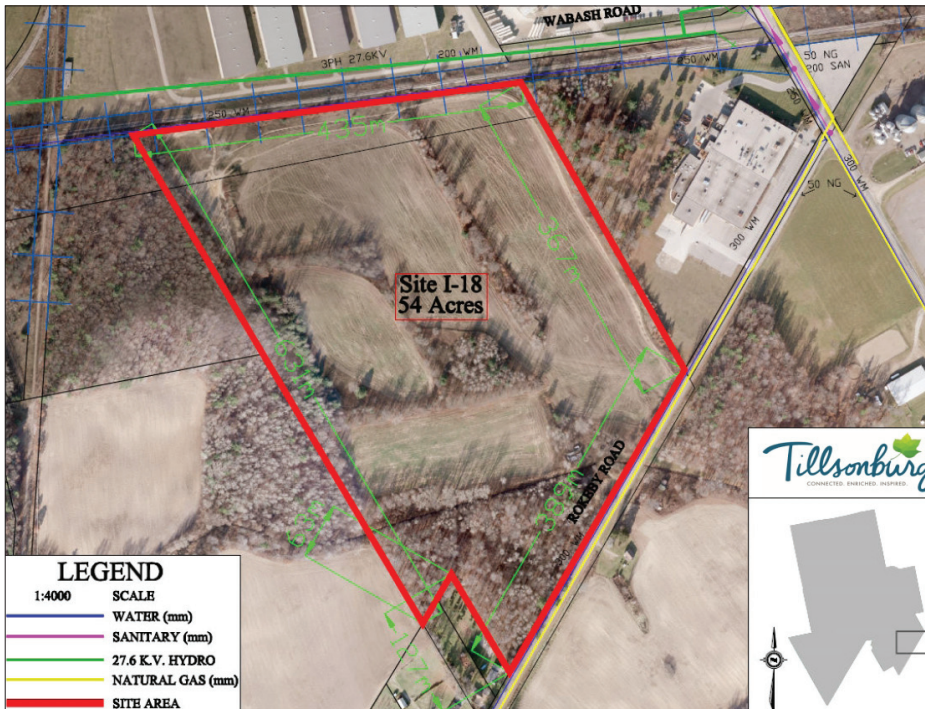


### ROKEBY ROAD, TILLSONBURG, ON



#### ZONING:

General Industrial (MG)

#### LEGAL DESCRIPTION:

Lot 1641, Plan 500 and  
Mid Con 4, NTR, Pt Lot 10;  
Parts 1 & 2, Plan 41R-8386

#### CURRENT USE:

Vacant land

#### ACREAGE:

54 Acres, with approximately  
40 acres developable

#### MUNICIPAL SERVICES:

Water, hydro, gas. Sanitary sewer  
is in close proximity

#### RAIL ACCESS:

Yes, connections to both CN  
and CP are provided by Ontario  
Southland Railway

**Price: \$25,000/acre**

#### TILLSONBURG ADVANTAGES

1. Industrial Lands from \$25,000 to \$50,000/Acre
2. Save \$10 to \$20 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 14 Million People
7. Located within a 2 hour's drive of 22 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

*For personalized service, please contact:*

**CEPHAS PANSCHOW**, Ec.D.

Development Commissioner  
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