

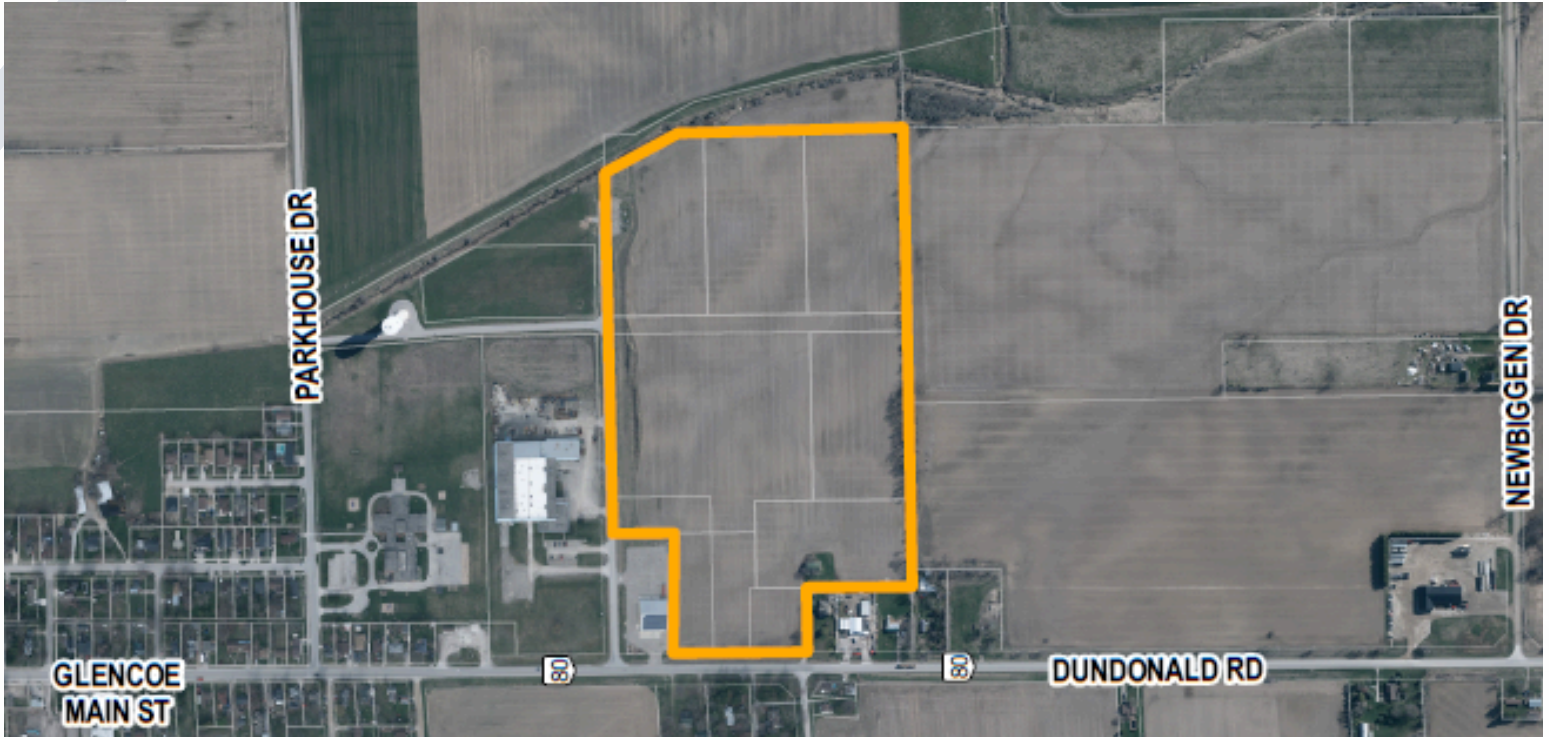
GLENCOE BUSINESS & INDUSTRIAL PARK

Launch Faster. Invest Smarter. Build for Less.

Development-Ready Industrial Land in Southwestern Ontario



Secure fully serviced industrial land at below-market pricing, strategically positioned near Highway 401 and key cross-border trade routes.



We are pleased to present the Phase 1 release of the Glencoe Business & Industrial Park. In a market where industrial land is increasingly scarce and expensive, Glencoe offers a rare opportunity to secure scalable, development-ready land without the cost and delays of major urban centres.

Investment Overview

- **Total Area:** 44.6 acres
- **Parcel Sizes:** Configurable from ~5 to 15+ acres
- **Zoning:** General Industrial (M1-h-3)
- **Ownership:** Municipally owned
- **Pricing:** \$80,000–\$100,000 per acre

Offered at servicing cost, this new industrial inventory enters the London-region market well below urban land pricing. Ideal for users seeking scalability without premium land costs.

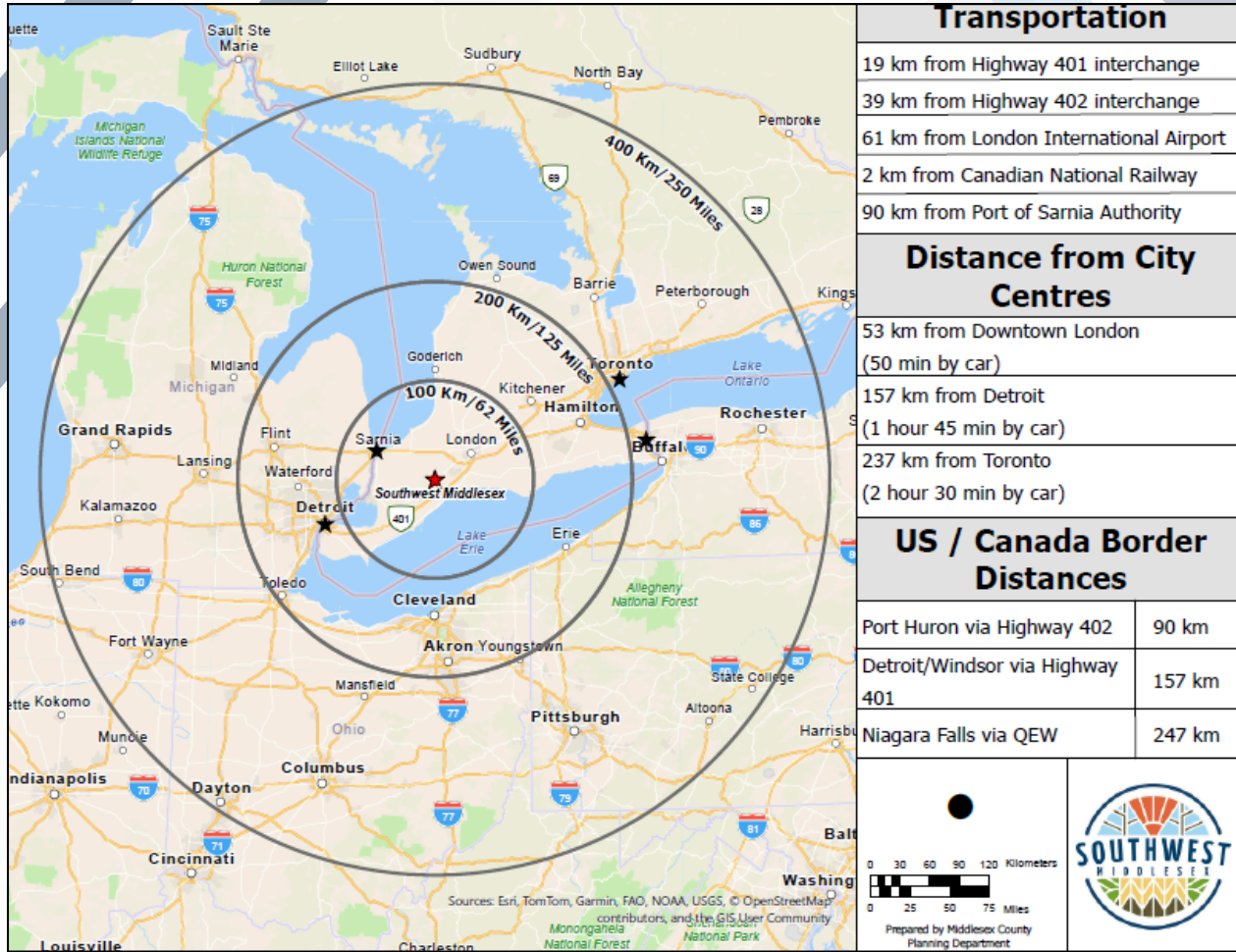
This opportunity is ideal for:

- **Manufacturers relocating or expanding** – Reduce operating and land costs while maintaining access to Ontario and U.S. markets
- **Logistics & distribution operators** – Efficient access to Highway 401 and cross-border trade routes
- **Food processing & agri-tech companies** – Proximity to agricultural supply chains and strong water capacity
- **Mid-sized industrial firms scaling operations** – Flexible parcels in a supply-constrained market

Infrastructure That Supports Industrial Performance:

- **Water Capacity** (1M L/day excess)
- **Wastewater Capacity** (1–1.5M L/day)
- **Power** (27,600 voltage service)
- **Gas** 2”-4” main, 60psi
- **Telecommunications** Available

Your Next Move Starts Here - Glencoe, Ontario Strategically Positioned for Market Access



Phase 1 Now Available

- Limited parcels available
- Flexible configurations for early investors
- Industrial land supply across Ontario continues to tighten
- Secure your site today before pricing and demand increase.

Secure competitively priced, large-format industrial land in a supply-constrained market.

Take the Next Step

- Request parcel availability
- Schedule a site tour
- Discuss your development requirements

Position your business for growth in one of Southwestern Ontario's most cost-effective industrial development opportunities.



Let's discuss how this opportunity supports your growth strategy.

For all inquiries, please contact:

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southwestmiddlesex.ca/business/glencoe-business-industrial-park