

PHASE 2 Available Now!



ZONING: General Industrial (MG)



CURRENT USE: Vacant



MUNICIPAL SERVICES: Water, sewer, hydro, natural gas with gigabit fibre optic service available



LOCATION: Located directly off Ontario Hwy 3 with convenient access major hwys, airports and ports. Proximity to rail lines.

Terms: Subject to Town's conditions of purchase

Price: \$250,000/acre



Strategic Business Location on Ontario Hwy 3

- Flexible lot sizes
- Fully serviced, development-ready
- Easy access to Hwys 401, 403 and U.S. border
- Competitive land pricing and lower operating costs in one of Ontario's fastest-growing towns

www.tillsonburg.ca/VIP

Connect with us

For expressions of interest contact:

CEPHAS PANSCHOW, Ec.D.
Development Commissioner
cpanschow@tillsonburg.ca
T. 519.688.5651



VAN NORMAN INNOVATION PARK (VIP)

Innovation Way, Tillsonburg, Ontario



Connected for Growth

Tillsonburg is located in Southwestern Ontario's manufacturing corridor, offering development-ready land, a skilled workforce, and low business costs—with direct road, rail, and air links to the GTA, U.S. Midwest, and Northeast markets.



KEY SECTORS

- Advanced Manufacturing
- Food Processing
- Logistics



LOCATION

- 6 U.S. border crossings within 2.5 hrs
- Direct access to Hwys 3, 19, 59, 401 & 403
- 5 international airports nearby
- Tillsonburg Regional Airport - charter-ready
- Served by GIO Rail with connections to CN & CP

TILLSONBURG ADVANTAGES

1. Competitive land prices
2. Save \$13 to \$71 per square foot on development charges
3. Low industrial taxes
4. Gigabit fibre service available
5. Located in the heart of Ontario's 401 corridor
6. Part of Ontario's market of 15 million people
7. Located within a 2 hour's drive of 20 universities/colleges
8. Downtown offers a delightful mix of heritage buildings and storefronts
9. Business friendly Council
10. Canada/Ontario is one of the top places to do business

www.tillsonburg.ca/invest



Centrally positioned between Toronto and Detroit for cross-border and regional access