



Colliers

For Sale

42 & 46 Mill St. W.
Tilbury, ON

18.98 Acres of
Industrial Land

HWY 401

MILL STREET

The Property

42-46 Mill St. W., Tilbury ON

\$5,500,000

Just under 19 acres of industrial land available with exposure to Hwy 401. Located within 2 minute drive to 401 interchange, and 40 minutes to Windsor/ Detroit border crossing. M1 and UC(HC1), UC(HC1)-532 zoning permits a wide variety of uses including builder supply yard, school, industrial mall, warehouse. Approx. 3 acres of graveled yard, partially fenced and gated. Two parcels totaling 18.98 acres, which can also be purchased individually (3.016 acres and 15.962 acres). Dwelling on property has little contributory value, value is in the land.



Parcel	① 42 Mill Street West Tilbury	② 46 Mill Street West Tilbury
Size	3.016 Acres	15.962 Acres
PIN	007930073	007930080
Zoning	M1 and UC (HC1) M1 - General Industrial UC (HC1) - Urban Commercial (Highway Commercial First Density)	M1 and UC (HC1)-532 M1 - General Industrial UC (HC1)-532 - Urban Commercial (Highway Commercial First Density), Exception 532
2025 Annual Property Taxes	\$2,566.18	\$4,066.15
Asking	\$1,500,000	\$4,000,000
Combined Asking	\$5,500,000	

Highlights

- 3.016 acres (+/-) of graded, graveled and partly fenced industrial land, suitable for truck parking or outside storage.
- 15.962 acres of industrial land.
- Quick and easy access to the Hwy 401 & Mill St W interchange (1.6 km) and only a short drive to the Canada / U.S. border.



The Property

46 Mill St. W., Tilbury ON

\$4,000,000

15 acres of industrial land available with exposure to Hwy 401. Located within 2 minute drive to 401 interchange, and 40 minutes to Windsor/Detroit border crossing. M1 and UC(HC1)-532 zoning permits a wide variety of uses including builder supply yard, school, industrial mall, warehouse. Neighbouring 3 acre property also available. Dwelling on property has little contributory value, value is in the land.

Zoning

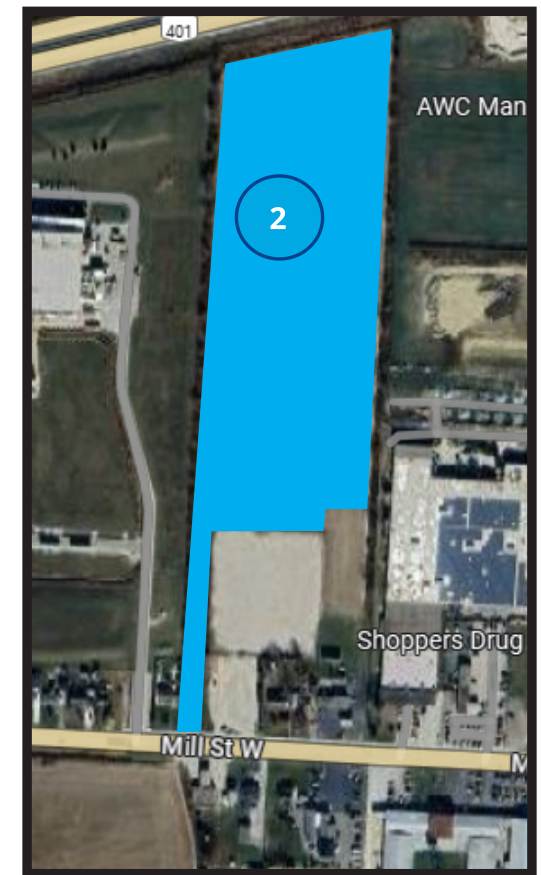
M1- General Industrial (M1)

UC (HC1)-532 - Urban Commercial (Highway Commercial First Density), Exception 532

GENERAL INDUSTRIAL ZONE (M1)

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

- (a) Agricultural Implements Sales and Service Establishment
 - (b) Animal Grooming
 - (c) Asphalt and Concrete Batching Plant
 - (d) Assembly Hall
 - (e) Automobile Repair Shop
 - (f) Automobile Sales and Service Establishment
 - (g) Automobile Service Station
 - (h) Builder's Supply Yard
 - (i) Bulk Fuel Storage
 - (j) Call Centre
 - (k) Car Wash, Automatic
 - (l) Car Wash, Manua
 - (m) Commercial Entertainment and Recreational Establishment
 - (n) Commercial School
 - (o) Construction/Industrial Equipment Sales and Service Establishment
 - (p) Courier Service
 - (q) Dry Cleaning Establishment
 - (r) Eating Establishment
 - (s) Eating Establishment - Drive-in
 - (t) Eating Establishment - Take-out
 - (u) Factory Outlet
 - (v) Garage, Public
 - (w) Gas Bar
 - (x) Grain Elevator or other Storage Facility for Farm Produce
 - (y) Industrial Mall
 - (z) Industrial Use, which is not noxious
 - (aa) Laboratory or Scientific Research Facility
- Municipality of Chatham-Kent - 130 -
Comprehensive Zoning By-law Approved December 14, 2009
- (bb) Nursery
 - (cc) Office
 - (dd) Public Storage
 - (ee) Rental Establishment
 - (ff) Service or Repair Shop
 - (gg) Service Trade Establishment
 - (hh) Taxi Establishment
 - (ii) Towing Establishment
 - (jj) Train Depot
 - (kk) Truck Terminal
 - (ll) Warehouse
 - (mm) Wholesale Business with Accessories Retail Business



UC (HC1) Zoning: refer to next page of 42 Mill St. W.

Exception 532

- a) The permitted uses include the following:
 - i) a single detached dwelling
 - ii) a bed and breakfast establishment
 - iii) a home occupation
- b) For the uses permitted in Clause a) above, all relevant provisions of the RL1 Zone and Section 4 apply



The Property

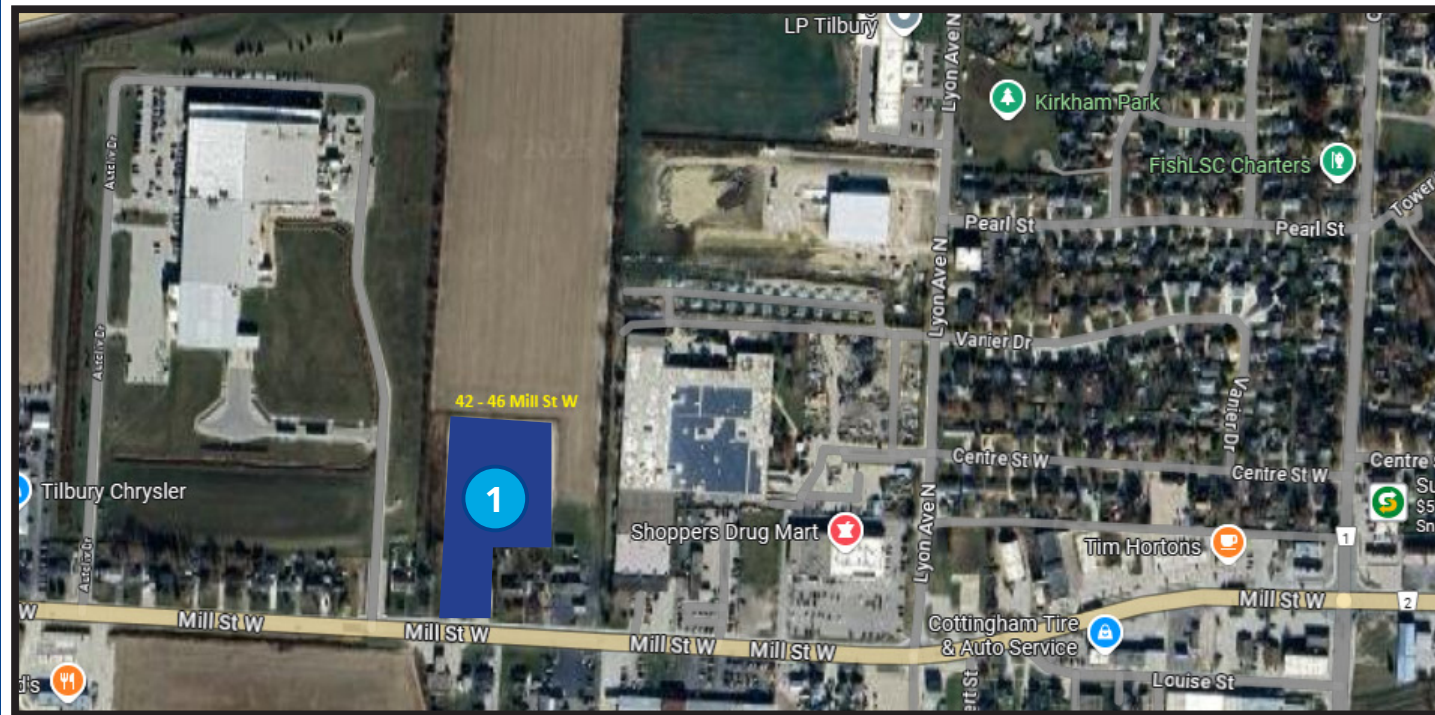
42 Mill St. W., Tilbury ON
\$1,500,000

Approximately 3 acres of industrial land available within close proximity to Hwy 401. Located within 2 minute drive to 401 interchange, and 40 minutes to Windsor/ Detroit border crossing. M1 and UC (HC1) zoning permits a wide variety of uses including builder supply yard, school, industrial mall, warehouse. Graveled yard partially fenced and gated. Neighbouring property of approximately 15.9 acres, can also be purchased.

Zoning

M1 - General Industrial (M1)

UC (HC1) - Urban Commercial (Highway Commercial First Density)



M1 - General Industrial Zoning: refer to previous page of 46 Mill St. W.

UC (HC1) HIGHWAY COMMERCIAL FIRST DENSITY ZONE

- a) Adult Secondary School
- b) Agricultural Service and Supply Establishment
- c) Assembly Hall
- d) Automobile Repair Shop
- e) Automobile Sales and Service Establishment
- f) Automobile Service Station
- g) Bake Shop
- h) Bank/Financial Institution
- i) Beer/Liquor Store
- j) Builder's Supply Yard
- k) Call Centre
- l) Car Wash, Automatic
- m) Car Wash, Manual
- n) Child Care Centre
- o) Church
- p) Clinic
- q) Clinic, Veterinary
- r) Club, Private
- s) Commercial Entertainment and Recreational Establishment
- t) Commercial School
- u) Contractor's Yard
- v) Cultural Facility
- w) Dry Cleaning Establishment
- x) Eating Establishment
- y) Eating Establishment - Take Out
- z) Funeral Home
- aa) Furniture Store
- bb) Gas Bar
- cc) Hotel/Motel
- dd) Laundromat
- ee) Mixed Use Commercial/Residential Building
- ff) Nursery
- gg) Office
- hh) Personal Service Establishment
- ii) Pet Shop
- jj) Print Shop
- kk) Public Storage
- ll) Rental Establishment
- mm) Retail Store
- nn) Retail Store
- oo) Service or Repair Shop
- pp) Service Trade Establishment
- qq) Tavern
- rr) Taxi Establishment
- ss) Temporary Care Facility
- tt) Warehouse
- uu) Wholesale Establishment







Hwy 401





Location

City	Distance
Detroit	58 km
Chatham	27 km
London	136 km
Sarnia	101 km
Toronto	314 km



Neighborhood

Located in the heart of Southwestern Ontario, Tilbury offers an ideal location for industrial development with easy access to major transportation routes. Situated just off Highway 401, the region is a gateway to both the U.S. and Canadian markets, providing unparalleled logistics advantages for businesses. The town is home to a skilled workforce, competitive land prices, and a business-friendly environment, making it an attractive destination for companies seeking to expand or establish operations. With a growing infrastructure and proximity to Windsor-Detroit, Tilbury is strategically positioned for companies in manufacturing, distribution, and warehousing industries. Industrial land opportunities in this area come with the added benefit of proximity to key amenities, including rail and truck transportation networks. Whether you're looking to build a large-scale facility or seeking land for smaller operations, Tilbury offers the perfect balance of location, value, and growth potential for your business needs.

Market Overview

10 km radius Tilbury ON



Total
Population
8,967



Average Household
Income
\$110,471



Total
Households
3,553



Labour Employment
Rate
91.9%



Bryan VanAcker
Associate Vice President
Sales Representative
+1 519 438 4300 EXT 207
bryan.vanacker@colliers.com



Lisa Lansink, BA
Vice President
Broker
+1 519 438 4300 EXT 205
lisa.lansink@colliers.com

[View Listing Online](#)

Colliers Southwestern Ontario, Brokerage
649 Colborne Street, Ste. 200
London, ON N6A 3Z2
N6A 3Z2
+1 519 438 4300



We're Social, Follow Us on
Facebook @ColliersSouthwesternOntario
Instagram @colliers.london.canada



collierscanada.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.
Colliers Southwestern Ontario, Brokerage.