



Colliers

Thornbury Industrial Land

The 9-acre property is well situated with **visual exposure along Highway 26**

Price Improvement!

Asking: \$2,990,000

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Opportunity Overview

This site offers the opportunity to **build a best in-class industrial facility** in Thornbury – one of the fastest growing four-season markets in Canada.

The 9-acre property is well situated with **visual exposure along Highway 26** while also fronting onto Grey Rd 2 and Clark Street, leading to high traffic and visibility. The property is being sold with an approved site plan permitting the development of a 45,710 SF drive-up self-storage facility and 46,343 SF of small bay industrial space.

Investment Thesis

- Between 2016 and 2021, the Blue Mountains was **the second fastest growing municipality in all of Canada** (with over 5,000 people)
- This market lacks modern storage and quality industrial product that caters to the increasing **high-income demographic** in this region and influx of new businesses
- Optionality of **various renter pools** catering to self-storage consumers and a diverse range of small businesses with flexible zoning (Appendix 1)



Property Overview

Location	Lot 31 Clark Street, Thornbury
Total GFA	92,051 SF
Land Area	9.31 Acres
Zoning	M1, H
Permitted Uses	Many including Self-Storage & Industrial
Development Status	Site plan approved

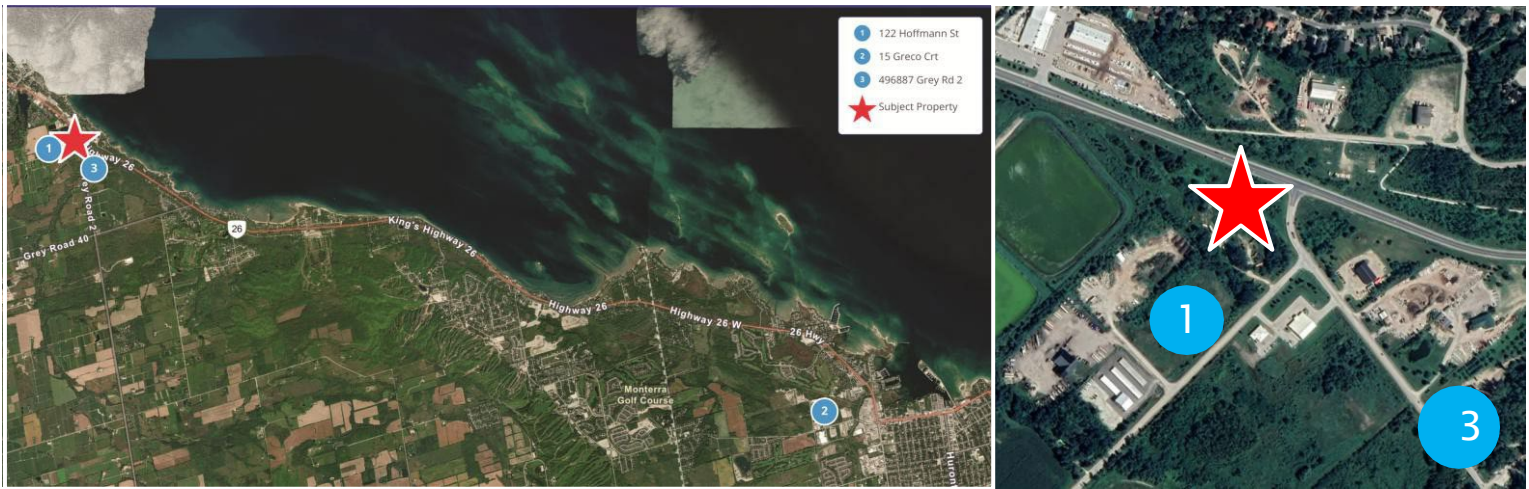


Actual Site



- Average of all relevant land comps is **\$575,158/AC**
- 122 Hoffman Street: Price growth at a **~16.2% CAGR** since last sale.
- Regional growth and expansion is driving a low correlation with provincial/national valuations

Industrial Land Comparables



1. 122 Hoffman St

Sale Date	2025-06-18
Sale Price	\$4,500,000
Land Acreage	5.17 AC
\$/AC	\$870,406
Site Plan	No
Distance to Property	Adjacent

1. 122 Hoffman St (2022)

Sale Date	2022-07-02
Sale Price	\$2,865,000
Land Acreage	5.17 AC
\$/AC	\$554,159
Site Plan	No
Distance to Property	Adjacent

2. 15 Greco Crt

Sale Date	2024-02-29
Sale Price	\$2,356,000
Land Acreage	4.96 AC
\$/AC	\$475,000
Site Plan	No
Distance to Property	20.3km

3. 496887 GREY ROAD 2

Sale Date	2021-10-06
Sale Price	\$3,000,000
Land Acreage	7.48 AC
\$/AC	\$401,070
Site Plan	No
Distance to Property	400m

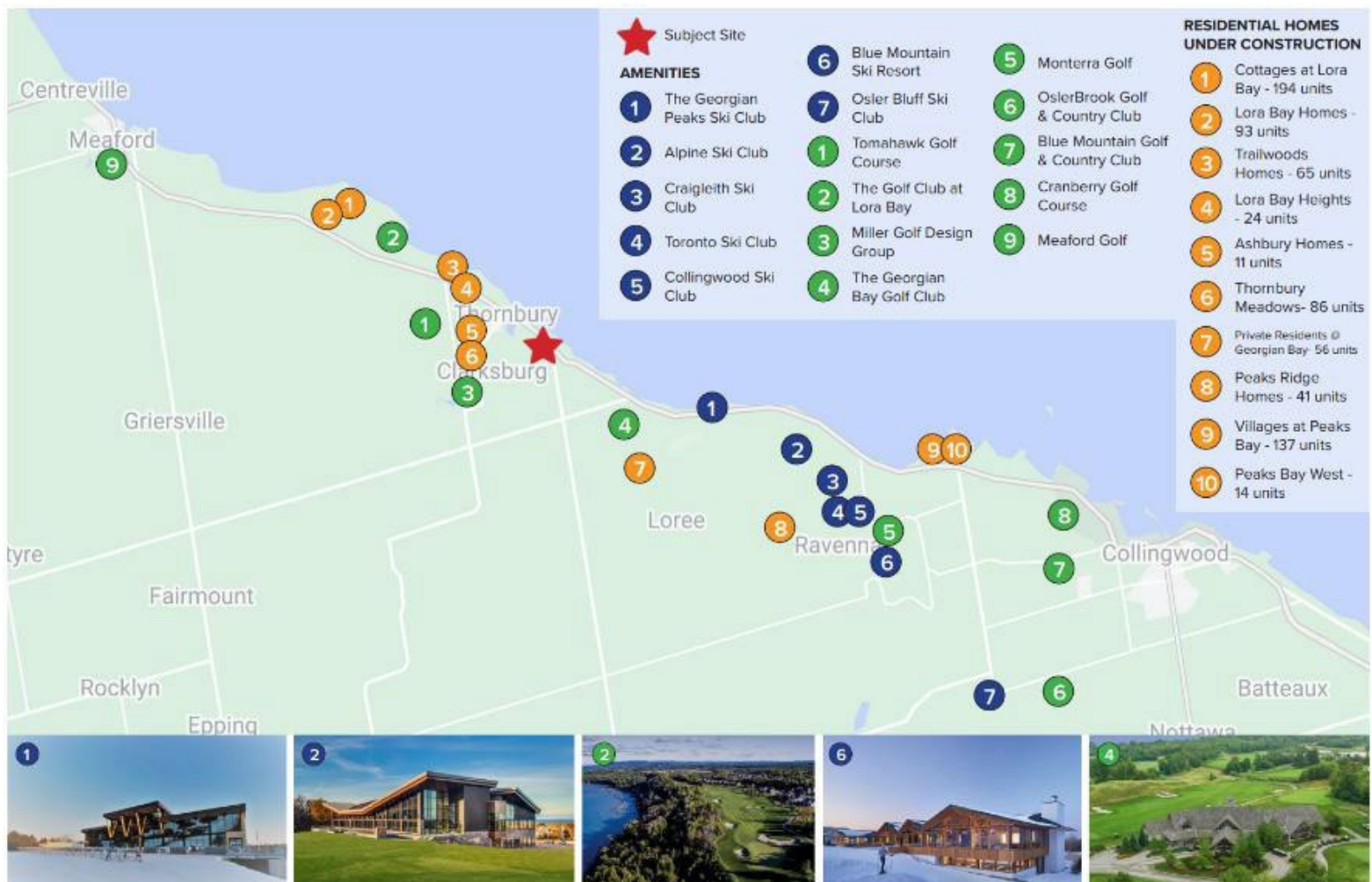
Market Overview

Population Growth: Thornbury, part of The Blue Mountains region, has experienced a population CAGR of 21.5% from 2021 to 2025*, substantially outpacing the national average of 2.9%. This rapid increase brought a surge of full-time and seasonal residents, welcoming over 2.5 million visitors annually, and boosting local consumer demand and real estate development.

Economic Expansion: The region has become a vibrant hub for both residential and commercial development. Over 700 residential units are under construction with more in the approval pipeline, reflecting the area's economic vitality. The local government's strategic plan focuses on nurturing economic growth and ensuring the success of new and existing businesses.

Demand for Storage and Flex Space: The influx of residents and businesses, coupled with the absence of modern storage and quality flex industrial offerings, creates a ripe environment for a high-performing storage facility. The project's strategic location and ready-to-build status make it an attractive proposition for looking to capitalize on Thornbury's growth.

Regional Attractions



*Based on 2025 population estimate of 3,590

Appendix 1: M1 Zoning Permitted Uses

M1 Zoning Permitted Uses

Accessory Outdoor Storage
Bulk Fuel Storage Facility
Business Office
Commercial Self-Storage Facility
Contractors Yard
Dry Cleaning Plant
Emergency Service Facility
Equipment Sales & Rental Establishment
Farm Implement Dealer
Industrial Use
Motor Vehicle Body Shop
Motor Vehicle Repair Garage
Motor Vehicle Washing Establishment
Parking Area
Recreational Establishment
Recycling Establishment
Retail Store, Accessory
Transportation Terminal
Warehouse
Waste Transfer Station
Wholesale Establishment





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