



11405 WONDERLAND ROAD
SOUTHWOLD, ONTARIO



Amazon
Fulfillment Center
St Thomas

11405 Wonderland Road

MOSTLY FLAT AND CLEARED INDUSTRIAL LAND FOR SALE

Site Area: 11.419 Acres
Asking Price: \$3,995,000



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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)
- Opportunity for a transport terminal, fuel depot and outside storage
- **Zoning:** Commercial/Industrial 1 (CM1) - permits a wide range of uses (see following page for details)
- 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

FOR SALE OPPORTUNITY

Site Area

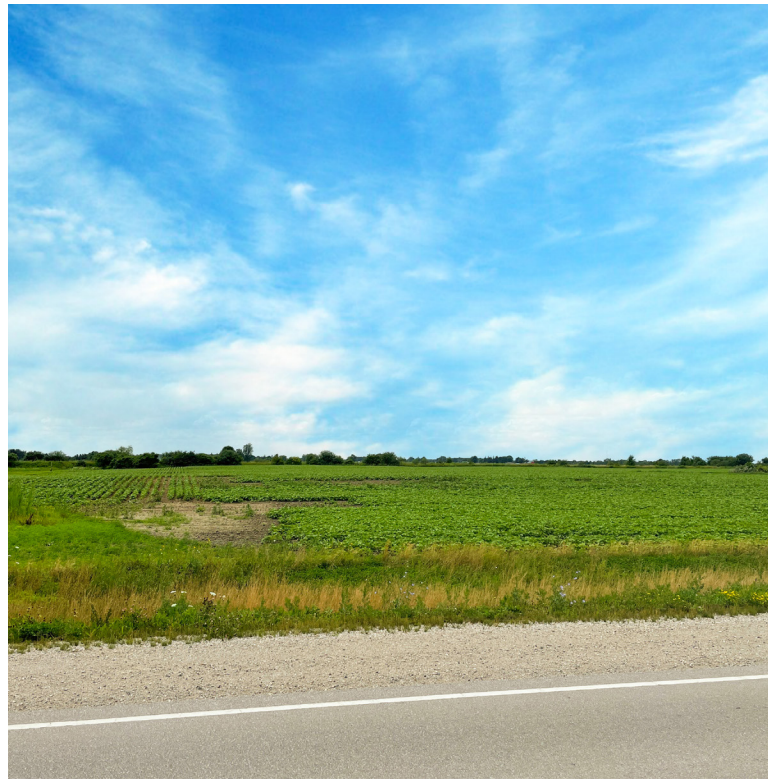
Asking Price

11.419 Acres

\$3,995,000

Additional Comments

*Zoning permits a wide range of uses



DAVID JONGERDEN

Sales Representative

519 438 9125

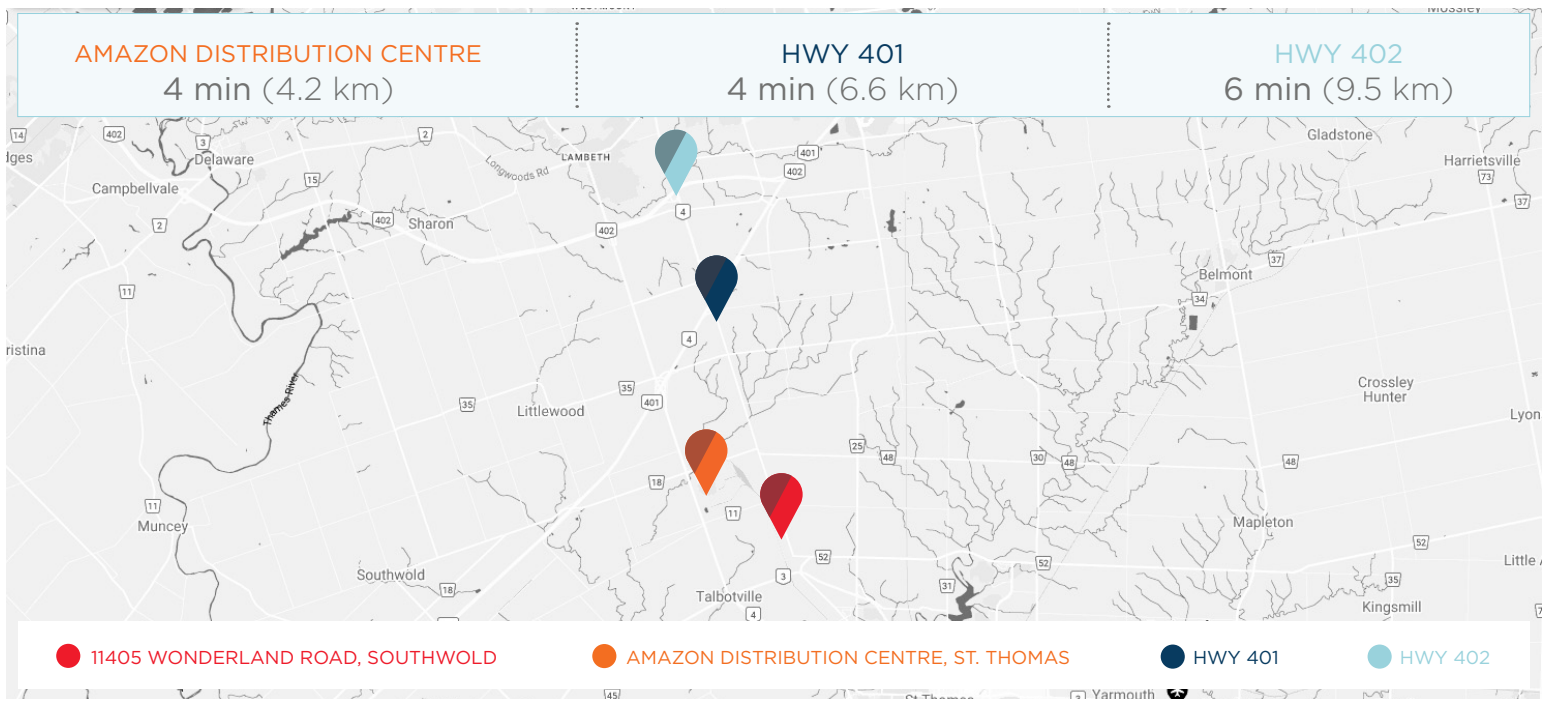
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ZONING & PERMITTED USES



COMMERCIAL/INDUSTRIAL 1 (CM1) ZONE

GENERAL PURPOSE OF THE COMMERCIAL/INDUSTRIAL 1 (CM1) ZONE

The provisions of the Commercial/Industrial 1 (CM1) Zone shall apply to regulate a broad mix of commercial and industrial uses suitable for locations as part of larger contiguous commercial/industrial areas or smaller areas generally well separated from concentrations of residential and other sensitive uses.

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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