

REMAX
COMMERCIAL®

VICANO



FOR LEASE
CLASS A INDUSTRIAL
ST. THOMAS
ONTARIO

Located beside the PowerCo (VW)
EV Battery Facility
Now Under Construction

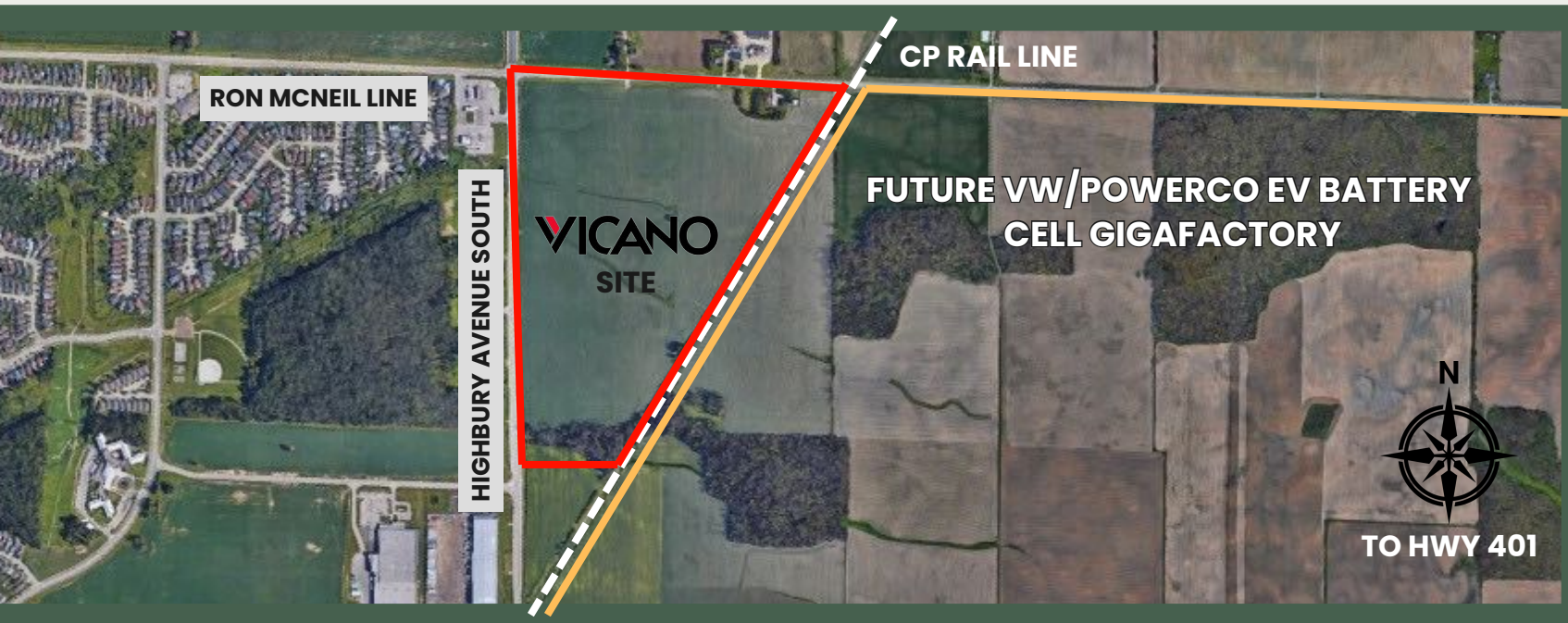


HIGHBURY
BUSINESS PARK
HIGHBURY AVENUE SOUTH, ST. THOMAS, ON

29,656 - 1,300,000 SF

LOCATED BESIDE THE FUTURE VOLKSWAGEN EV BATTERY CELL GIGAFACTORY

- **INDUSTRIAL ZONING WITH (ADDED COMMERCIAL USES)**
- **SIGNIFICANT ROAD IMPROVEMENTS TO Highbury Avenue South**



Opportunity for a design-build on 67 Acres of land in St. Thomas located beside the new VW/PowerCo EV Battery Cell Gigafactory. The site is located at the intersection of Ron McNeil Line and Highbury Avenue South.

The zoning will allow for a variety of industrial uses including but not limited to, warehousing and manufacturing with additional commercial uses.



**RAIL SPUR
POSSIBLE**



**14.5 KM TO
HWY 401**



**2 HRS TO DETROIT
2.5 HRS TO BUFFALO**



PowerCo

VW EV BATTERY FACILITY
NOW UNDER CONSTRUCTION

CP RAIL LINE

HIGHBURY AVE S

RON MCNEIL LINE



TO HWY 401

THE SITE



HIGHBURY

BUSINESS PARK

HIGHBURY AVENUE SOUTH, ST. THOMAS, ON

LOCATE YOUR BUSINESS IN A GROWING MUNICIPALITY MOTIVATED TO SEE INDUSTRIAL DEVELOPMENT

PowerCo SE (Volkswagen (VW)) is under construction with a new North American MEGA facility to provide EV batteries in St. Thomas, Ontario. The world's largest auto manufacturer plans to be in production by 2027.

The facility will cover more than 2-million square feet and occupy roughly 550 acres of industrial-zoned land. This ground-breaking, first-of-its-kind investment is to have a significant, positive impact on Ontario's economy.



- **PowerCo SE's first cell factory in North America**
- **Creation of up to 3,000 new, highly-qualified jobs and tens of thousands of jobs indirectly**
- **Significant positive impact on St. Thomas and Ontario**



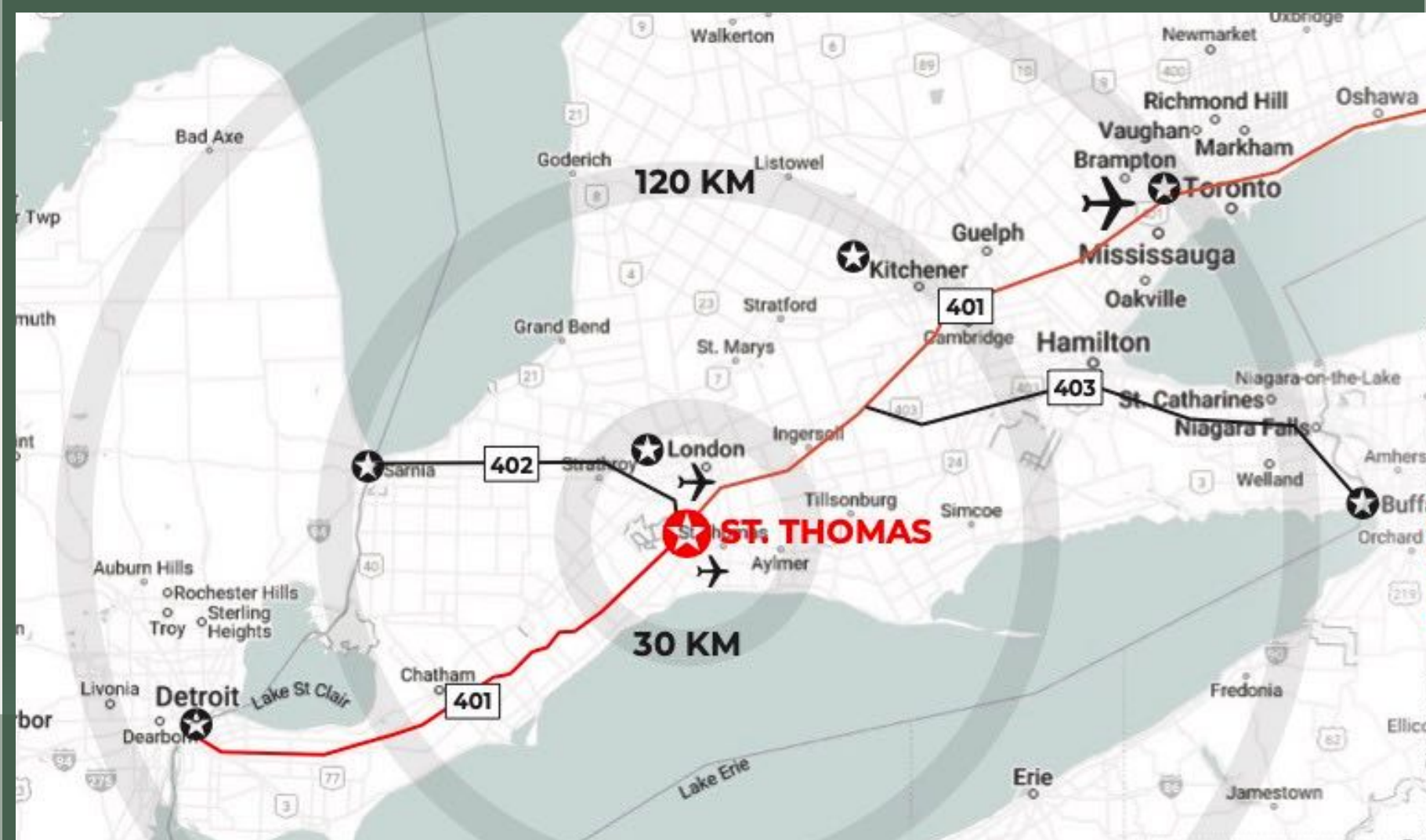
1. Magna - Prestran Industries
2. Gorman-Rupp of Canada Ltd.
3. Magna - Formet Industries
4. Masco Canada Ltd.
5. Royal Containers Ltd.
6. Amazon
7. Maple Leaf Foods
8. Dr. Oetker Pizza Factory

YOU'RE IN GOOD COMPANY

St.Thomas is home to many manufacturing businesses and is committed to economic development. The benefits of doing business here are impressive. Reduced cost of operations, access to an experienced workforce, a solid infrastructure and connection to two active rail lines. St. Thomas is also located strategically, just moments from the 401 corridor and halfway between Detroit to the west, Toronto and Buffalo to the east. Come see what St. Thomas has to offer your business!

QUICK ACCESS TO MULTIPLE SHIPPING ROUTES MEANS SIMPLIFIED LOGISTICS

ST. THOMAS IS WELL POSITIONED WITH QUICK ACCESS TO MULTIPLE MAJOR HIGHWAYS, AIRPORTS AND BORDER CROSSINGS



Sarnia 1 Hour

Detroit 2 Hours

Buffalo 2 ½ Hours

St. Thomas Municipal Airport 7 Minutes

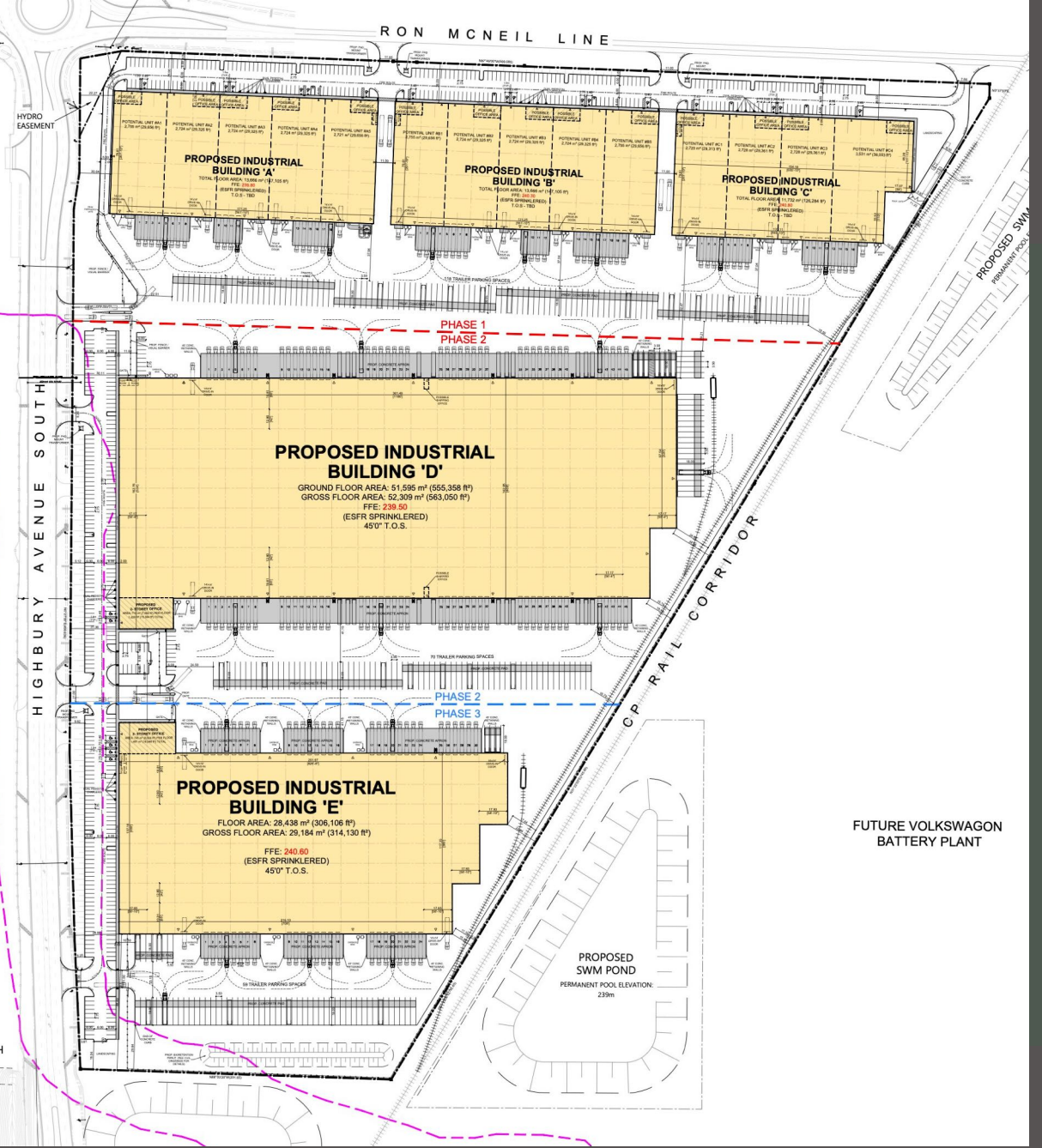
London International Airport 25 Minutes

Toronto International Airport 1 ¼ Hours

London 15 Minutes

Kitchener/Waterloo 1 ½ Hours

Toronto 2 Hours



BUILDING DATA

ZONING	EL-10
LAND AREA	67 acres
BUILDING AREA (TOTAL)	1,297,674 SF
DEMISABLE UNIT SIZES	29,656 SF, 58,981 SF, 88,306 SF, 117,631 SF
BUILDING A	147,105 SF
BUILDING B	147,105 SF
BUILDING C	126,284 SF
BUILDING D	563,050 SF
BUILDING E	314,130 SF
CLEAR HEIGHT	12.5 metres (41 feet)
DEDICATED TRAILER PARKING/UNIT	

Site Plan - Multi-Building



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Vicano Developments Limited is a privately held Canadian real estate development firm specializing in ICI construction and real estate development. A special emphasis is placed on industrial and commercial design/build projects.

www.vicano.com



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