

FOR LEASE



This Site is Adjacent to the
VW / PowerCo EV Battery
Facility Now Under Construction

DESIGN-BUILD OPPORTUNITY IN ST. THOMAS, ON

Up to 1,300,000 SF

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

DEVELOPER

VICANO

LISTING TEAM

WHITNEY
Commercial Real Estate Services

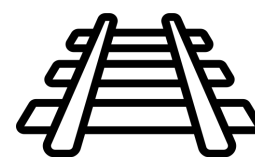
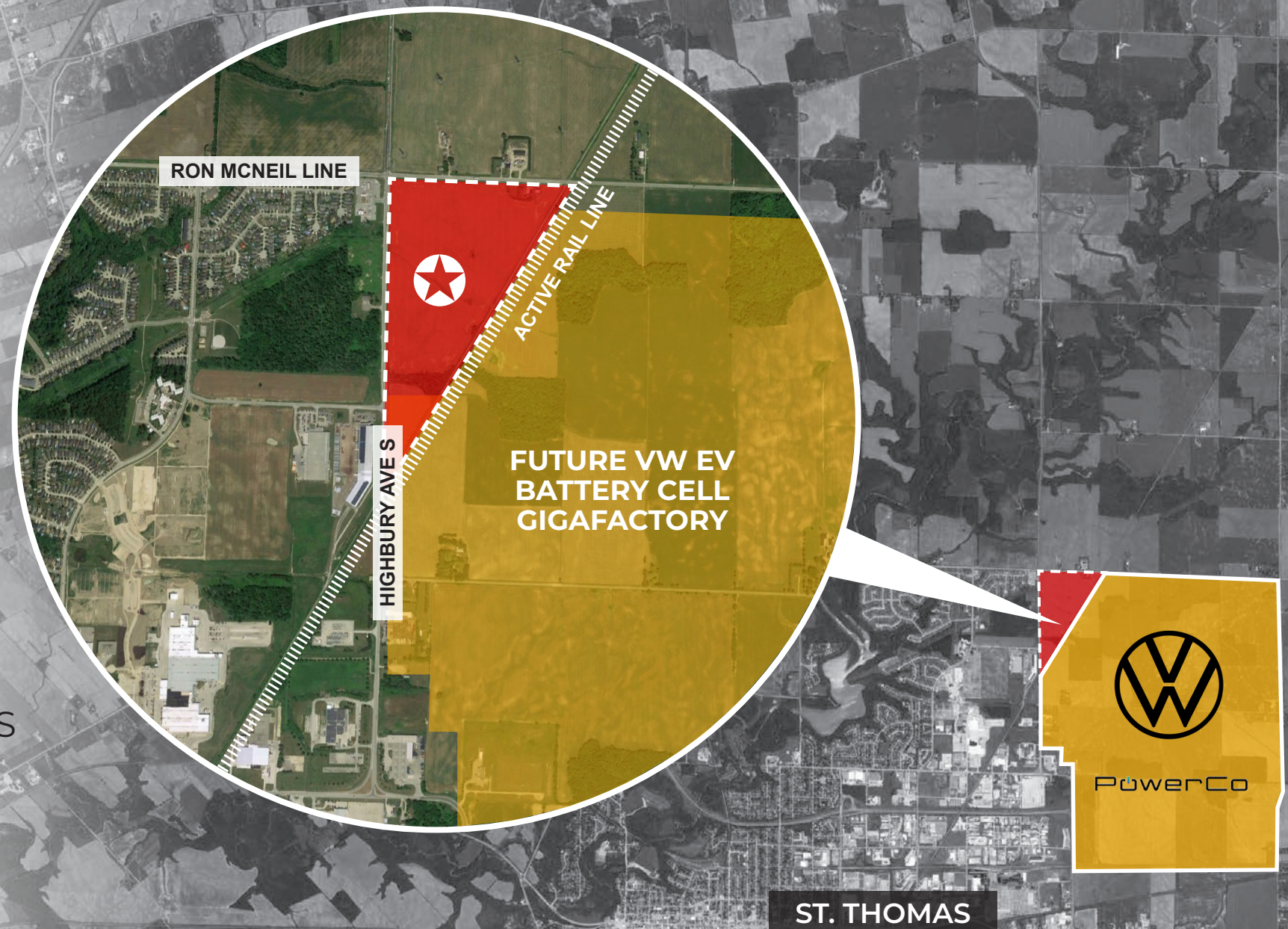
UP TO 1,300,000 SF

LOCATED BESIDE THE FUTURE VOLKSWAGEN EV BATTERY CELL GIGAFACTORY

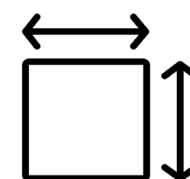
- ▶ Industrial zoning with added commercial uses
- ▶ Rare shovel-ready industrial site
- ▶ Fast track build-to-suit
- ▶ Significant road improvements to Highbury Ave S will result in superior site access

Opportunity for a design-build on 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.

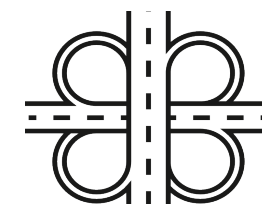
The zoning will allow for a variety of industrial uses including, but not limited to, warehousing and manufacturing with additional commercial uses.



RAIL SERVICED
SITE



67 ACRES, UP TO
1,300,000 SF



15 KM TO
HWY 401



2 HRS TO DETROIT,
2.5 HRS TO BUFFALO

THE SITE



PowerCo

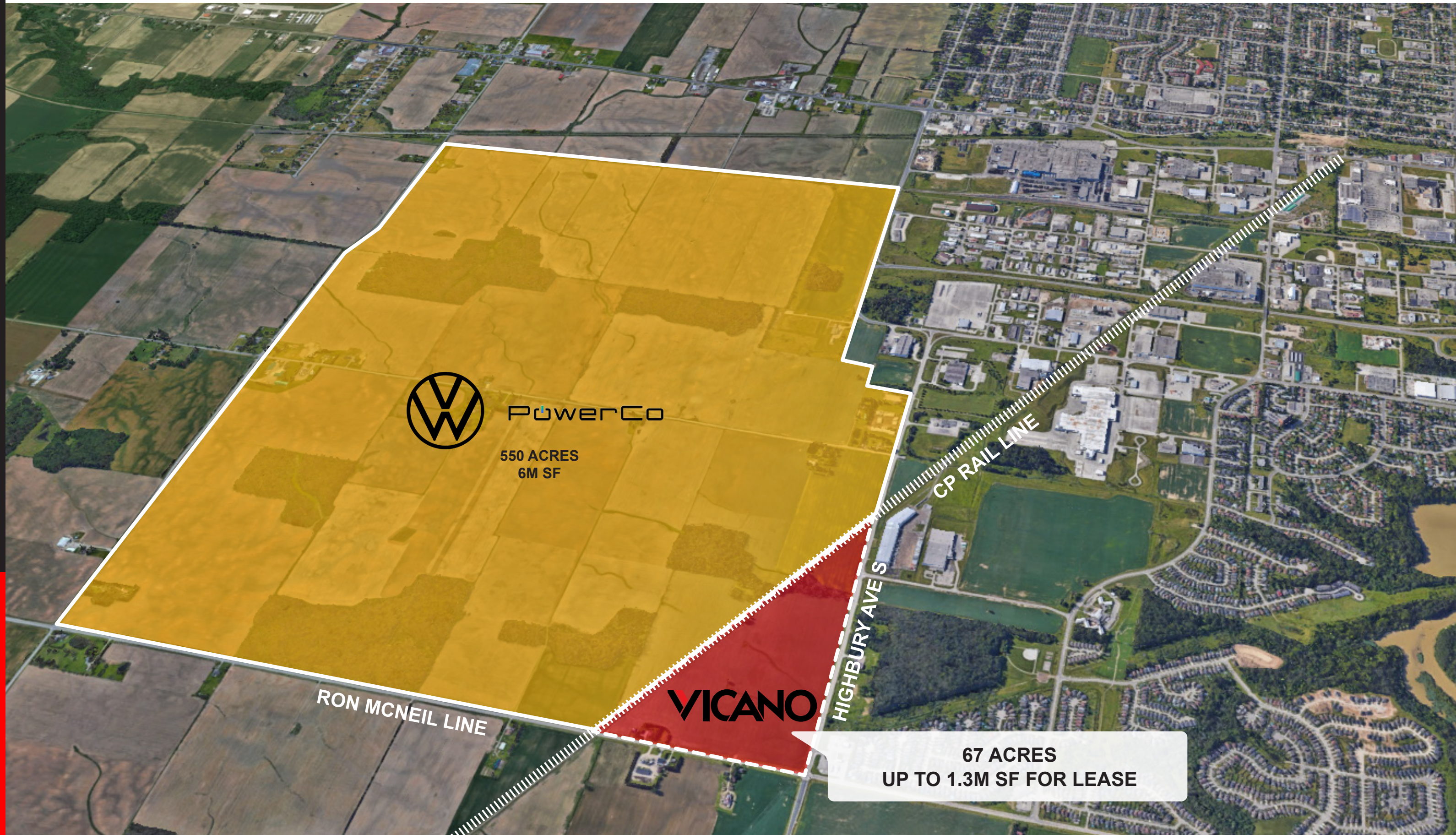
VW EV BATTERY FACILITY
NOW UNDER CONSTRUCTION

CP RAIL LINE

RON MCNEIL LINE

HIGHBURY AVE S

VICANO **SITE** - Adjacent to VW St. Thomas



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

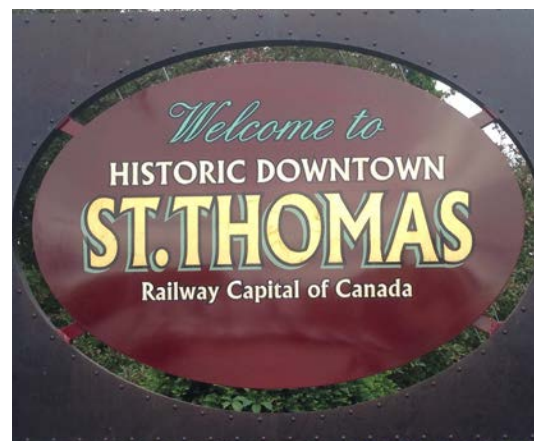


ST. THOMAS WILL BE HOME TO THE NEW VOLKSWAGEN GIGAFACTORY

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

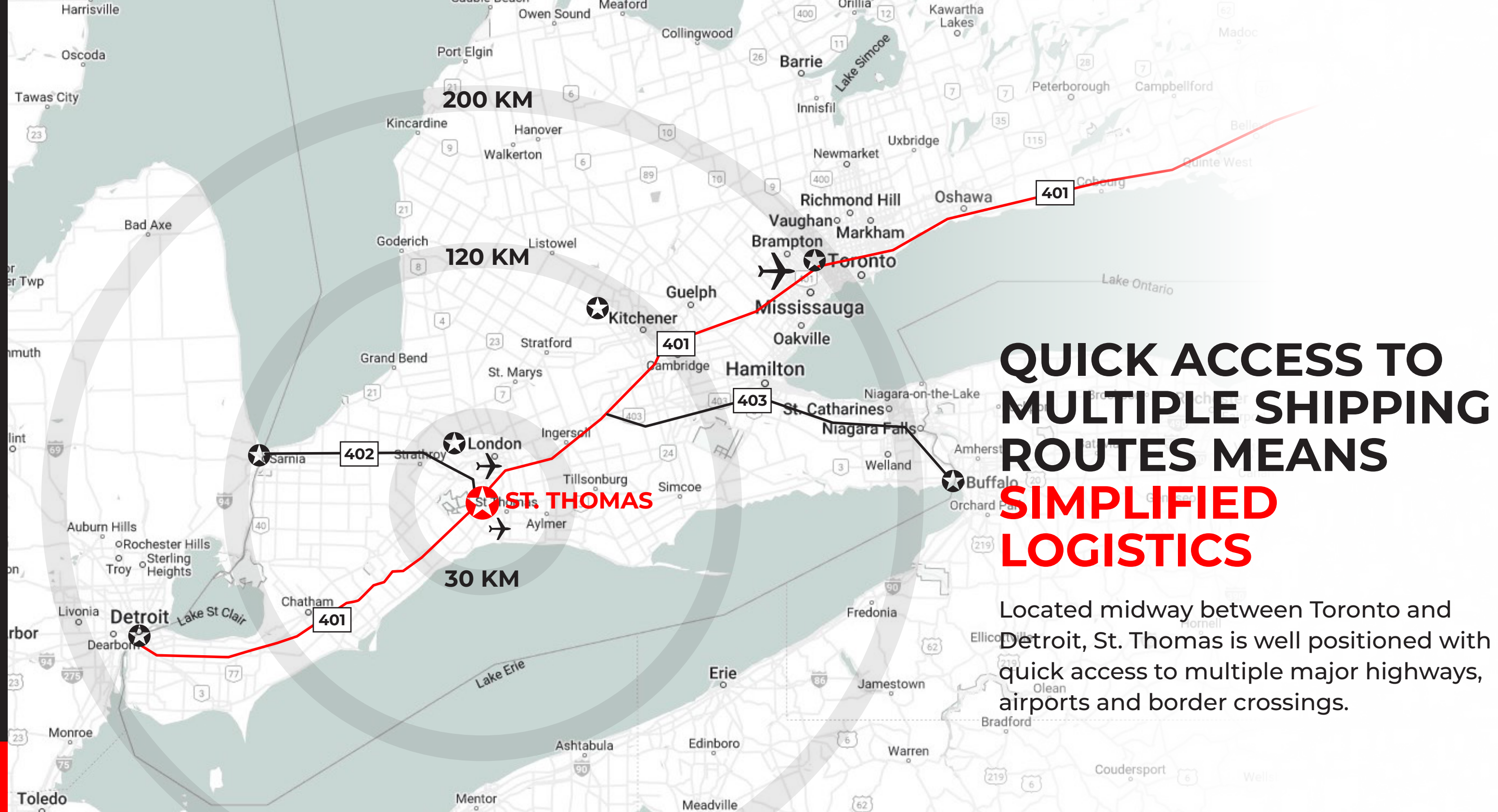


YOU'RE IN GOOD COMPANY

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.



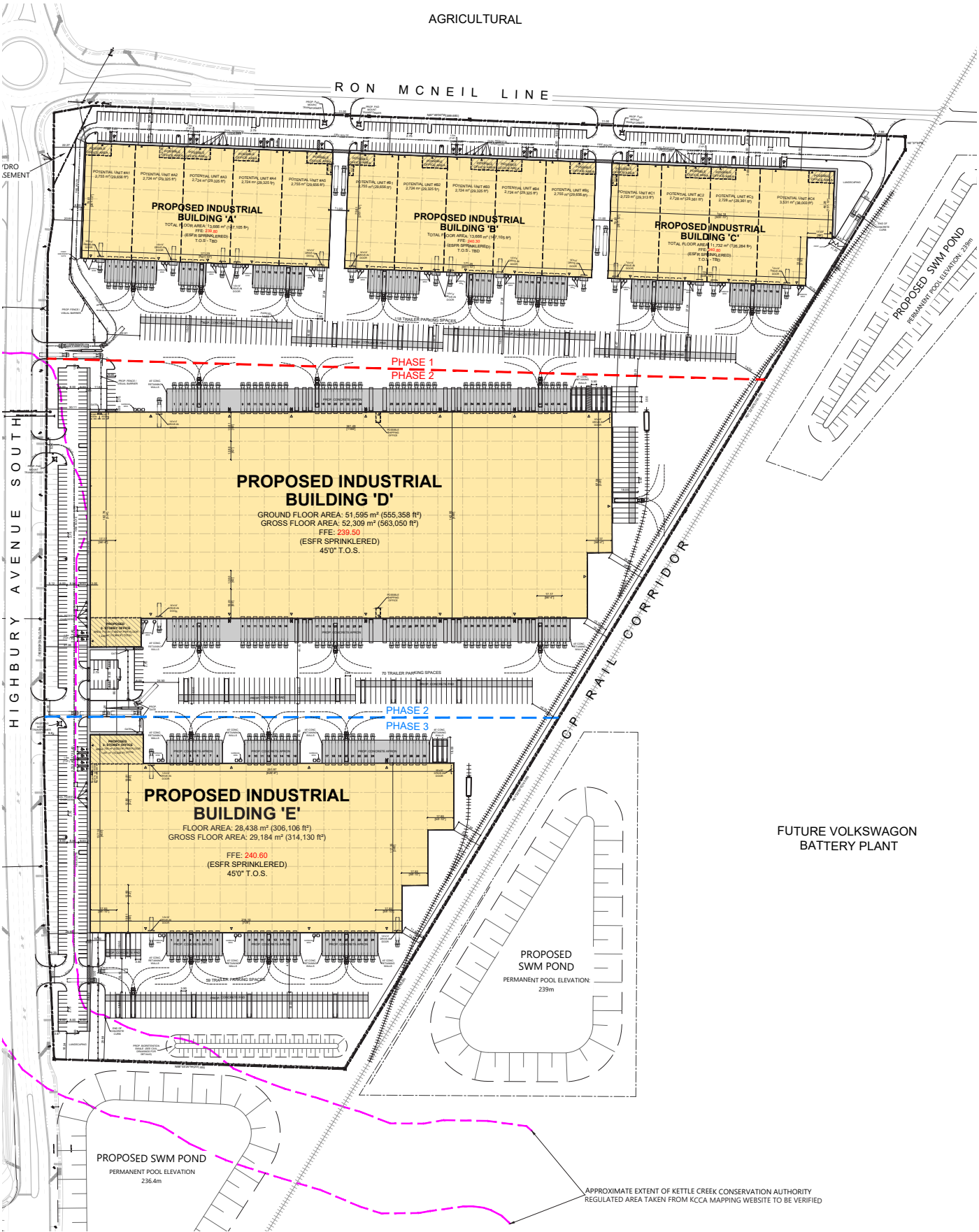
1. Magna - Presstran Industries
2. Gorman-Rupp of Canada Ltd.
3. Magna - Formet Industries
4. Masco Canada Ltd.
5. Royal Containers Ltd.
6. Amazon
7. Maple Leaf Foods
8. Dr. Oetker Pizza Factory



SITE PLAN

Multi-Building

BUILDING DATA	
ZONING	EL-10
LAND AREA	67 Acres
BUILDING AREA (TOTAL)	1,297,674 SF
SMALLEST UNIT SIZE	29,656 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
LOADING SPACES	502 (proposed)
PARKING SPACES	573 (proposed)
BUILDING HEIGHT	15 metres maximum
CLEAR HEIGHT	12.19 metres (40 feet)





SITE PLAN

Single Building

BUILDING DATA	
ZONING	EL-10
LOT AREA	67 Acres
BUILDING AREA (TOTAL)	1,407,543 SF
FUTURE EXPANSION	186,050 SF
LOADING SPACES	322
PARKING SPACES	286
BUILDING HEIGHT	15 metres maximum
CLEAR HEIGHT	12.19 metres (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



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.

www.whitneyre.com



CONTACT

John Whitney, SIOR
Broker of Record, CEO
519.746.6300
john.whitney@whitneyre.com

Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com

DEVELOPER

VICANO

LISTING TEAM

WHITNEY
Commercial Real Estate Services



The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2025