

**FOR LEASE**

**Up to 1,400,00 SF**

**DESIGN-BUILD OPPORTUNITY  
IN ST. THOMAS, ON**

Located Beside the Future Volkswagen  
EV Battery Cell Gigafactory



**HIGHBURY AVENUE SOUTH  
ST. THOMAS, ON**

DEVELOPER

**VICANO**

LISTING TEAM

**WHITNEY**

Commercial Real Estate Services

# UP TO 1,400,000 SF

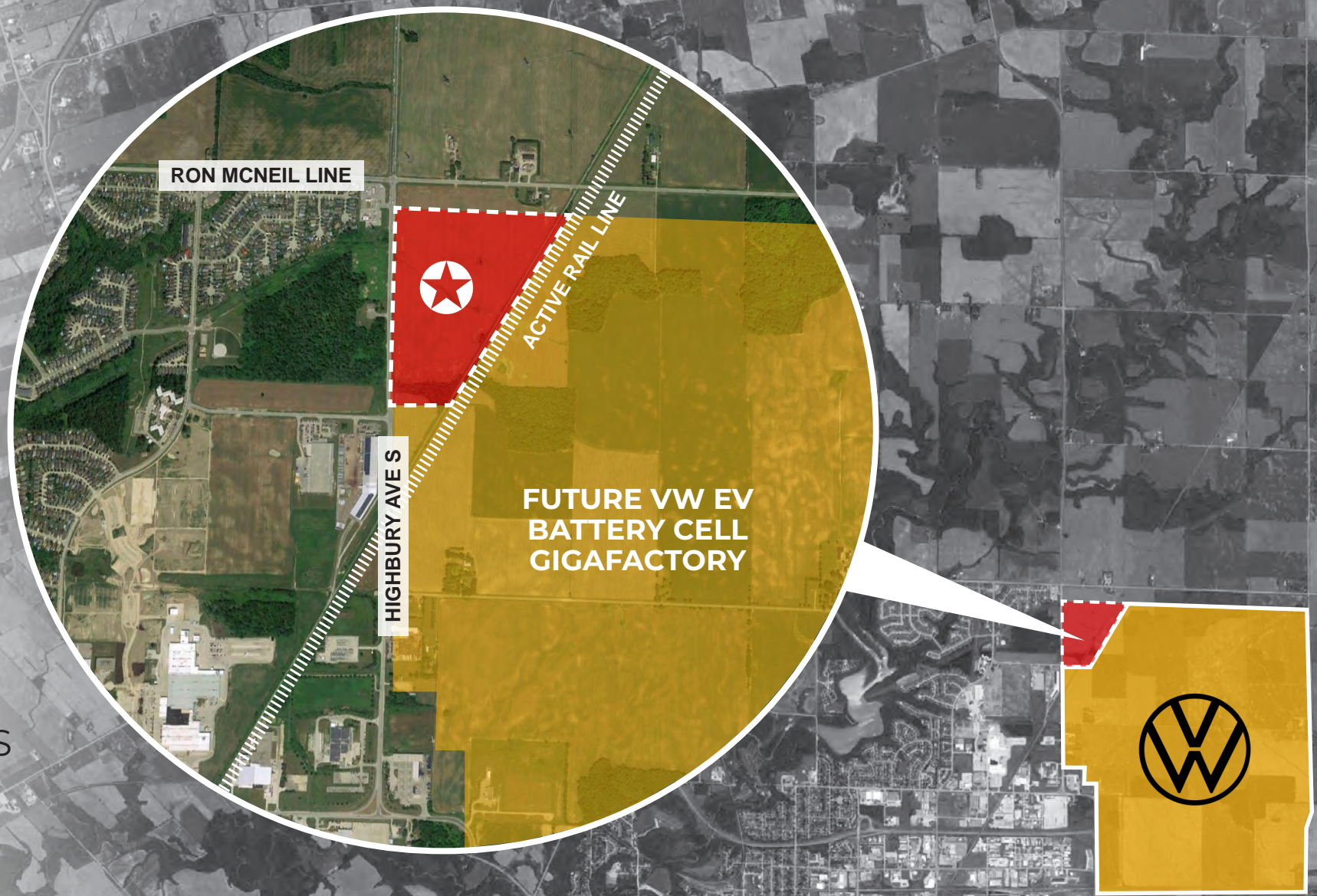
## LOCATED BESIDE THE FUTURE VOLKSWAGEN EV BATTERY CELL GIGAFACTORY

- ▶ Industrial zoning with added commercial uses
- ▶ Rare shovel-ready industrial site
- ▶ Fast track build-to-suit
- ▶ Significant road improvements to Highbury Ave S will result in superior site access

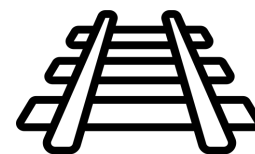
Opportunity for a design-build on 65.75 Acres of land in St. Thomas located beside the new VW EV Battery Cell Gigafactory. The site is located at the intersection of Ron McNeil Line and Highbury Avenue South.

The overall site plan approval process (SPA) including design, and building permit process is projected to take approximately six months.

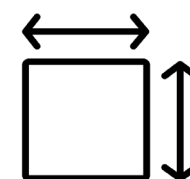
The zoning will allow for a variety of industrial uses including, but not limited to, warehousing and manufacturing with additional commercial uses.



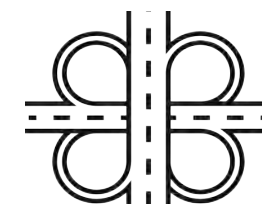
ST. THOMAS



RAIL SERVICED  
SITE



65.75 ACRES, UP TO  
1,400,000 SF



15 MIN TO  
HWY 401



2 HRS TO DETROIT,  
2.5 HRS TO BUFFALO

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

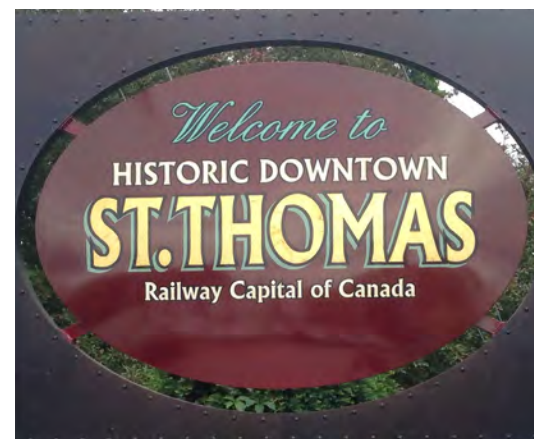


## **ST. THOMAS WILL BE HOME TO THE NEW VOLKSWAGEN GIGAFACTORY**

PowerCo SE and Volkswagen (VW) will construct a new North American MEGA facility to produce EV batteries in St. Thomas, Ontario, located halfway between Toronto and Detroit. The world's largest auto manufacturer announced their commitment in March 2023 with plans to be in production by 2027.

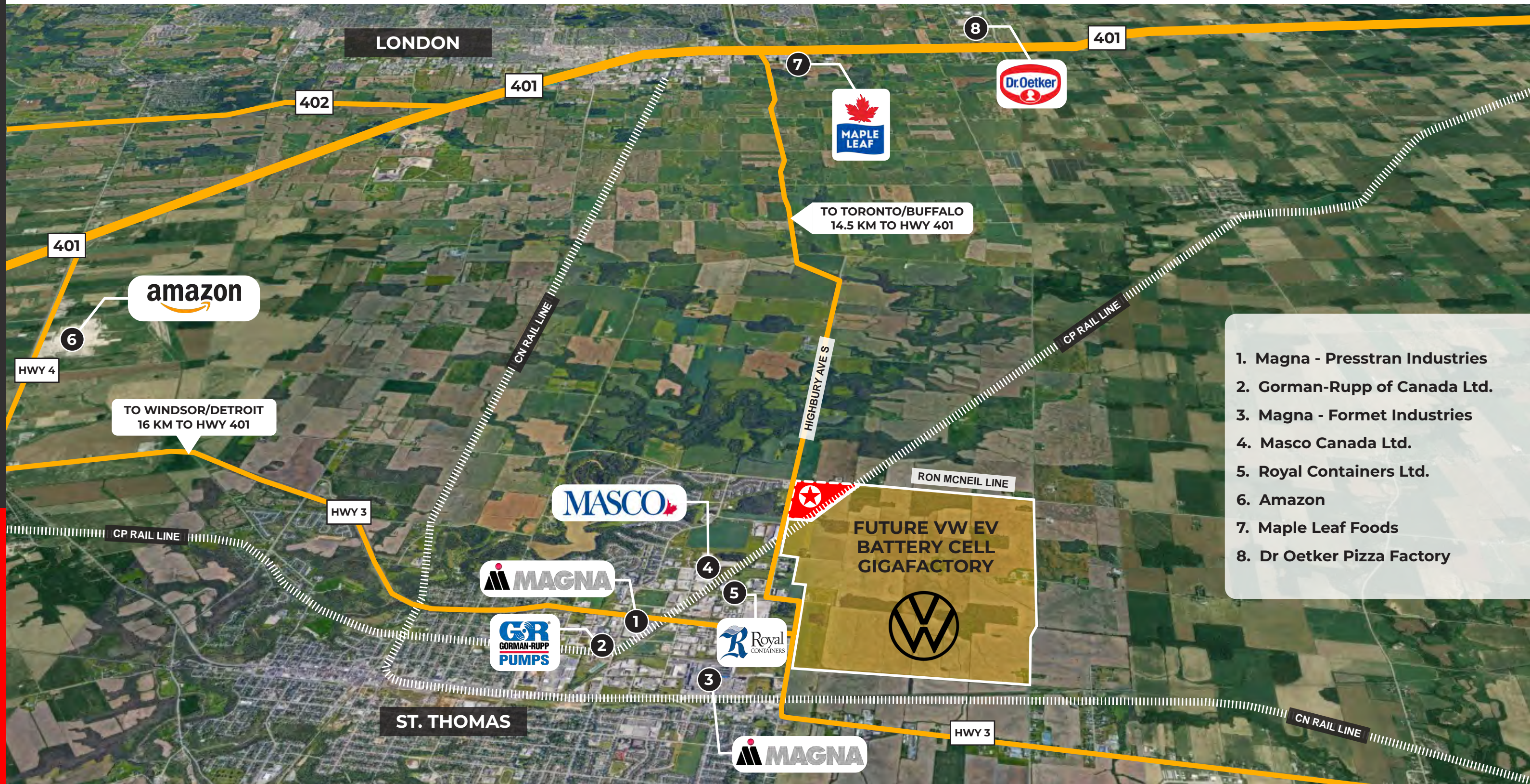
The facility will cover more than 6 million square feet and occupy roughly 550 acres of industrial-zoned land. This ground-breaking, first-of-its-kind investment is expected to have a significant positive impact on Ontario's economy.

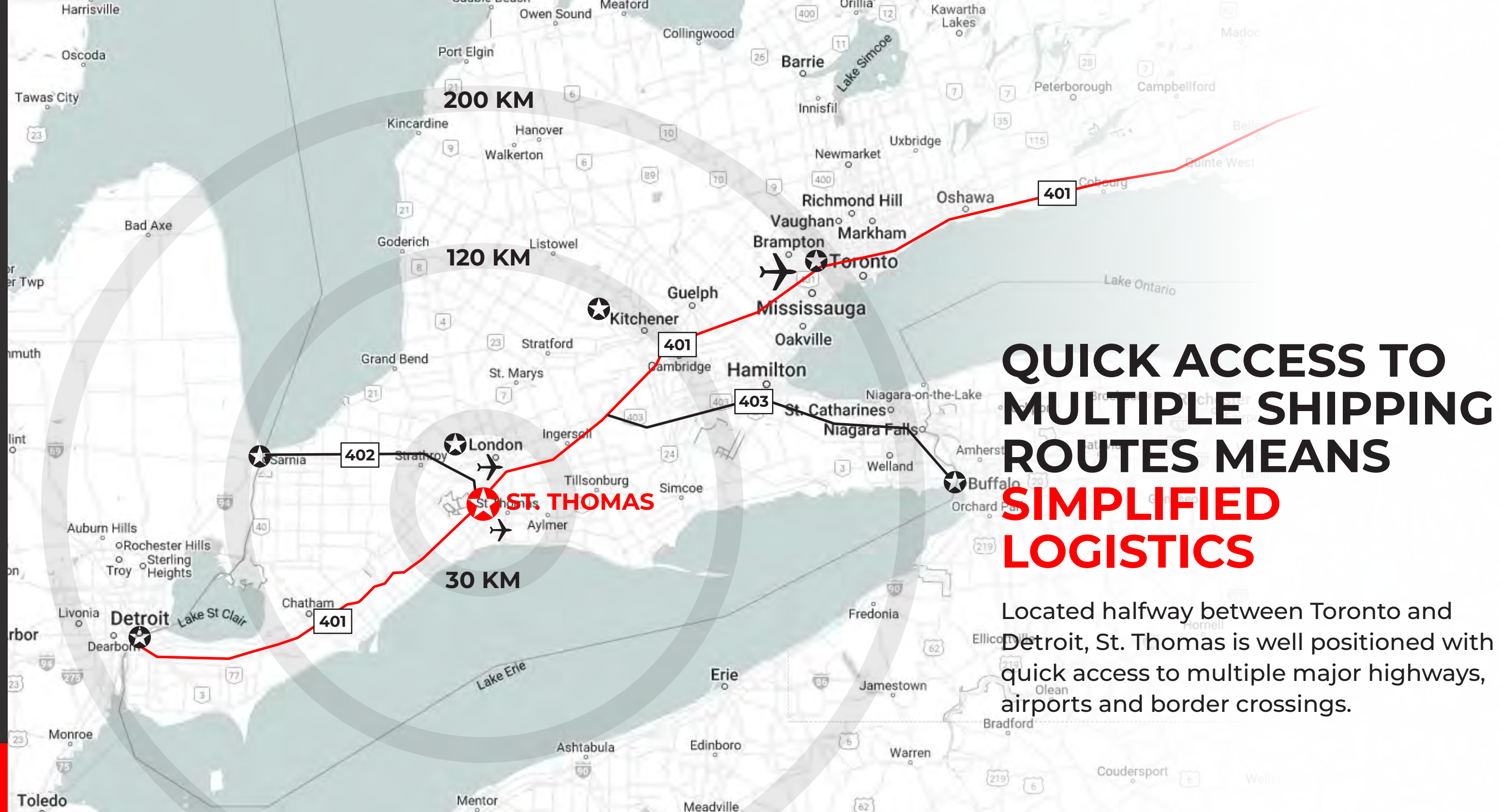
- ▶ PowerCo SE's first cell factory in North America
- ▶ Creation of up to 3,000 new, highly-qualified jobs and tens of thousands of jobs indirectly
- ▶ Significant positive impact on St. Thomas and Ontario



# 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.





Sarnia ---- 1 HR  
 Detroit ---- 2 HRS  
 Buffalo ---- 2.5 HRS

St. Thomas Municipal Airport ---- 7 MIN  
 London International Airport ---- 25 MIN  
 Toronto International Airport ---- 1.75 HRS

London ---- 35 MIN  
 Kitchener-Waterloo ---- 1.5 HRS  
 Toronto ---- 2.5 HRS



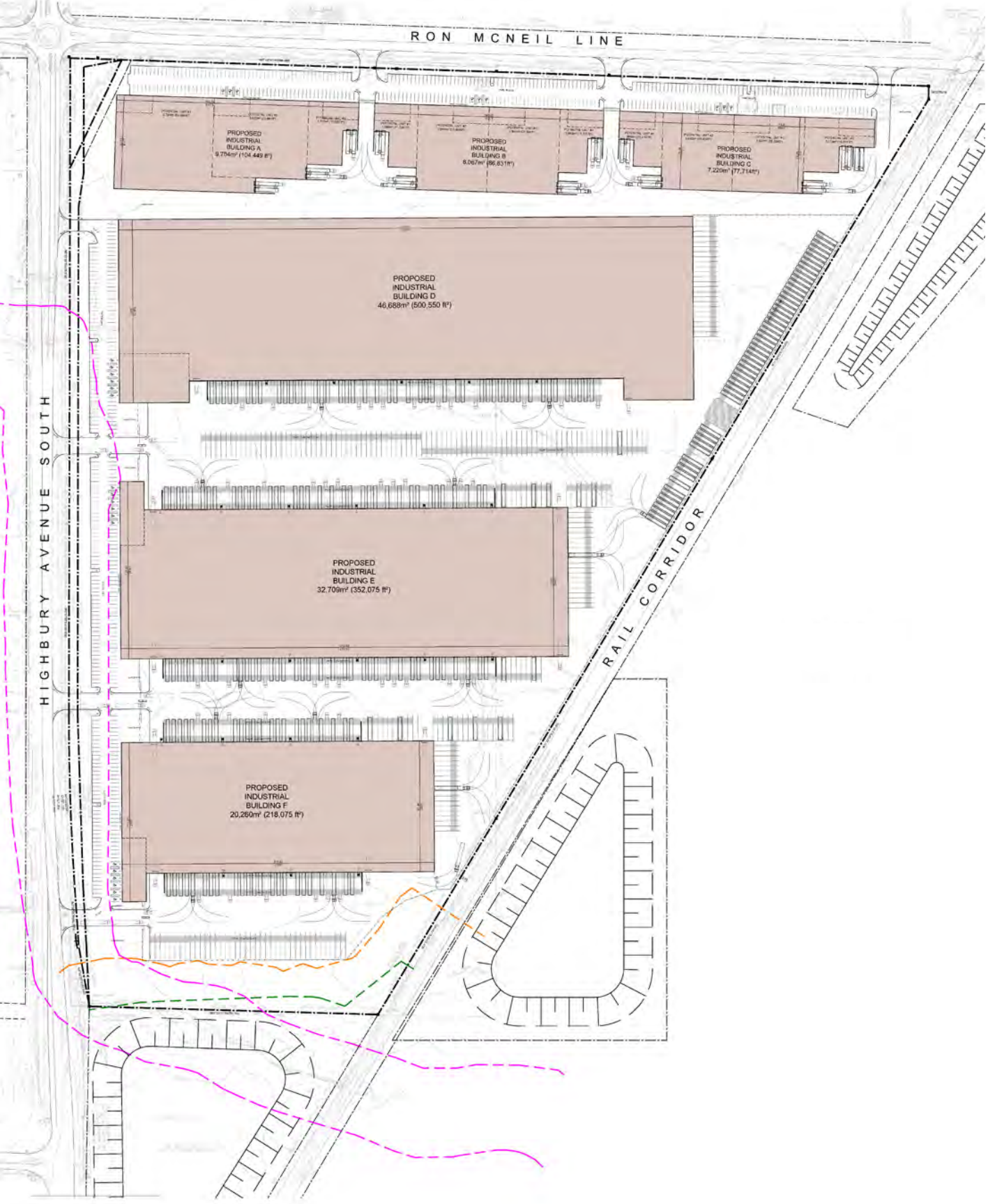
# SITE PLAN 1

## Single Building

BUILDING DATA	
ZONING	EL / OS2 (current) EL - (proposed)
LOT AREA	65.75 Acres
<b>BUILDING AREA (TOTAL)</b>	<b>1,407,543 SF</b>
FUTURE EXPANSION	186,050 SF
LOADING SPACES	322
PARKING SPACES	286
BUILDING HEIGHT	15 metres maximum
CLEAR HEIGHT	40 feet

# SITE PLAN 2

## Multi-Building



### BUILDING DATA

ZONING	EL / OS2 (current) EL - (proposed)
LAND AREA	65.75 Acres
<b>BUILDING AREA (TOTAL)</b>	<b>1,339,694 SF</b>
BUILDING A	104,449 SF
BUILDING B	86,831 SF
BUILDING C	77,714 SF
BUILDING D	500,550 SF
BUILDING E	352,075 SF
BUILDING F	218,075 SF
LOADING SPACES	553
PARKING SPACES	633
BUILDING HEIGHT	15 metres maximum
CLEAR HEIGHT	40 feet



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.

As a single source provider of real estate services, we offer tenants and clients best in class planning, development and construction standards.

[www.vicano.com](http://www.vicano.com)



WHITNEY & Company's long-standing presence in the commercial real estate industry is a testament to our expertise and commitment to the industry. Over the course of more than a century, WHITNEY & Company has maintained strong connections within Waterloo Region, Southwestern Ontario and beyond.

We offer a personalized and customer-centric approach to real estate services, ensuring our clients receive individual attention and tailored solutions to meet their specific needs, helping them navigate the complexities of the commercial real estate market.

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