



**FOR SALE**

# 3004 WESTCHESTER BOURNE, THAMES CENTRE

**62.41-ACRES | INDUSTRIAL DEVELOPMENT LAND**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



THE OFFERING

Lee & Associates Commercial Real Estate Inc. is excited to present 3004 Westchester Bourne, a 62.41-acre industrial development site located in Thames Centre, Ontario. With approximately 58.41 acres of developable land and M2 zoning in place, this rare opportunity is ideally positioned for large-scale industrial users, developers, or investors seeking immediate access to Highway 401.

The site features ±1,192 feet of frontage along Westchester Bourne and offers flexible development potential supported by municipal water and septic services. The property benefits from strong logistical connectivity and a growing regional labour pool. Conceptual site plans propose the development of over 946,000 SF across two modern industrial buildings, accommodating a variety of warehousing, logistics, and advanced manufacturing needs.

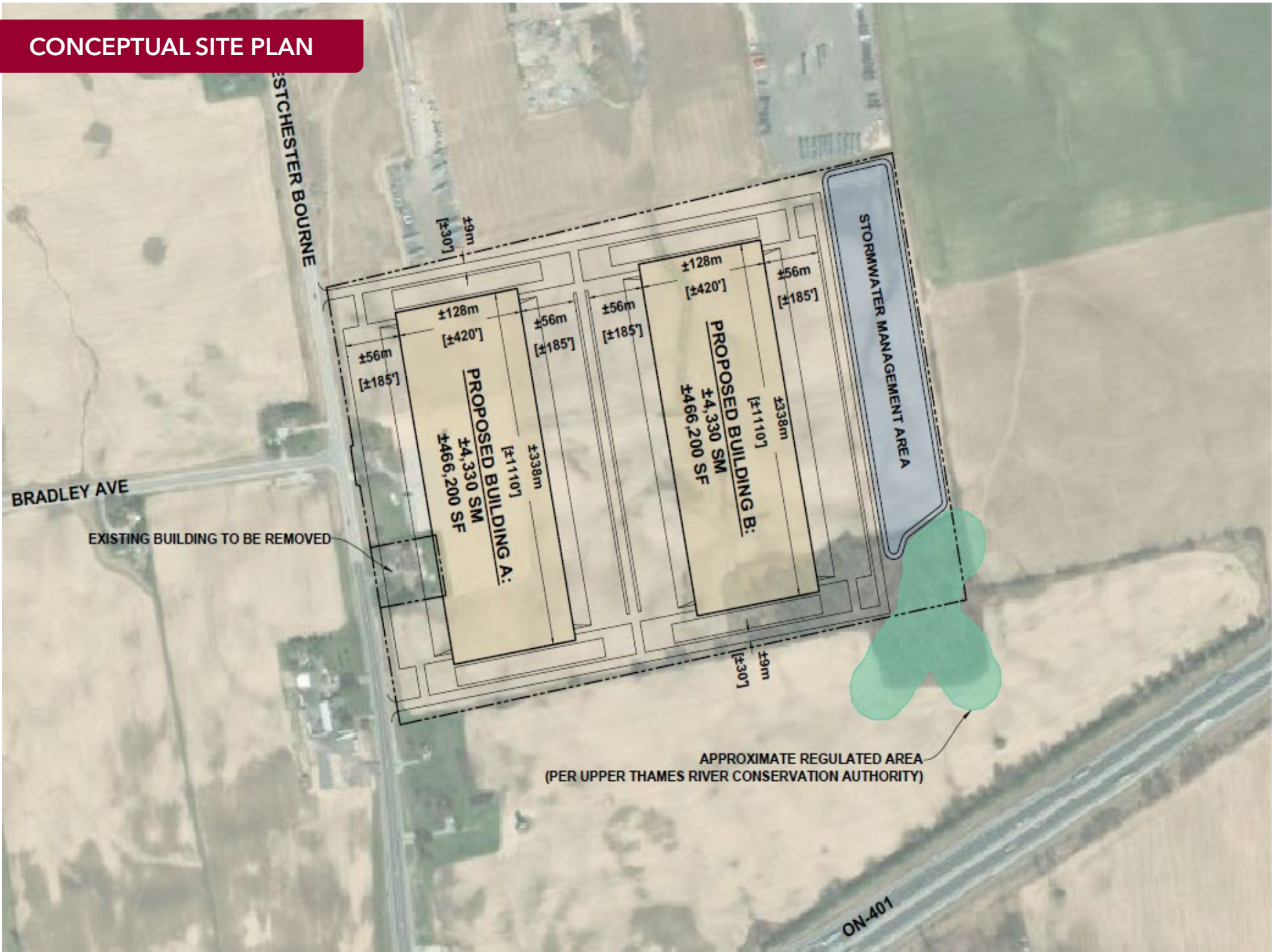
PROPERTY DETAILS:

PIN	08184-0418
TOTAL SIZE	62.41 Acres 58.41-Acres Developable
ZONING	M2 - Industrial EP - Environmental Protection
ASKING PRICE	Contact Listing Agents
AVAILABILITY	Immediate
SERVICING	Municipal Water & Septic Tank
FRONTAGE DEPTH	± 1,192' along Westchester Bourne ± 1,977





CONCEPTUAL SITE PLAN



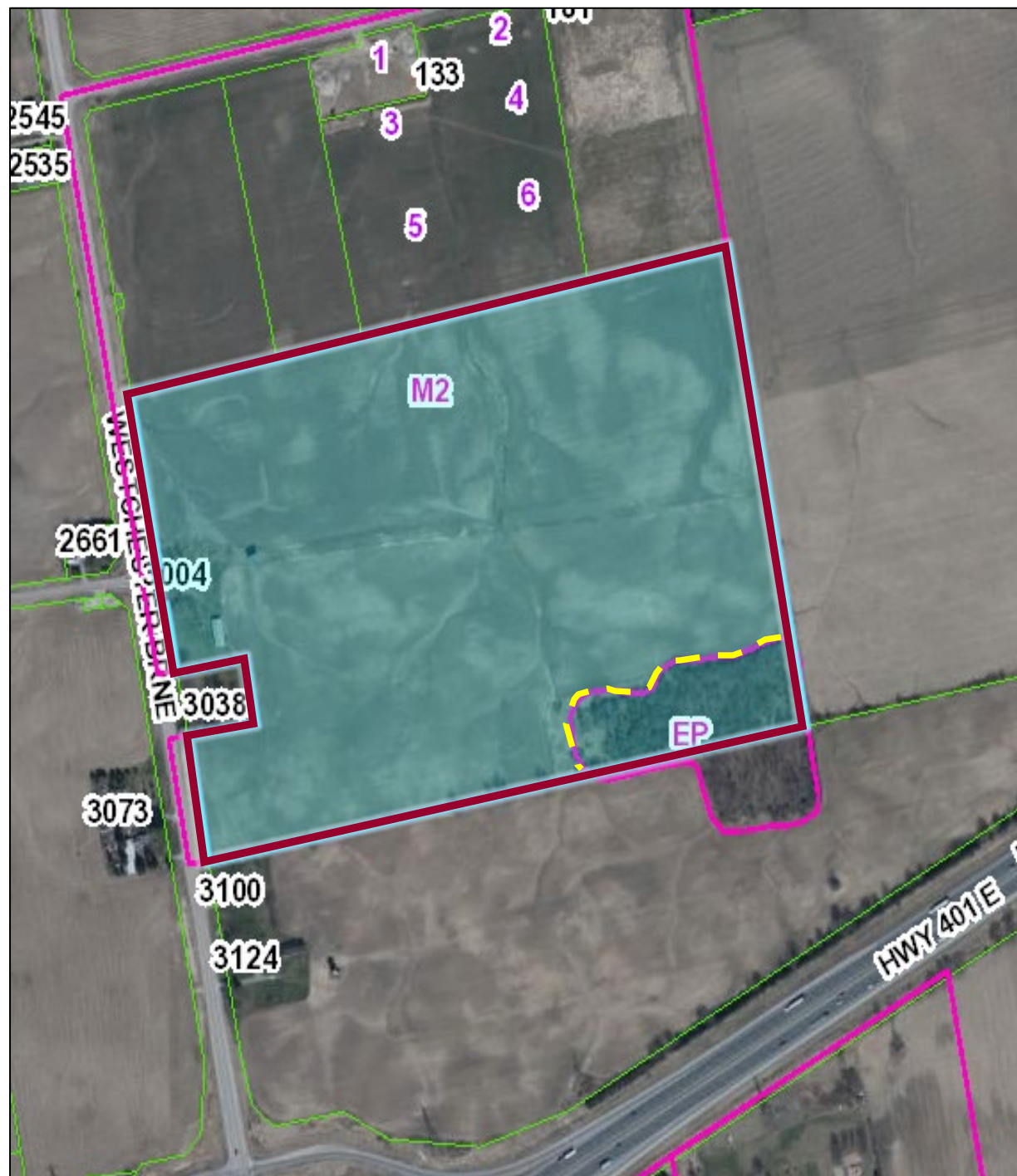
## ZONING

The property at 3004 Westchester Bourne is zoned **M2 – Industrial** with a portion designated **EP – Environmental Protection**, offering a total of approximately **58.41 acres of developable industrial land** and **3.94 acres of protected area**.

The M2 zoning permits a broad range of industrial uses, including warehousing, distribution, logistics, manufacturing, and related office facilities. This flexible zoning supports both owner-occupier and speculative development strategies, making the site ideal for large-scale industrial projects seeking proximity to Highway 401.

The Environmental Protection zoning applies to the eastern portion of the site and is regulated by the **Upper Thames River Conservation Authority**, ensuring long-term ecological stewardship. Development is further supported by concept plans that align with zoning allowances and site conditions.

The property is serviced by **municipal water and septic**.



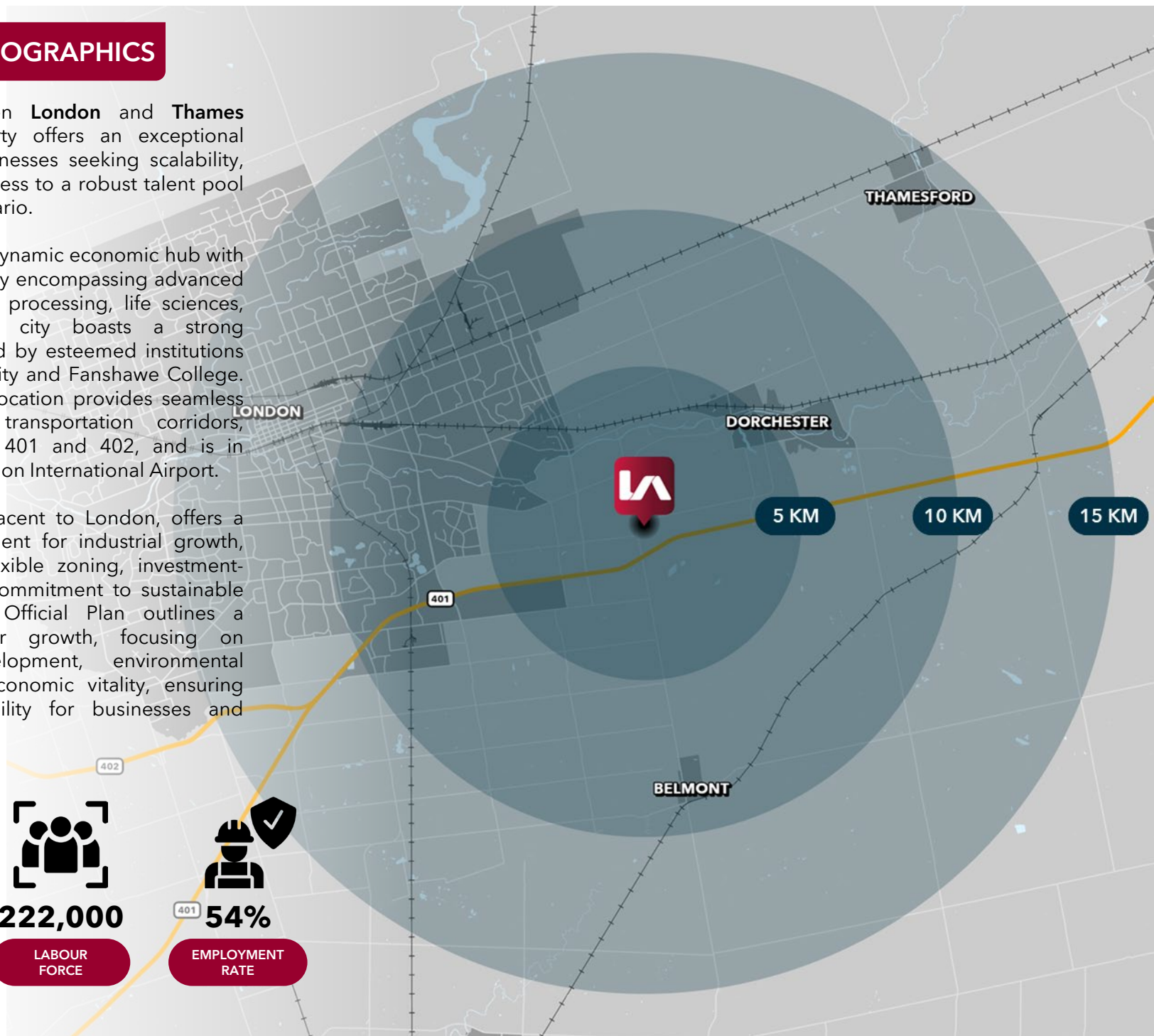


## LABOUR & DEMOGRAPHICS

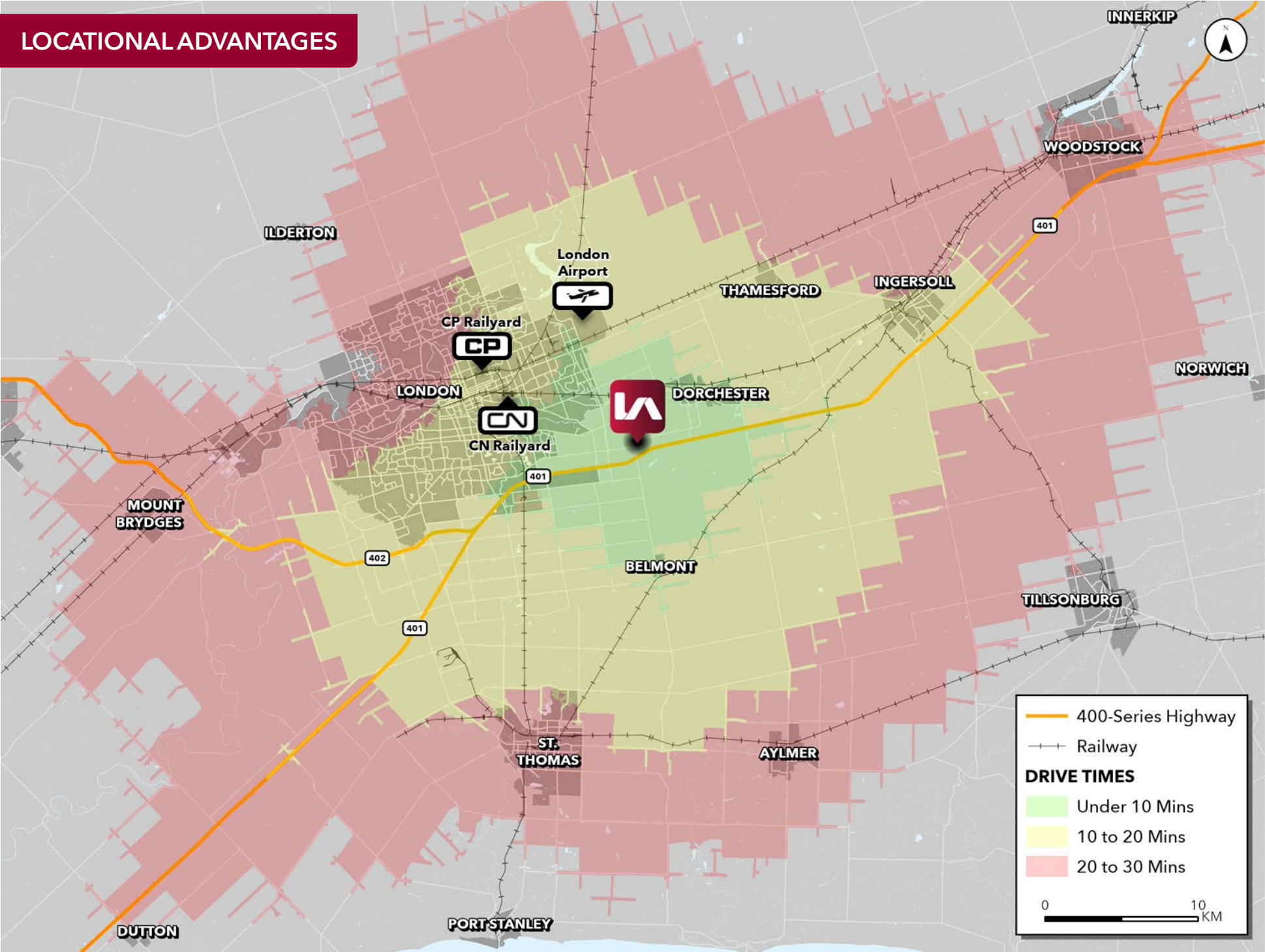
Located in between **London** and **Thames Centre**, this property offers an exceptional opportunity for businesses seeking scalability, connectivity, and access to a robust talent pool in Southwestern Ontario.

**London** serves as a dynamic economic hub with a diversified economy encompassing advanced manufacturing, food processing, life sciences, and logistics. The city boasts a strong workforce, supported by esteemed institutions like Western University and Fanshawe College. The city's strategic location provides seamless access to major transportation corridors, including Highways 401 and 402, and is in proximity to the London International Airport.

**Thames Centre**, adjacent to London, offers a favourable environment for industrial growth, characterized by flexible zoning, investment-ready land, and a commitment to sustainable development. The Official Plan outlines a strategic vision for growth, focusing on infrastructure development, environmental stewardship, and economic vitality, ensuring long-term sustainability for businesses and residents alike.

**436,000**TOTAL  
POPULATION**222,000**LABOUR  
FORCE**54%**EMPLOYMENT  
RATE

LOCATIONAL ADVANTAGES







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