

\$25,000,000 - 3124 Westchester Bourne Road, Thames Centre

MLS® #X12334098

\$25,000,000

0 Bedroom, 0.00 Bathroom, 47 sqft

Agriculture on 47.46 Acres

Rural Thames Centre, Thames Centre, Ontario

High-exposure, Highway 401 corridor site positioned for industrial intensification and long-term value creation. Under the applicable planning policy framework, potential industrial use may be considered subject to all required municipal and agency approvals, servicing, and agreements. Scale, deep frontage, and immediate highway access; enable optionality for modern logistics/distribution, light manufacturing, or a campus-style development with contemporary clear heights, efficient truck movement, and flexible bay depths. Regional employment investment including the St. Thomas EV-battery ecosystem and related supplier commitments is accelerating demand for functional industrial land and driving infrastructure upgrades along the corridor. Prominent 401 visibility strengthens tenant branding and can expedite lease-up; proximity to the 401/402 network, intermodal nodes, and U.S. border routes supports Ontario/U.S. connectivity for inbound materials and outbound distribution. Land-use trends and area precedents indicate an environment supportive of intensification and employment growth; purchasers should rely on their own investigations regarding zoning, servicing capacity, access/egress, stormwater, and environmental matters. Intended for experienced developers, institutional investors, and industrial end-users seeking strategic



positioning within a growing employment node linked to advanced manufacturing and logistics. Site characteristics support efficient planning: generous truck courts, trailer parking, multiple access points, and phased build-out to match demand. Brand exposure to 401 traffic pairs with quick access to labour pools in London, St. Thomas, and surrounding municipalities. (id:6289)

Essential Information

Listing #	X12334098
Price	\$25,000,000
Bathrooms	0.00
Square Footage	47
Acres	47.46
Type	Agriculture

Community Information

Address	3124 Westchester Bourne Road
Subdivision	Rural Thames Centre
City	Thames Centre
Province	Ontario
Postal Code	N6M1H6

Amenities

Features	Irregular lot size
----------	--------------------

Listing Details

Listing Office	PRIME REAL ESTATE BROKERAGE
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 15th, 2025 at 1:16pm EDT