



11405 WONDERLAND ROAD
SOUTHWOLD, ONTARIO

11405
Wonderland
Road

Amazon
Fulfillment Center
St Thomas

FOR SALE
MOSTLY FLAT AND CLEARED INDUSTRIAL LAND

SITE AREA: 11.419 ACRES
ASKING PRICE: \$3,995,000



 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ASKING PRICE: \$3,995,000

ABOUT THE PROPERTY

Mostly flat and cleared virgin farmland with Industrial designation under the Official plan and CM1 zoning - Commercial/Manufacturing. The site is in close proximity to the Amazon Fulfillment facility currently under construction in Talbotville and could serve to assist the development with secondary uses.

- **Site Area:** 11.419 Acres
- **Property Taxes:** \$1,951.00 (2023)
- **Zoning:** Commercial/Industrial 1 (CM1) - permits a wide range of uses (see following page for details)
- Opportunity for a transport terminal, fuel depot and outside storage
- The site can accommodate upwards of 100,000 SF new construction
- In close proximity to the Amazon Fulfillment Center in St Thomas and Hwy 401 and Hwy 402 as well as the Volkswagen EV Battery Gigafactory



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Sales Representative

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MAP & PERMITTED USES

AMAZON DISTRIBUTION CENTRE

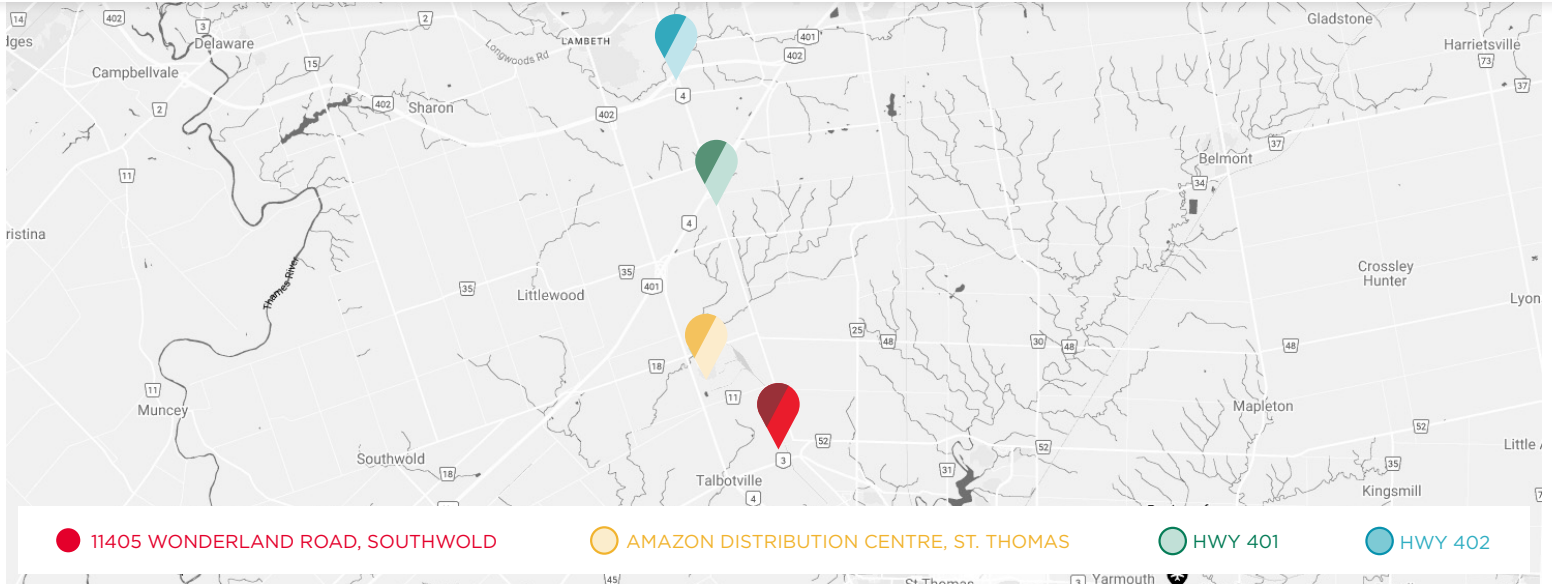
4 min (4.2 km)

HWY 401

4 min (6.6 km)

HWY 402

6 min (9.5 km)



PERMITTED USES | 11405 WONDERLAND ROAD, SOUTHWOLD

Aggregate processing facility	Fuel depot
Agricultural service establishment	Laboratory
Agricultural supply establishment	Manufacturing establishment
Auction sales establishment	Merchandise service shop
Automotive Use	Printing establishment
Building or contracting establishment	Retail lumber and building supply yard
Bulk sales establishment	Sawmill
Cannabis Cultivation and Processing	Service trade
Dry cleaning establishment	Transport terminal
Duplicating shop	Warehouse
Factory outlet	Wholesale establishment

<https://www.southwold.ca/en/living-here/2011-14-zoning-by-law.aspx>

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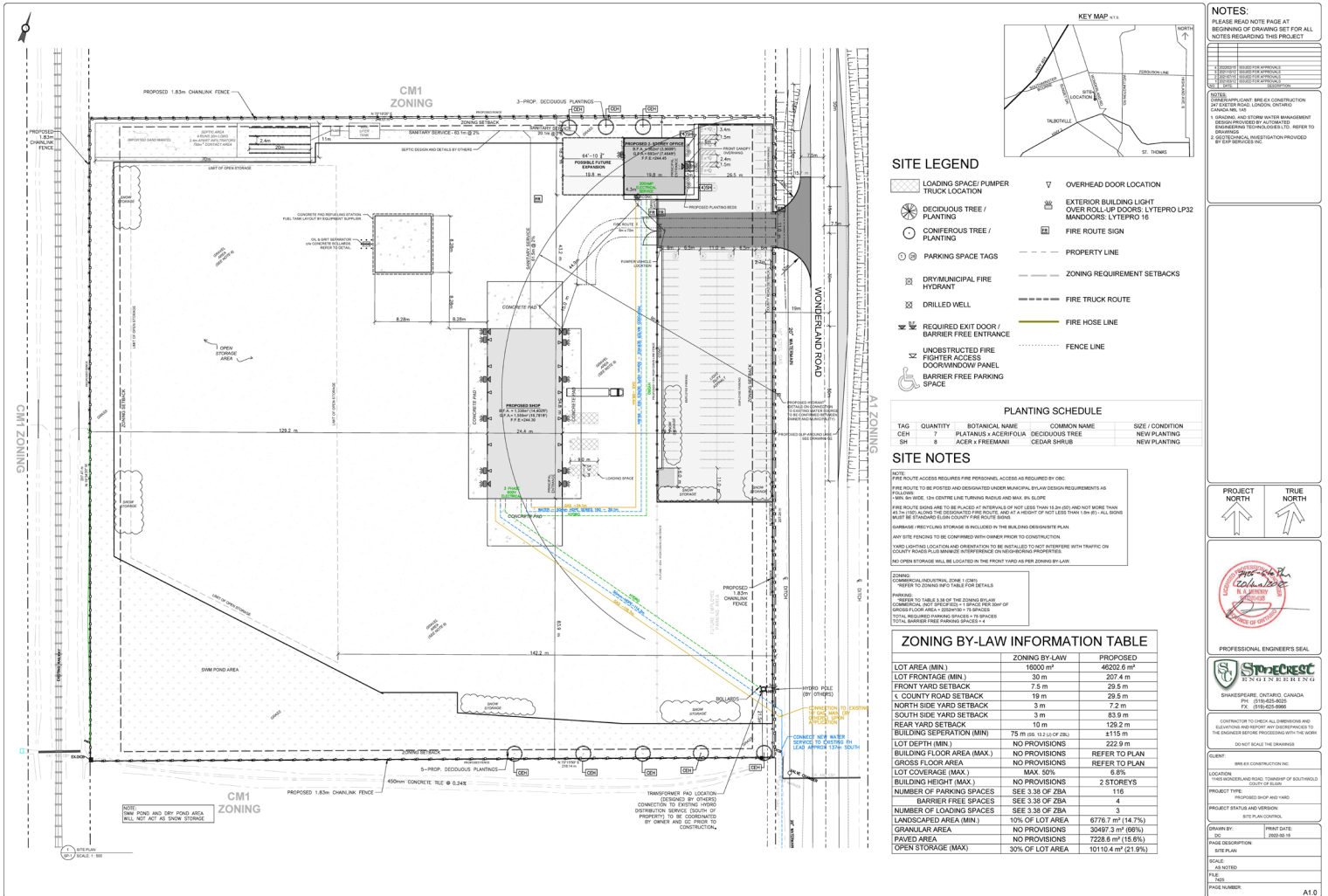
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PENDING SITE PLAN APPLICATION



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