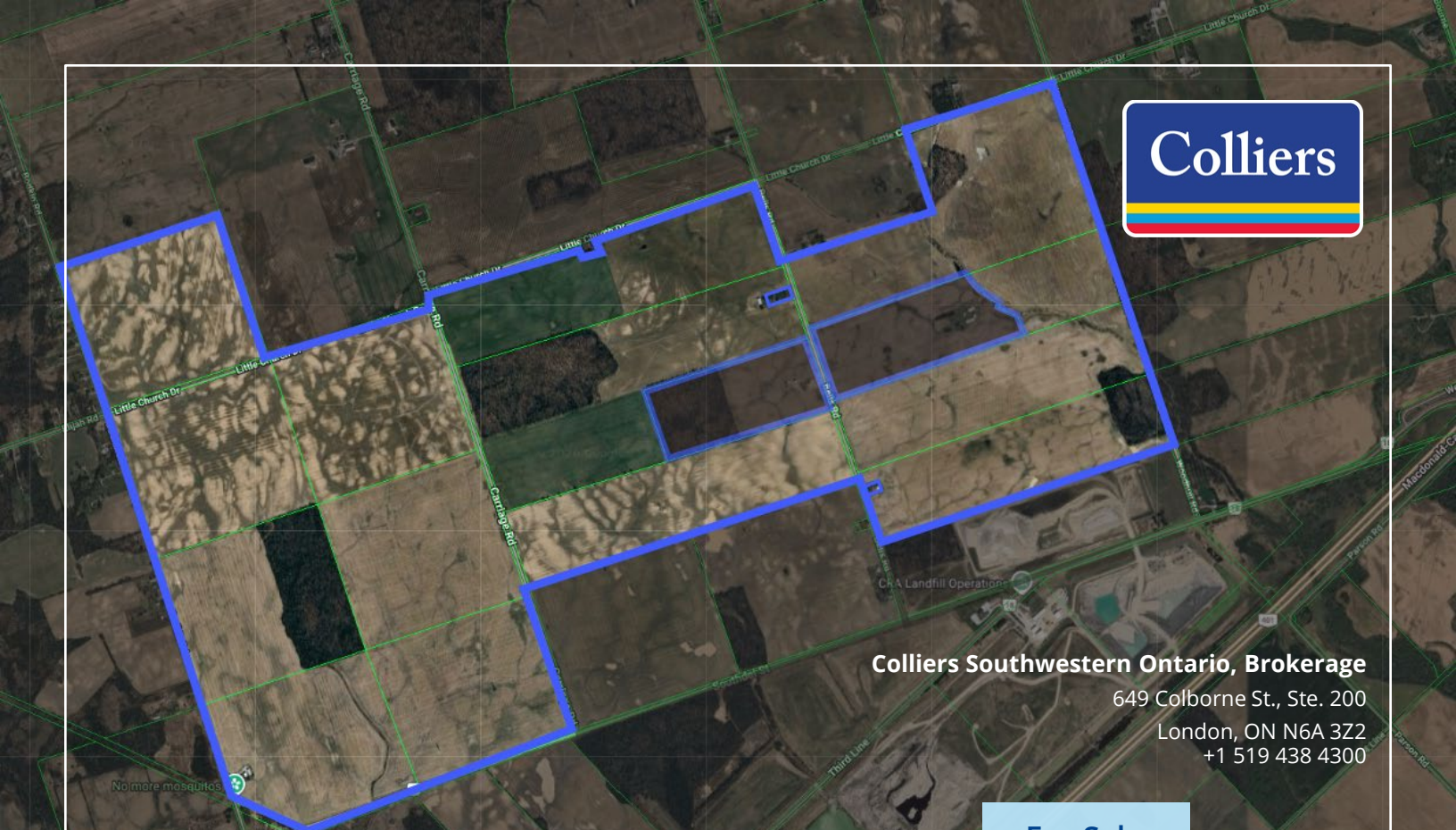




Colliers

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For Sale

1,500 Acres Ready for Transformation

7200 Bodkin Road, Middlesex Centre, ON N0L 2G0

Highlights:

- Vacant Land ~ 1,500 acres
- Potential for large scale manufacturing
- Potential for renewable energy supply
- Potential for large scale data center
- Hwy 401 and 402 access



View Online

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Accelerating success.

7200 Bodkin Road, Middlesex Centre | For sale

Potential Large-Scale Manufacturing

Over 1,500 Acres of land available for large scale giga-centre or large-scale manufacturing facility

Large Scale Manufacturing

Potential location for a large-scale manufacturing site, factory, industrial or production plant designed for the mass production of goods with extensive automation, specialized machinery, with access to highly skilled and organized workforce.

Giga-Scale Manufacturing

Potential location for a giga-scale data center; a next-generation, industrial-scale facility built specifically for demanding AI workloads, or Canadian data sovereignty.

Intensive Farming

Potential to create intensive farming with greenhouse operation heated as a by-product of data centre activities.

Mass Production

Manufacturing items on a massive scale to meet global demand.

Specialized Infrastructure

Large, open spaces, high ceilings, and robust infrastructure to support production lines and heavy equipment.

Strategic Location

Often located with access to multiple modes of transportation (rail, highway, water) for efficient supply chain logistics.

Advanced Technology

Integration of advanced automation, robotics, and smart factory technology to enhance efficiency.



Potential Hyperscale Data Center Location with Circular Energy Option

How it works:

Landfill Gas → Power

- Methane captured and converted to energy
- Powers data center operations

Data Center → Heat Source

- Servers generate heat → collected by cooling system
- Water absorbs heat → routed to greenhouses

Greenhouses → Growth

- Heated water enables low-cost, year-round agriculture
- Closing the resource loop+

Where Innovation Meets Sustainability

These sites are more than just land—they are the seedbed for a revolutionary circular economy model. This site is primed for a data center and greenhouse integration powered by landfill gas and heat recapture.

Why This Location?

- Renewable Energy Supply: Potential access to a reliable stream of landfill gas.
- Thermal Loop Efficiency: Data center waste heat warms greenhouses.
- Circular Resource Reuse: What’s wasted fuels new growth—literally.

Synergy Flow Summary

- Landfill Gas → Electricity Generation → Data Center User
- Data Center Heat → Warm Water Created → Greenhouse Crop Production

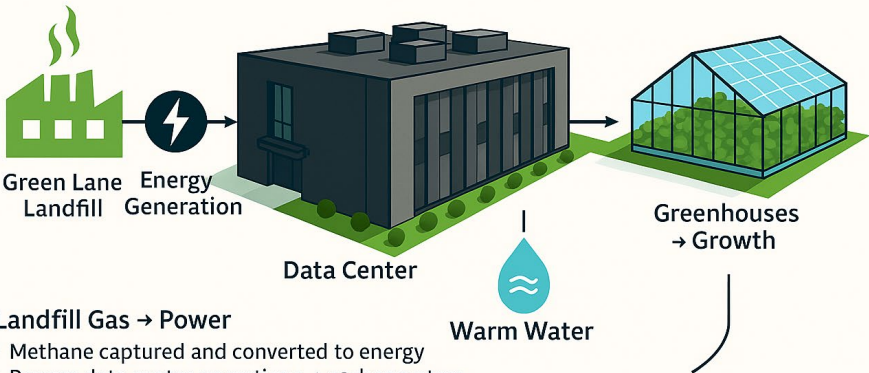
Data Operators

Secure your energy future

Agri-Tech Builders

Greenhouse year-round growth for less.

CIRCULAR ENERGY ECOSYSTEM



Landfill Gas → Power

- Methane captured and converted to energy
- Powers data center operations → carbonsystem

Greenhouses → Heat Source

- Heated water enables low-cost, year-round agriculture
- Closing the resource loop

Loop Summary Table

Input	Output	Benefit
Landfill Gas	Electricity for Data Center	Reduced emissions → lower cost
Data Center	Heated Water	Free heating for greenhouses
Greenhouses	Captured Water	Reduced consumption → lower cost

Circular energy potential: Methane capture and thermal energy options



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