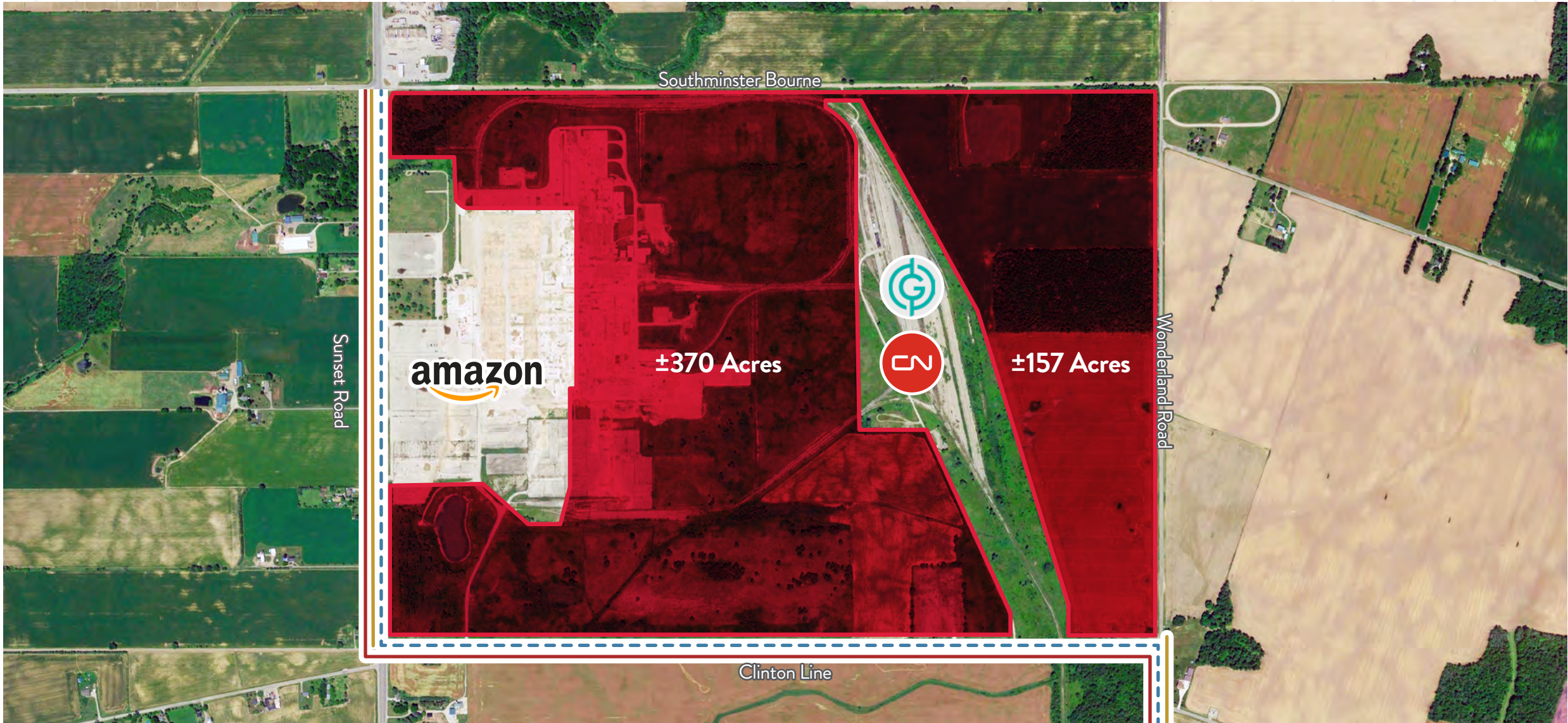
Example of potential ways to sever the property. Flexible to other options and considerations.

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



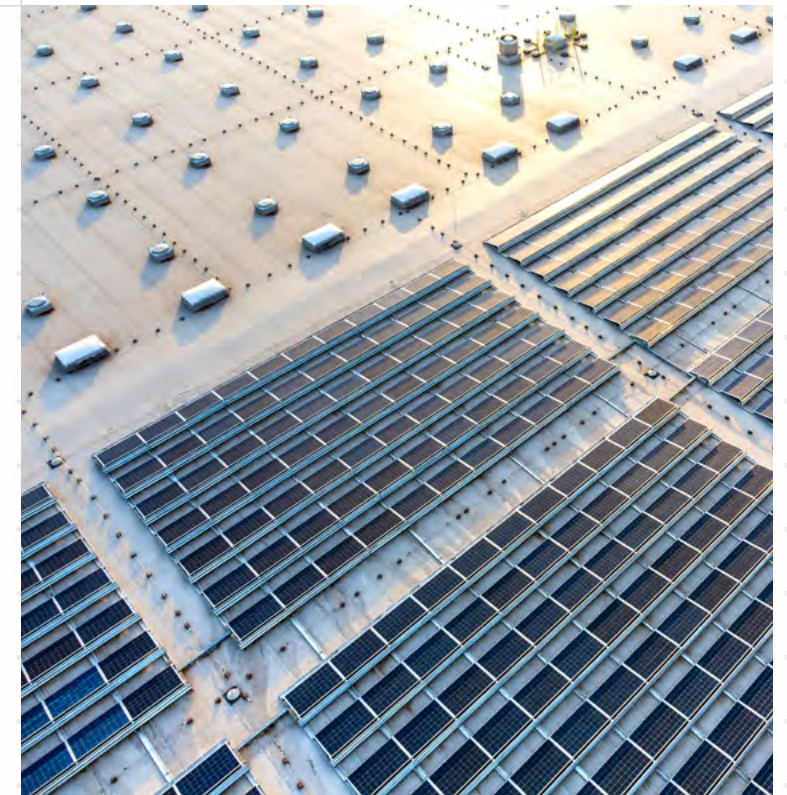
### *Volkswagen to build its largest EV “gigafactory” battery plant to date in St. Thomas, Ontario, Canada*

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

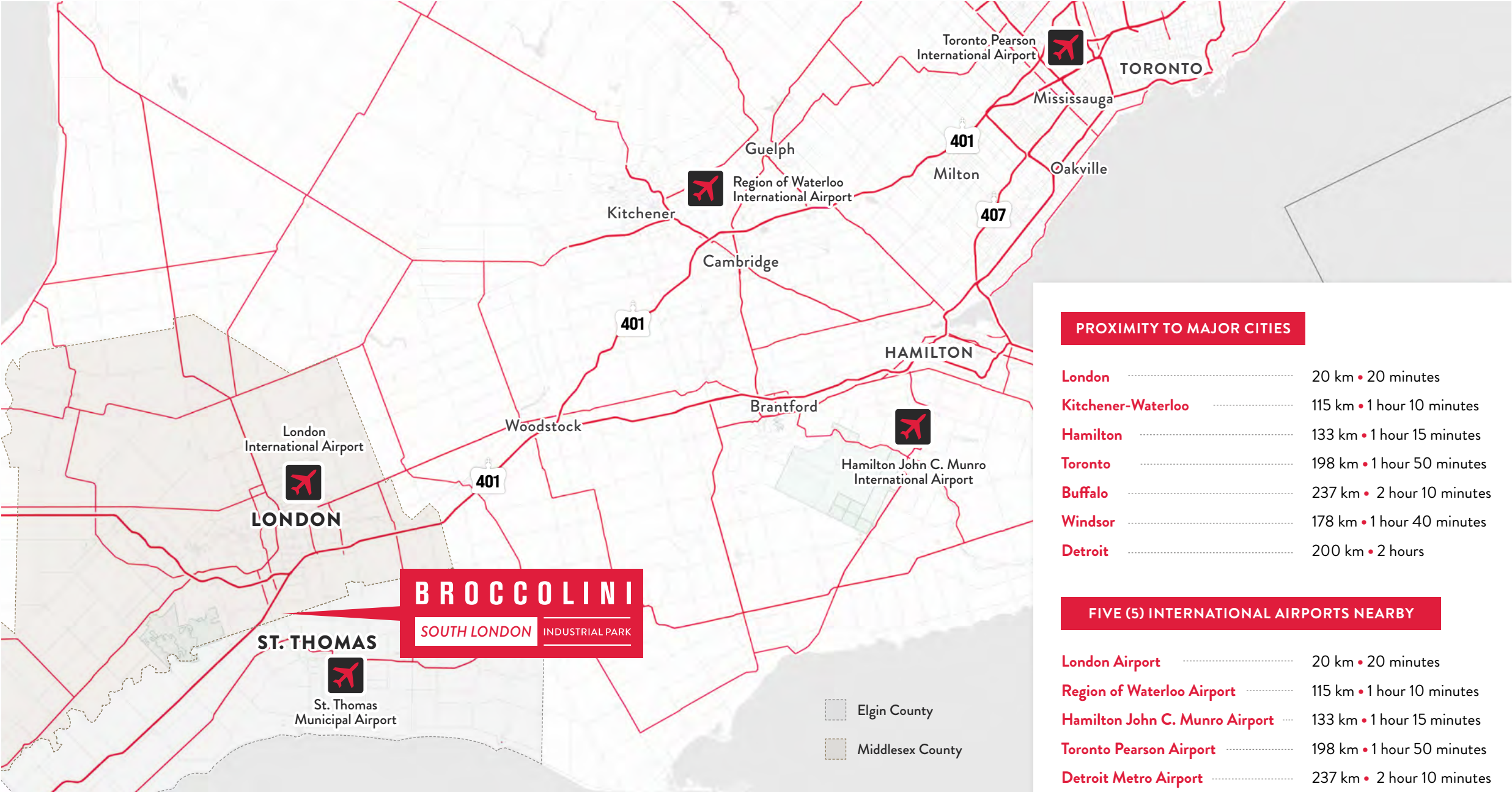
Middlesex boasts a highly educated workforce with a reputation for quality work and a strong work ethic. It’s competitive labour costs translate into lower operating costs for business.

### 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

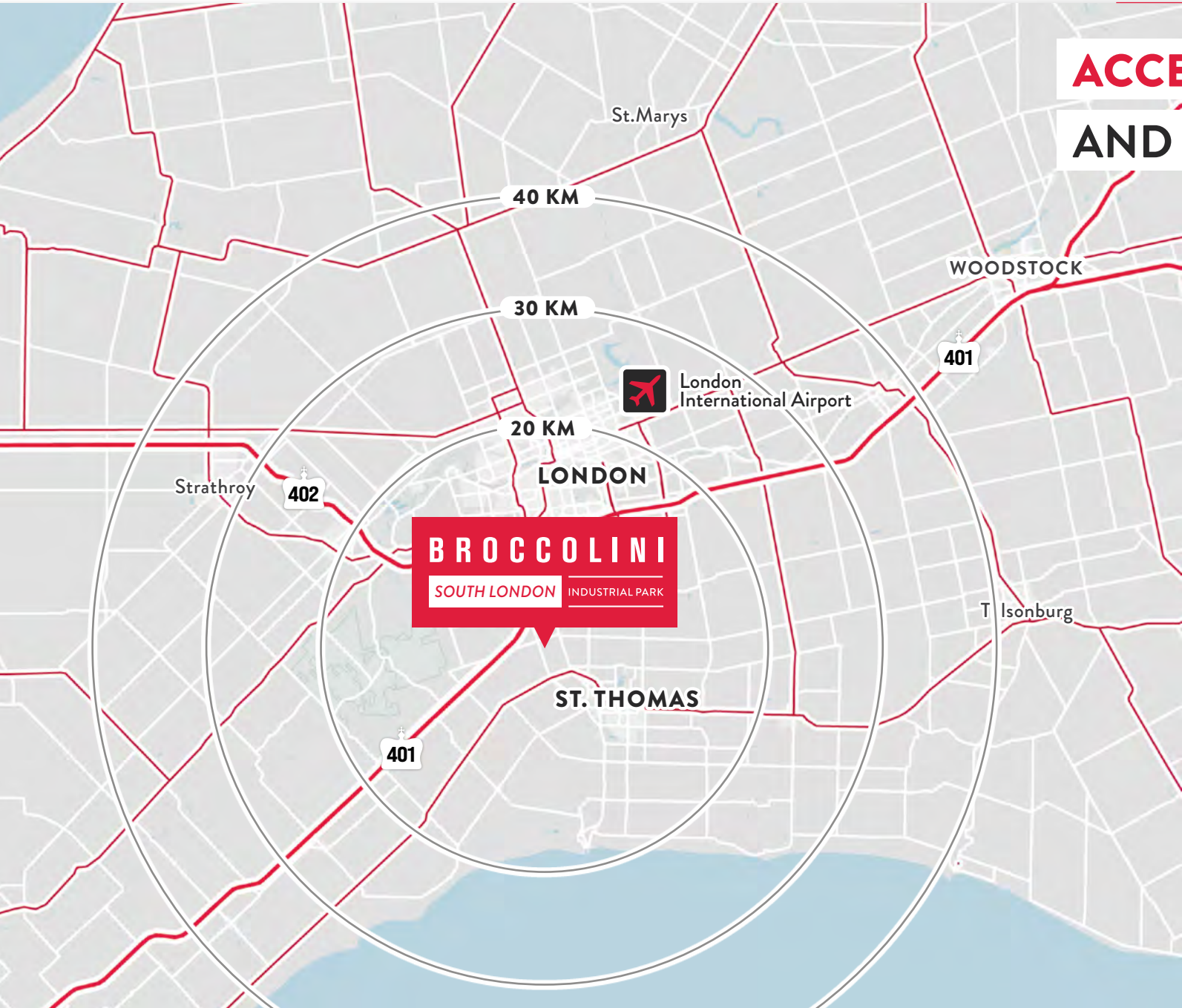
Middlesex businesses benefit from lower taxes than in those charged in neighbouring urban communities. Businesses capitalize on the dependable service from electricity providers Entegrus or Hydro One and natural gas supplier Union Gas, Ltd.





# ECONOMICALLY DIVERSE COMMUNITY **AND SKILLED WORKFORCE**

*Positioned for growth and success*



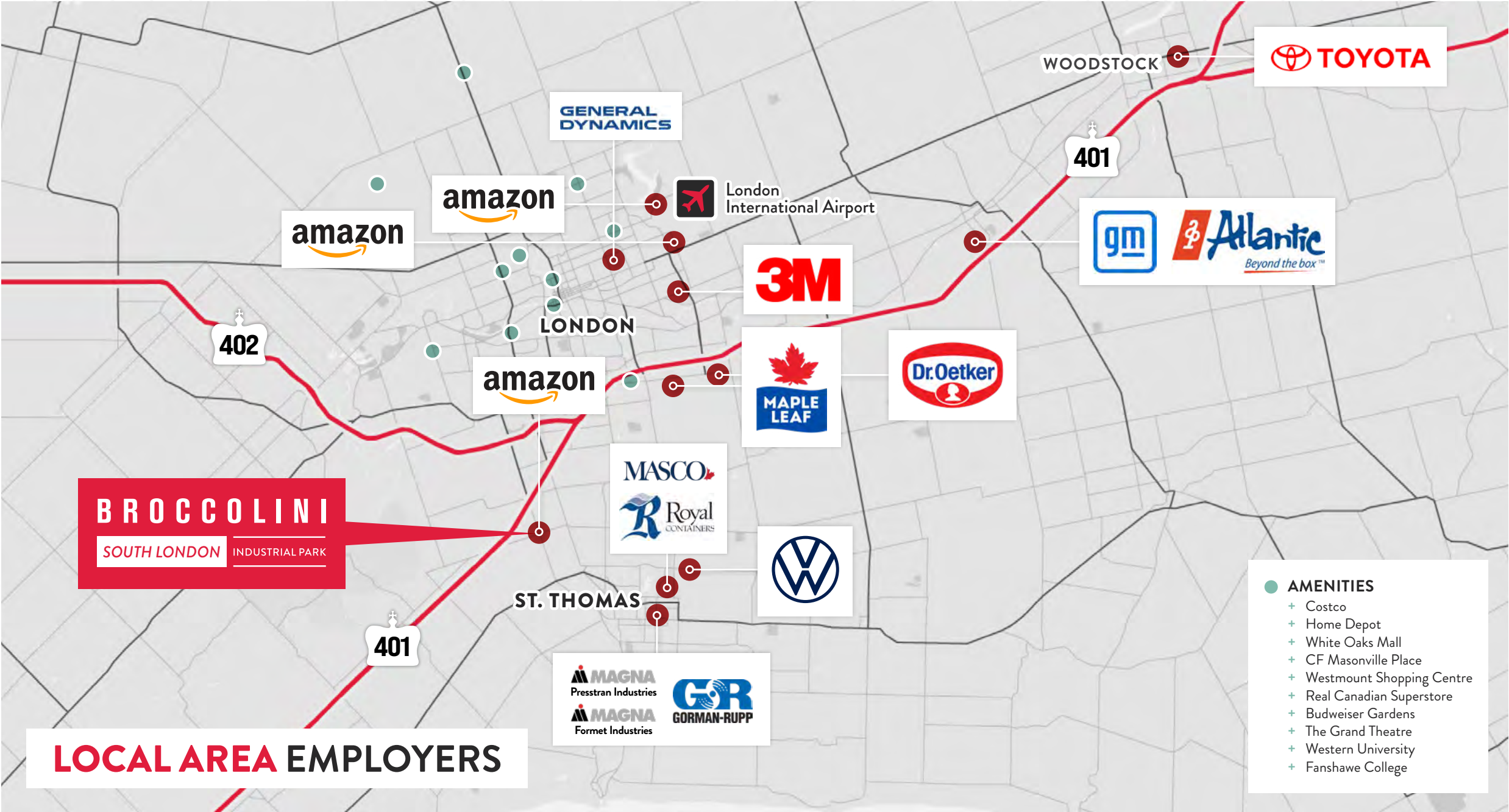
ACCESS TO HIGH QUALITY EDUCATION  
AND AN ALL-STAR WORKFORCE

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

Broccolini is a family-owned, single-source provider of construction, development and real-estate services. The company caters to the industrial, commercial and residential markets in Canada. Recognized for the quality workmanship, innovative technology, open collaboration, and exceptional standards, Broccolini offer a one-stop approach to the planning, development and construction of remarkable buildings.

In recent years, Broccolini has diversified its activities, making a strong move into real estate development. As a developer and property owner with an impressive and diversified portfolio of land and properties, Broccolini designs, builds, and manages state-of-the-art office, industrial and mixed-use buildings and complexes. Whether brought on board at the design stage or as general contractor, construction manager or developer, Broccolini offers partnership, professionalism and peace of mind.

### 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.



# WE MAKE IT HAPPEN!

## ACROSS ONTARIO

**B R O C C O L I N I**

*SOUTH LONDON*

INDUSTRIAL PARK



CONTACT US:

**KYLE HANNA\***  
Vice Chairman  
416 798 6255  
Kyle.Hanna@cbre.com

**TED OVERBAUGH\*\***  
Senior Vice President  
519 340 2309  
Ted.Overbaugh@cbre.com

**RANDY FISHER\*\***  
Senior Vice President  
519 872 3494  
Randy.Fisher@cbre.com

\*Sales Representative    \*\*Broker

CBRE LIMITED, REAL ESTATE BROKERAGE  
LONDON | 380 WELLINGTON ST SUITE 30, LONDON, ON N6A 5B5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth