



# Rail+Road Industrial Park

An industrial land sale opportunity strategically located in the logistics hub of St. Thomas in a pivotal moment of rapid growth. From trains to electric vehicles — the catalyst of St. Thomas' transformation.



# The Offering

## ST. THOMAS INDUSTRIAL LAND FOR SALE

Now available for sale is Rail+Road Industrial Park — 288 acres of industrial land optimally located adjacent to St. Thomas in Central Elgin County fronting Highway 3 with easy access to highways 401 and 402. It is located near St. Thomas Municipal Airport and also has the potential to be accessed by rail.

St. Thomas is well-known for its historical significance as a major railway hub. By 1914 there were 8 different railways operating with over 100 trains a day passing through the city, earning it the title of the “Railway Capital of Canada”. St. Thomas is now a city of more than 44,000 people and will be seeing a rapid growth as it welcomes the new Volkswagen Electric Battery “Gigafactory” set to create tens of thousands of new jobs.

Complete confidentiality agreement to access Document Centre

±288  
ACRES

LIGHT &  
GENERAL  
INDUSTRIAL  
ZONING

EASY  
ACCESS TO  
HIGHWAY  
401 & 402

POTENTIAL  
FOR  
RAILWAY  
ACCESS



**Rail+Road  
Industrial  
Park**





# St. Thomas Revival

The fastest growing city in  
Southwestern Ontario.



Artist concept rendering. Not exact representation of Volkswagen Gigafactory

St Thomas bought approximately 1,500 acres of land and as a result of the Ontario Government's commitment, St. Thomas is being transformed into the "the national anchor" of Canada's electric vehicle supply chain as they welcome the new Volkswagen EV Battery Manufacturing "Gigafactory".

The Gigafactory will have six production blocks that sits inside the new 1,500-acre industrial park. It will create 3,000 specialized jobs and tens of thousands more indirect jobs.

Rail+Road Industrial Park will benefit significantly from the new EV battery manufacturing plant, being located just south of the lands and offering easy access to both the future plant, and the rest of the abutting St. Thomas community.

CREATION OF  
**3,000**  
SPECIALIZED JOBS  
(tens of thousands more indirect jobs)





CONNECTS TO HWY 401 & 402

CN RAIL LINE

CONNECTS TO HWY 401

CP RAIL LINE

TALBOTVILLE

3

CN RAIL LINE

HIGHBURY AVE

CP RAIL LINE

3

CN RAIL LINE

3

LAND FOR SALE

Rail+Road Industrial Park  
288 Acres



CONNECTS TO HWY 401 & 402

TALBOT ST

ST. THOMAS

CENTENNIAL AVE

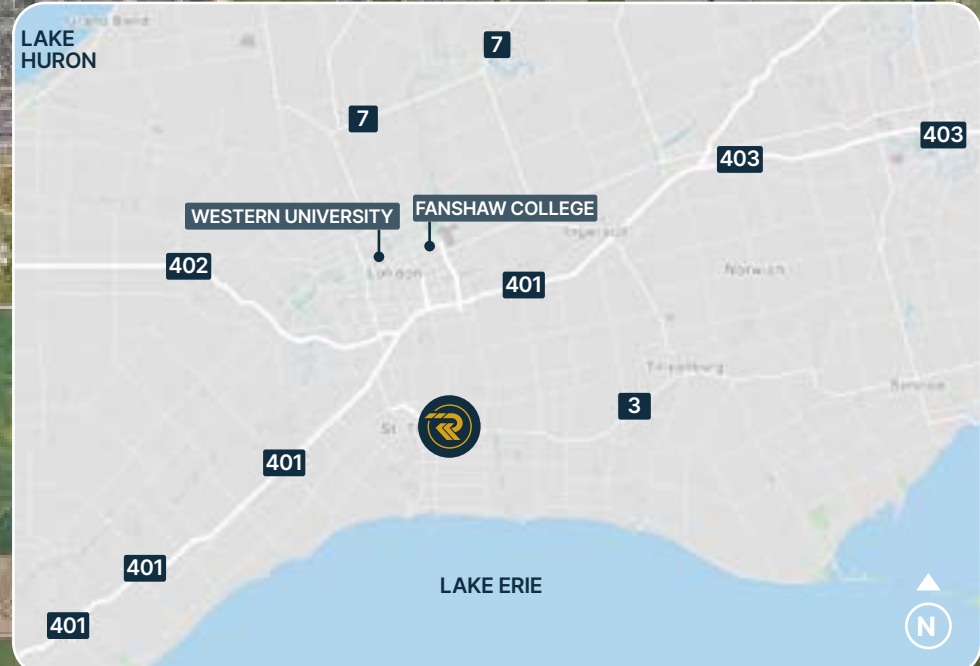
# Access & Connectivity

## DESTINATION FROM PROPERTY DRIVE TIME

DESTINATION FROM PROPERTY	DRIVE TIME
<b>MAJOR HIGHWAYS</b>	
Highway 3	Immediate
Highway 401	15 min.
Highway 402	18 min.
<b>TRAIN STATION</b>	
London Train Station	35 min.
<b>AIRPORTS</b>	
St. Thomas Airport	3 min.
London International Airport	30 min.
Toronto Pearson International Airport	1 hr. 49 min.
Detroit Metropolitan Airport	2 hr. 20 min.
Buffalo Niagara International Airport	2 hr. 41 min.
<b>MAJOR CITIES</b>	
St Thomas Downtown	8 min.
London	20 min.
Brantford	1 hr.
Chatham	1 hr.
Sarnia	1 hr.
Kitchener-Waterloo	1 hr. 10 min.
Hamilton	1 hr. 15 min.
Windsor	1 hr. 40 min.
Toronto	1 hr. 50 min.
Detroit	2 hr.
Buffalo	2 hr. 10 min.
<b>US BORDER</b>	
US Border (Bluewater Bridge, Sarnia/Port Huron)	1 hr. 10 min.
US Border (Ambassador Bridge)	1 hr. 50 min.
US Border (Detroit Windsor Tunnel)	1 hr. 55 min.
US Border (Buffalo/Niagara)	2 hr. 6 min.

## INFRASTRUCTURE UPGRADES

- Two-lane addition along Highbury Ave from Centennial Ave to Ron McNeil Line
- Highway 3 bypass widening from Sunset Rd to Centennial Ave





TALBOTVILLE



AMAZON FULFILLMENT CENTRE

BELMONT SUBDIVISION DEVELOPMENTS



# Major New Developments

As the city grows and expands, so will the towns around it, including Belmont and Talbotville, which are both anticipating sizable residential developments, in addition to a brand new Amazon fulfillment centre.

St. Thomas itself will see an addition of various housing developments ranging from subdivisions to condominiums. Much of the anticipated growth is in response to the various new industries that are making St. Thomas and Central Elgin their new home.







# Rail+Road Industrial Park

288 Acres of opportunity is waiting.

**288**  
ACRES

## THE OFFERING PROCESS

### CONFIDENTIALITY AGREEMENT:

Potential purchasers that require access to the document centre must complete a confidentiality agreement and return it to: [randy.fisher@cbre.com](mailto:randy.fisher@cbre.com) or [carol.trattner@cbre.com](mailto:carol.trattner@cbre.com)

### DOCUMENT CENTRE TO INCLUDE AND/OR TO BE INCLUDED:

- Boundary Survey
- Environmental Site Assessment - Phase 1
- Traffic Impact Memo
- Zoning Information
- Geotechnical Report
- Functional Servicing Report
- Site Concept Plan
- Natural Heritage/Environmental Impact Study





# Rail+Road Industrial Park

INDUSTRIAL LAND FOR SALE

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All outlines are approximate.