

AIM Business Park

Aylmer, Ontario



LOTS AVAILABLE STARTING AT ±2.6 ACRES

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CBRE

PROPERTY

Overview

CBRE Limited is pleased to present the Opportunity to purchase industrial land in the Town of Aylmer in the new, now under development, AIM Business Park. The Corporation of the Town of Aylmer is developing the AIM Business Park and has a Site Plan allowing for a variety of lot sizes from ±2.6 Acres up to ±6.3 Acres. The Seller is willing to discuss other requirements, and would consider combining lots to meet your needs.

The AIM Business Park is located approximately 22 km south from a Highway 401 access ramp and is approximately a 17-minute drive from the new Volkswagen Battery Plant that is planned in St. Thomas, ON. A preference will be given to Buyers that will be providing quality employment opportunities for Aylmer and the surrounding communities. Zoning of M2 Heavy Industrial allows for a wide variety of uses, including General Manufacturing and Warehousing.

\$250K

Asking Price Per Acre



M2

Heavy Industrial Zoning

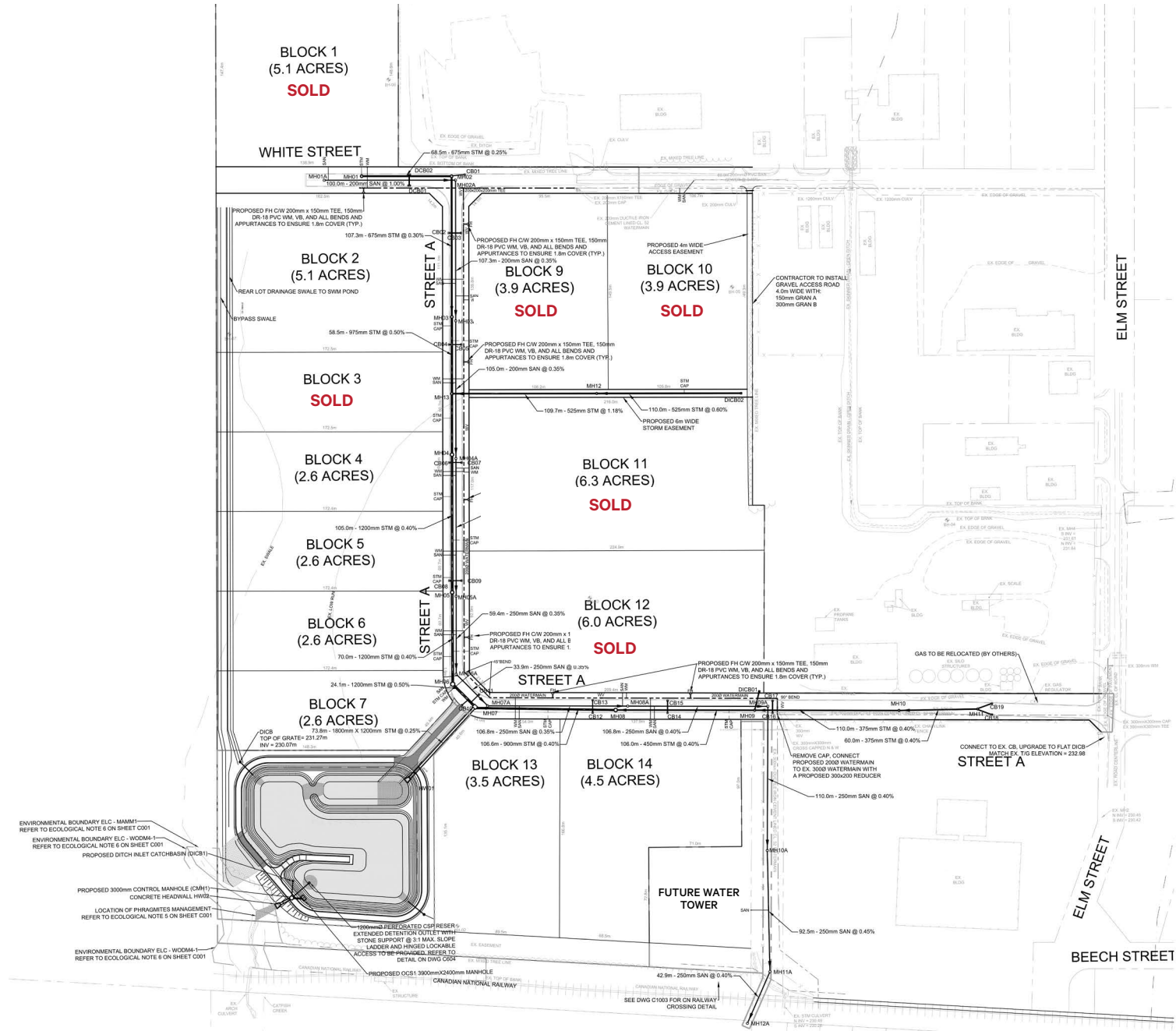


PROPERTY DETAILS

Lot Size	±2.6 Acres to ±5.1 Acres
Asking Price Per Acre	\$250,000 Per Acre
Property Taxes	To Be Set
Zoning	M2
OP	Industrial
Services	Municipal Services Available
Development Charges (2024)	\$8.69 PSF GFA (Non-Residential)
Topography	Flat
Comments	- Potential to combine lots to suit needs - Located on White Street, west of Elm Street - Seller is the Corporation of the Town of Aylmer

SITE

Plan



LOCATION

Overview

Town of Aylmer

The Town of Aylmer is located in Southwestern Ontario and offers strategic positioning between Toronto and Windsor and offers access to the U.S. Border in approximately a two-hour drive-time. Additionally, Highway 3 passes through the Town and Aylmer is at the midpoint between Buffalo, New York and Detroit, Michigan. The Town is approximately 20 minutes south of Highway 401 and is located southwest of the City of London. Aylmer is in Elgin County and is one of 7 local municipalities in Elgin, the largest of which, the City of St. Thomas, is located approximately a 10-minute drive-time from Aylmer. The Town of Aylmer has an estimated population of 8,207 people in 2024 with an average income of \$97,017 in 2024 (source: Sitewise, Q3 2025). The top 3 industries by Labour Force are Manufacturing (19.2%), Health Care and Social Assistance (11.9%), and Construction (10.5%). (source: Sitewise, Q3 2025).

Aylmer provides a Town atmosphere with all the required modern residential amenities, including grocery, restaurants, services, shopping and recreational opportunities. Amenities include the East Elgin Community Complex, Parks and Splash Pad, Clovermead Adventure Farm, Farmers Markets, Aylmer Wildlife Management Areas, and many other unique areas and businesses to explore. The Ontario Police College is also located in the Town of Aylmer and provides learning opportunities for new and seasoned police officers.

Property Demographics | 2024

	3 Kilometers	10 Kilometers	20 Kilometers
2024 Population (Estimated)	9,063	16,488	86,719
2029 Population (Projected)	9,408	17,165	91,921
% Pop. Change (2019-2024)	4.1%	3.5%	7.9%
% Pop. Change (2024-2029)	3.8%	4.1%	6.0%
2024 Median Age	38.4	37.8	41.9
2024 Average Household Income (Estimated)	\$99,963	\$111,276	109,419
2029 Average Household Income (Projected)	\$117,282	\$130,251	\$128,579
2024 Education Attainment – Bachelor Degree or Higher	9.7%	10.0%	13.9%
2024 Participation Rate (In The Labour Force)	58.9%	62.5%	60.8%

Source: Sitewise, Q3 2025.



DRIVE

Times

Point of Interest	Drive-Time	Distance
Tim Hortons	3 Mins	1.7 km
Subway	3 Mins	1.7 km
Highway 3	3 Mins	1.7 km
Pizza Hut	3 Mins	1.9 km
Canadian Tire	4 Mins	1.9 km
McDonalds	4 Mins	2.0 km
Mobil Gas Station	4 Mins	2.1 km
No Frills	4 Mins	2.1 km
A&W	5 Mins	2.2 km
St. Thomas	13 Mins	14.5 km
St. Thomas Planned Volkswagen Battery Plant	17 Mins	17.0 km
Highway 401 Access Point	19 Mins	22.3 km
Amazon Distribution Plant	24 Mins	28.2 km
London	27 Mins	37.0 km
Woodstock	35 Mins	51.0 km
Bluewater Bridge Border Crossing	1 Hour 35 Mins	135 km
Toronto	2 Hours	185 km
Rainbow Bridge Border Crossing	2 Hours	200 km
Ambassador Bridge Border Crossing	2 Hours 15 Mins	210 km
Peace Bridge Border Crossing	2 Hours 15 Mins	225 km

Note: Estimates Only. Estimate of Drive-Times and Distance from the location of the overall AIM Business Park location.



BLOCK 1
(5.1 ACRES)
SOLD

WHITE STREET

WHITE STREET

BLOCK 2
(5.1 ACRES)

BLOCK 9
(3.9 ACRES)
SOLD

BLOCK 10
(3.9 ACRES)
SOLD

BLOCK 3
SOLD

BLOCK 4
(2.6 ACRES)

BLOCK 11
6.3 ACRES)
SOLD

BLOCK 5
(2.6 ACRES)

BLOCK 6
(2.6 ACRES)

BLOCK 12
(6.0 ACRES)
SOLD

BLOCK 7
(2.6 ACRES)

BLOCK 13
(3.5 ACRES)

BLOCK 14
(4.5 ACRES)

FUTURE WATER
TOWER

CANADIAN NATIONAL RAILWAY

SEE OTHER SHEETS FOR CROSSING DETAIL



HIGHWAY #73

AIM Business Park

ELM STREET

WHITE STREET

BEECH STREET

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

ZONING

Information

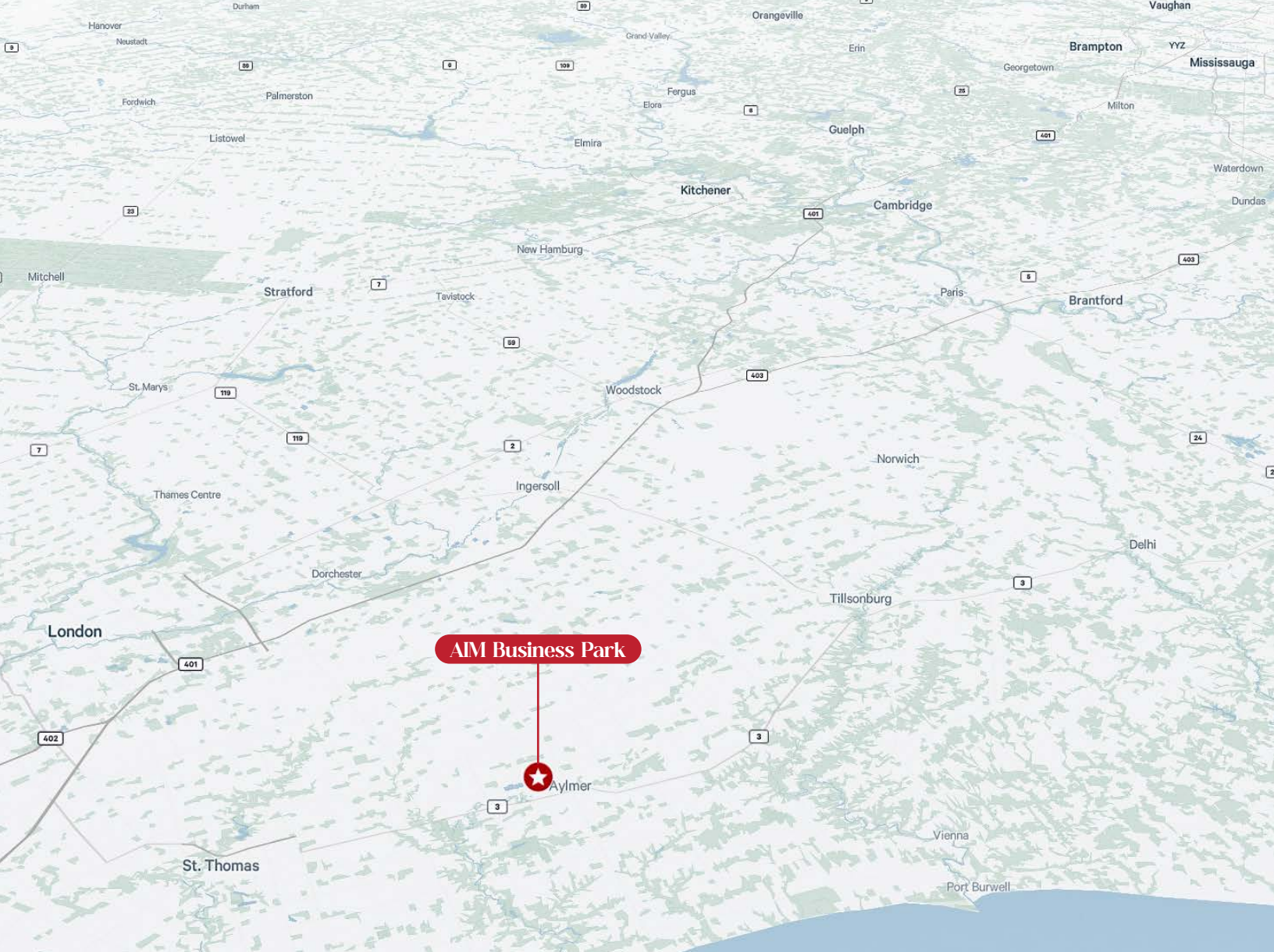
Heavy Industrial (M2) Zone

Permitted Uses

No person shall within any M2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following M2 uses, namely:

- An auction establishment
- An assembly hall
- An automotive supply store
- An automotive use
- A builder's yard/building or contracting establishment
- A bulk sales establishment
- A cannabis production and processing facility
- A car wash
- A chemical plant
- A commercial storage unit
- A contractor's yard
- A dry cleaning and laundry plant
- An electrical and electronics products industry
- A factory outlet
- A feed or flour mill
- A food processing plant
- A fuel storage tank
- A fuel storage depot/supply yard
- A general manufacturing
- A general office
- A grain elevator
- An industrial mall
- A laboratory
- A lumber mill yard
- A manufacturing and assembly industry
- A merchandise service shop
- Open storage
- A parking lot
- A pharmaceutical and medical products industry
- A printing establishment
- A printing, reproduction and data processing industry
- A processed goods industry
- A professional or business office
- A propane transfer facility
- A public use
- A repair shop, auto body and motor vehicle
- A research and development establishment
- A retail lumber and building supply yard
- A retail store or factory outlet accessory to an industrial use on the same lot to a maximum of 25% of the gross floor area of the building
- A service and repair and establishment
- A service shop
- A small repair and rental establishment
- A transport terminal
- A veterinarian's clinic
- A warehouse
- A wholesale establishment





For more information on this rare opportunity, please contact CBRE.

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