

A large white water tower with a green and white striped base. The tower is set against a backdrop of a green field and a blue sky with scattered clouds. The text on the tower is in a serif font, with 'GLENCOE' in large, bold letters, 'SOUTHWEST MIDDLESEX' in smaller letters below it, and 'Someplace Special' in a script font at the bottom. A small red and white logo is visible to the right of the main text.

GLENCOE  
SOUTHWEST MIDDLESEX  
*Someplace Special*



1-519-287-2015

[www.southwestmiddlesex.ca](http://www.southwestmiddlesex.ca)

# Southwest Middlesex Industrial Park



# About SWM Industrial Park

- 42 acres available at \$36,000/acre
- Community Improvement Incentives available
- Electronic building permit system
- Planning applications available online
- Services available at the road:
  - Electricity provided through Hydro One (<https://www.hydroone.com/business-services>)
  - Natural gas provided through Enbridge (<https://www.enbridgegas.com/business-industrial>)
  - Water and Wastewater provided through SWM (<https://southwestmiddlesex.ca/services/water-and-wastewater>)
  - Fibre Optic Internet provided through NFTC (<https://www.nftctelecom.com>)

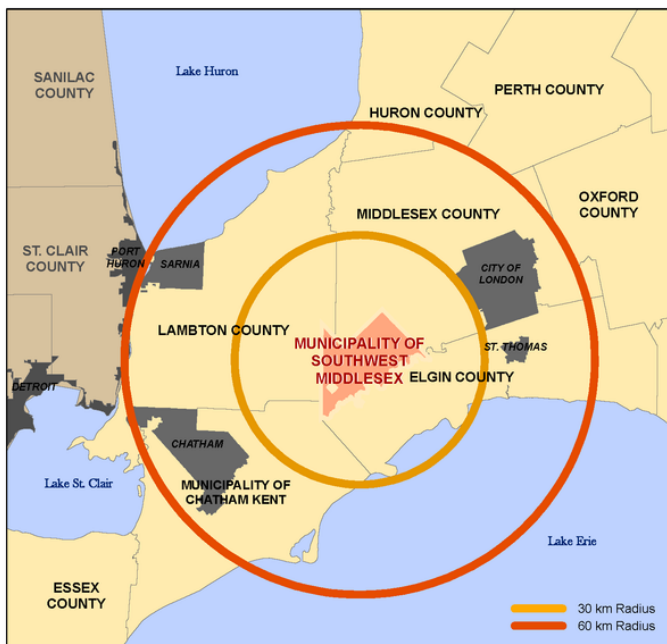


## Aerial Video of Site

[https://youtu.be/\\_2hvKocwUco](https://youtu.be/_2hvKocwUco)



# Close Proximity to Markets



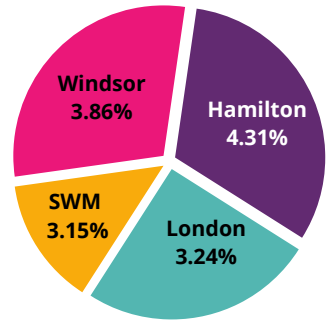
- Reach up to 120 million customers within a single day's shipping time
- Easy travel on well maintained roads
- Located within 30 km of both 401 (15 min) & 402 (20 min)
- Located within an hour drive of US border crossing
- CP rail is located at the North edge of Glencoe (3.9 km) with a ViaRail stop (1.4 km) in the heart of Glencoe
- 61 km to London International Airport (London)
- 142 km to Windsor International Airport (Windsor)
- 221 km to Pearson International Airport (Toronto)
- 82 km from Sarnia Harbour, the closest water port



# Tax Rates & Competitive Wages

Southwest Middlesex has an advantageous tax rate for new industrial development with the 2022 tax rate set at 0.03151912. An estimate of potential property taxes can be calculated by multiplying the current tax rate by the estimated value of the property once complete.

## Tax Rates



## Average Annual Wage Rates



\*\*Statistics from the Government of Ontario  
All data sourced from Manifold SuperDemographics 2019, unless otherwise specified.

Southwest Middlesex has experienced a lower wage rate as compared to the rest of Ontario and Canada overall. This is offset by traditionally lower housing costs.

# Labourforce & Lifestyle

Southwest Middlesex is a great place to live and work. Slightly lower average wage rate than in larger urban centres, is offset by greater housing affordability. We are addressing housing imbalances through planning policies and through our recently approved CIP.

Health Care Services through two hospitals operated under Middlesex Health Alliance (Four Counties Health Services - Newbury and Strathroy Middlesex General Hospital - Strathroy) with 24-hour emergency services are available within minutes. Both hospitals offer a full range of inpatient and ambulatory care.

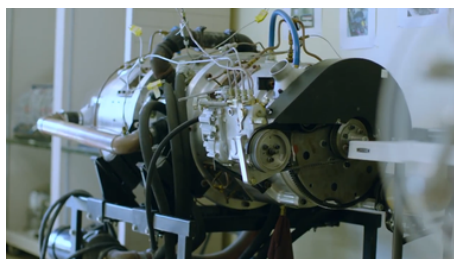


# Learn about Local Businesses Located in SWM



## **Penta**

<https://www.youtube.com/watch?v=IxdGxguJ680>



## **Halide Emulsion Labs Inc.**

[https://www.youtube.com/watch?v=EUeQaZ\\_qf5c](https://www.youtube.com/watch?v=EUeQaZ_qf5c)



## **Cooper Standard**

<https://www.youtube.com/watch?v=UG0ONVOb1zo>

See more great videos available at  
<https://www.youtube.com/user/InvestInMiddlesex>



# Labour Force & Local Economy

## Economic SNAPSHOT of Southwest Middlesex



### LABOUR FORCE & LOCAL ECONOMY

#### Top 5 Employment Industries



12%  
Health Care &  
Social Assistance



12%  
Manufacturing



10%  
Retail Trade



9%  
Construction



9%  
Agriculture, Forestry,  
Fishing and Hunting

#### Top 5 Employment Occupations



23%  
Trades, Transport  
& Equipment Operations



17%  
Sales & Service



14%  
Management



12%  
Business, Finance  
& Administration



9%  
Education, Law & Social,  
Community & Government

#### Participation

63.5%

ONTARIO  
64.5%

#### Employment

61.3%

ONTARIO  
60.8%

#### Unemployment

3.5%

ONTARIO  
5.8%



**\$285.7**<sup>\*\*</sup>

million in imports

**\$270.1**

million in exports

**Median  
Employment  
Income**

**\$32,146**

ONTARIO MEDIAN  
**\$35,664**

**Average  
Employment  
Income**

**\$38,741**

ONTARIO AVERAGE  
**\$50,646**

\*\*Statistics from the Government of Ontario  
All data sourced from Manifold SuperDemographics 2015, unless otherwise specified.




Southwest Middlesex | September 2019

Additional information about our Investment Ready Site is found on the Ministry of Economic Development, Job Creation and Trades website at

<https://www.investontario.ca/certified-sites/industrial-road-glencoe-business-and-industrial-park-southwest-middlesex>

# The Southwest Middlesex Advantage



The Municipality of Southwest Middlesex is centrally located in Southwestern Ontario with access to provincial Highways 401 and 402, offering local businesses with commercial transportation passage to Toronto, Sarnia, Windsor and the United States. We offer easy access to regional and international markets plus we have all the resources that you need in today's market to succeed.

Southwest Middlesex offers competitive land prices and tax rates, low water & sewer rates, online permitting services, as well as incentives through our CIP program.

Southwest Middlesex is supported by world-class post-secondary institutions in nearby urban centres such as London, Windsor and Waterloo. Post-secondary institutions include Western University, University of Windsor, University of Waterloo, Wilfrid Laurier University, University of Guelph – Ridgetown Campus (Agriculture) as well as Fanshawe College, Lambton College and St. Clair College.

Our labour force is highly skilled with competitive wages and benefits. Our goal is to get you operational as quickly as possible by working with you from start to finish.





# Contact Us

## **Jill Bellchamber-Glazier - CAO/Clerk**

1-519-287-2015 x8109 | [cao@southwestmiddlesex.ca](mailto:cao@southwestmiddlesex.ca)

## **Sheila McCahon - Economic Development & Communications Officer**

1-519-287-2015 x8107 | [smccahon@southwestmiddlesex.ca](mailto:smccahon@southwestmiddlesex.ca)

**Middlesex County's Department of Economic Development Office** is a strong partner that also offers services for investors. For more information, please visit [www.investinmiddlesex.ca](http://www.investinmiddlesex.ca)

