

Available For Lease

CBRE

9355 Anchor Drive

Windsor, Ontario



Contact Us

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CBRE Windsor

The Offering

Rare, industrial land lease opportunity

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the rare opportunity to lease a portion of the lands located at 9355 Anchor Drive in Windsor, Ontario (the“Property”).

The Property comprises 9.38 acres of fenced, gravelled staging area, benefiting from the highly versatile MD2.4 zoning designation, which lends itself to a wide variety of industrial applications. The Property also offers direct exposure to the EC Row Expressway and is situated adjacent to the new 4.5 million square foot NextStar E.V. battery plant. This exceptional opportunity allows your business to position itself at the epicenter of Canada’s EV future. The Property is being offered for lease on a gross rate basis of \$5,500 per acre, per month.

9.38

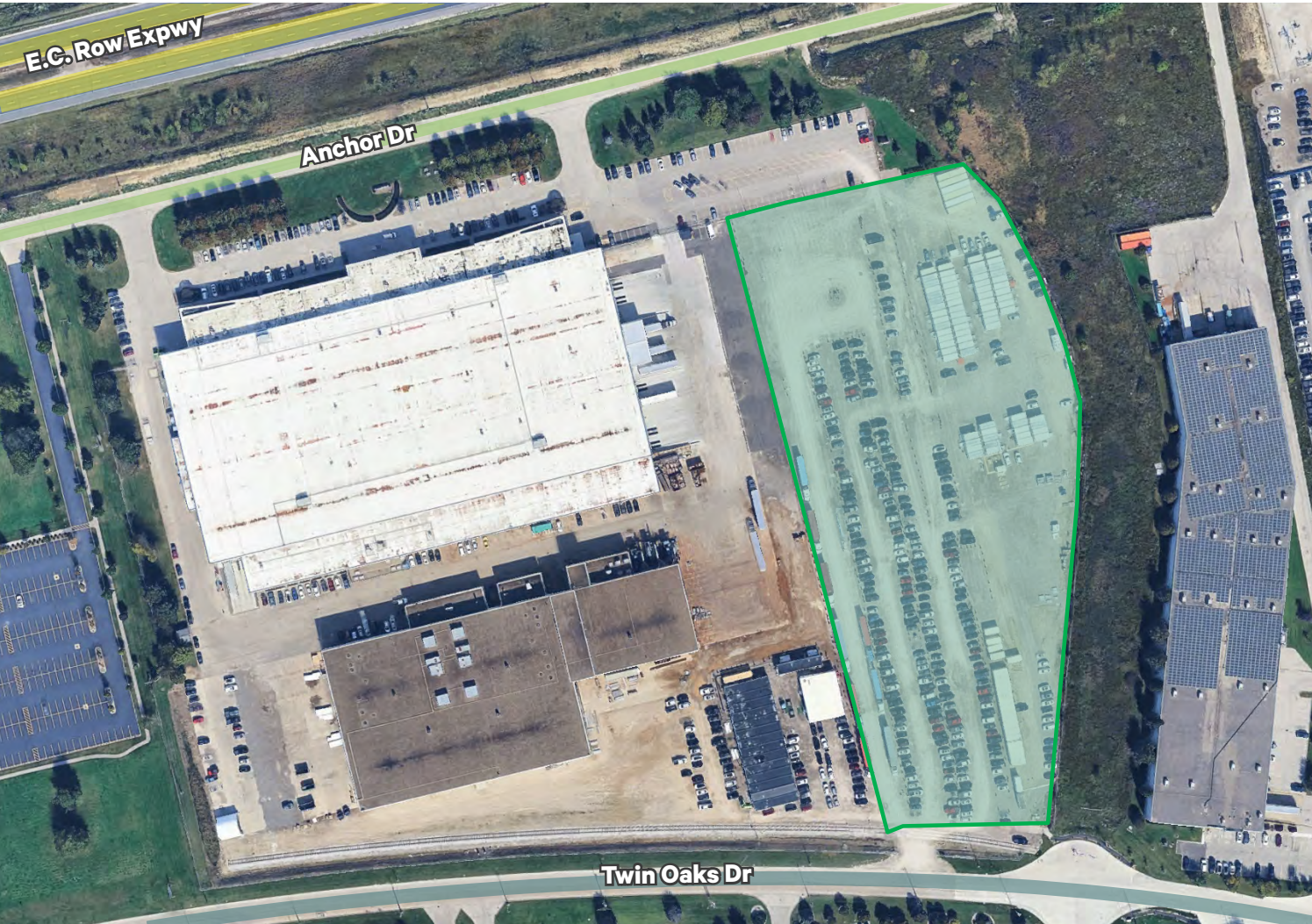
Total Area Available (Acres)

\$5,500

Asking Gross Lease Rate (per Acre, per Month)

MD2.4

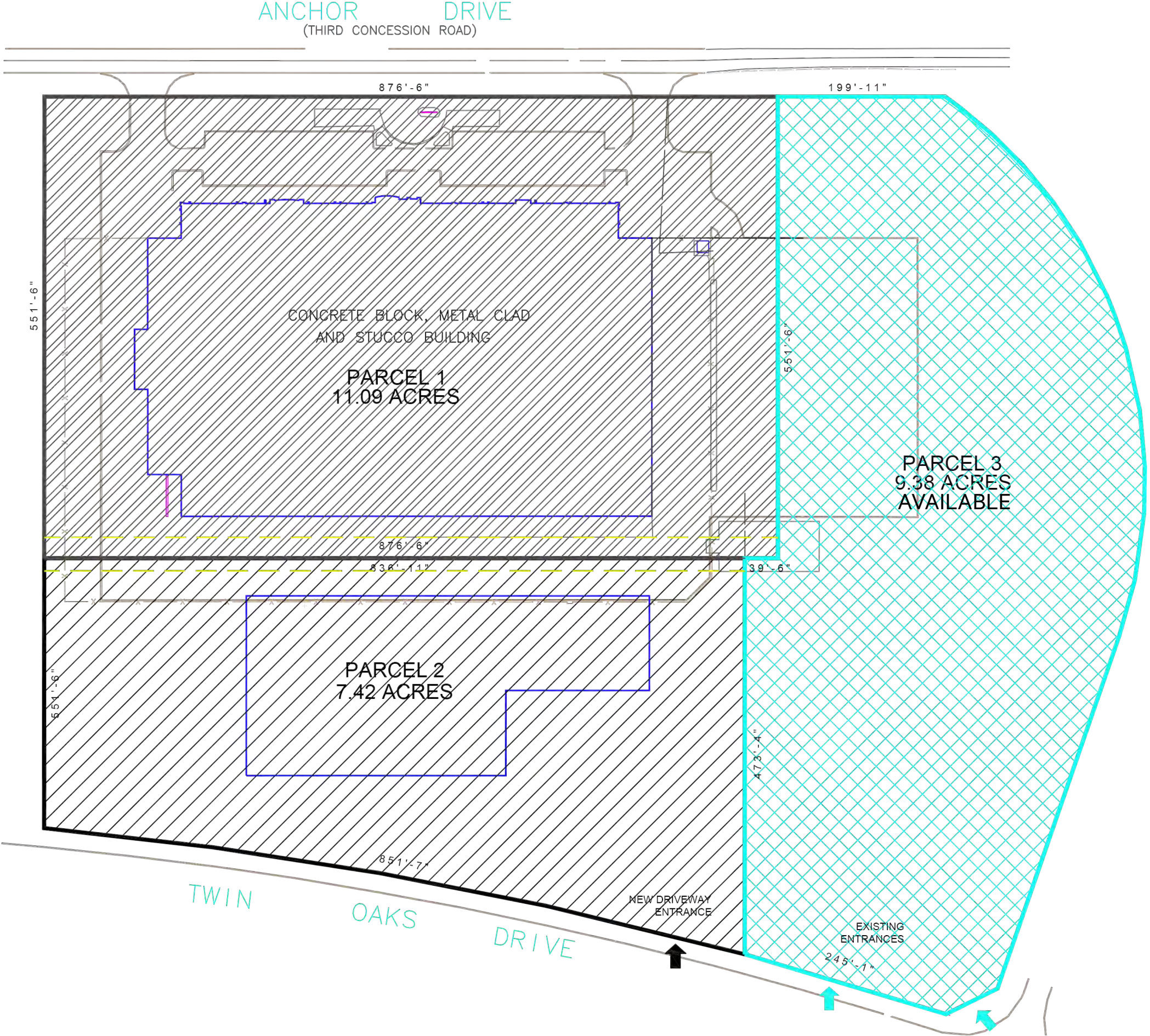
Zoning Designation



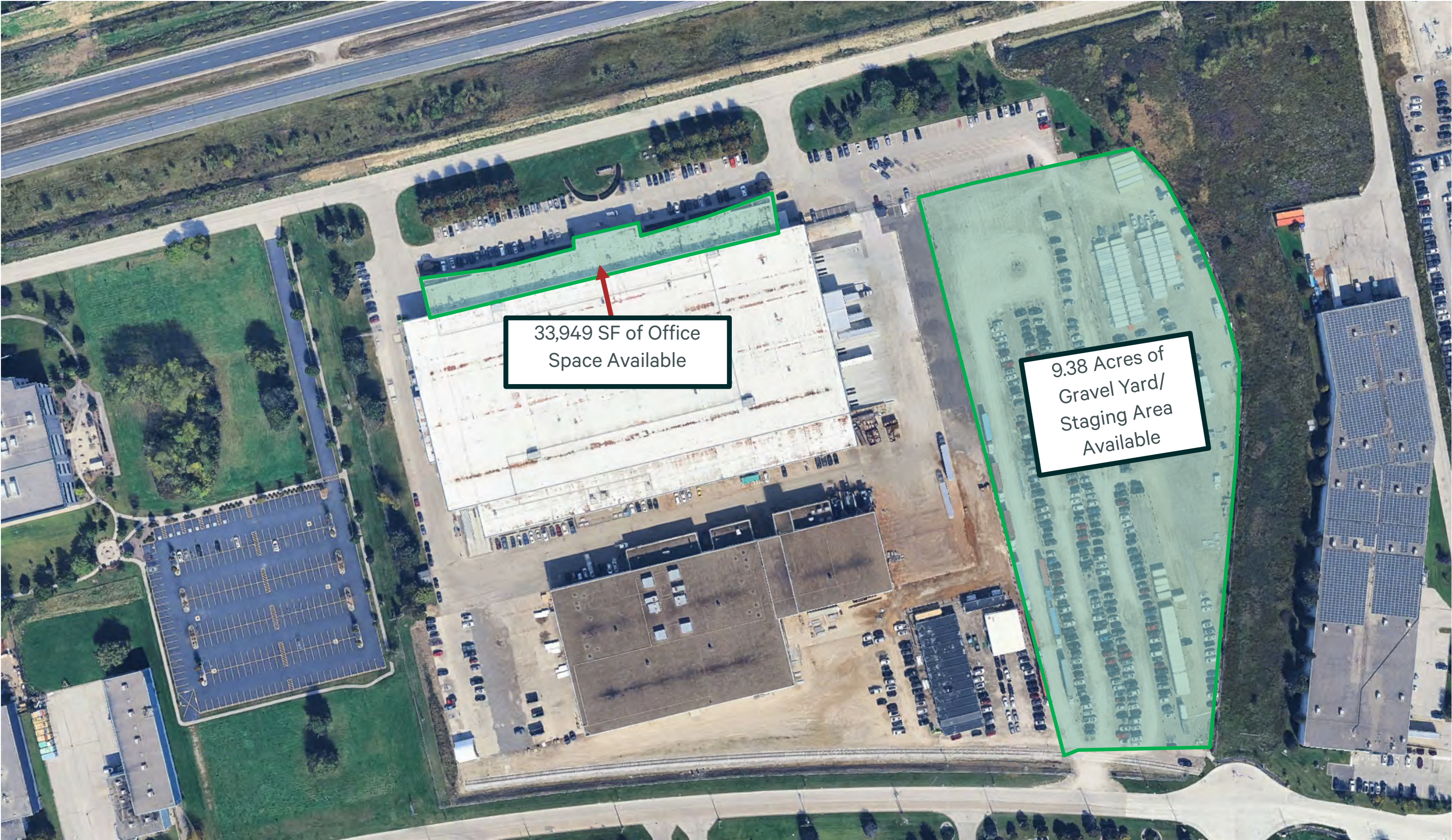
Property Address	9355 Anchor Drive, Windsor, ON, N8N 5A8
Lease Type	Gross
Asking Gross LEase Rate	\$5,500 per acre, per month
Total Area Available (Acres)	9.38 Acres (Fenced)
Topography	Clear, Level, Gravelled
Possession	Immediate
Zoning	MD2.4

CBRE or the Landlord make no representations or warranties with respect to any Property information provided herein or within any subsequent data room. It is the sole responsibility of all parties, lessee’s and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.

Site Plan



Aerial Photo



33,949 SF of Office
Space Available

9.38 Acres of
Gravel Yard/
Staging Area
Available

Zoning Information

Manufacturing District 2.4 (MD2.4)

Permitted Uses

- + Industrial Use

+ Ambulance Service

+ Business Office

+ Food Catering Service

+ Medical Office

+ Micro-Brewery

+ Self-Storage Facility

+ Sports Facility
- + Wholesale Store

+ For the lands delineated by a broken black line and shown as Blocks A, B, D, and K in Schedule ‘A’ to B/L 10221, 20.1 the following shall be an additional permitted use: Child Care Centre; Club; Exhibition Hall; Health Studio; Hotel

+ For the lands designated as Block ‘B’ on Schedule ‘A’ to B/L 12476, the following shall be an additional permitted use: Motor Vehicle Dealership
- + For the lands designated as Block ‘C’ on Schedule ‘A’ to B/L 12476, the following shall be an additional permitted use: Bake Shop; Child Care Centre; Personal Service Shop; Restaurant; Retail Store; Service Station;

+ Any use accessory to any permitted use, including the following uses in combination with any permitted Industrial Use: Caretaker’s Residence; Child Care Centre; Retail Store.

Prohibited Uses

- + Aggregate Storage Facility

+ Animal Processing Facility

+ Automobile Collision Shop

+ Automobile Detailing Service

+ Automobile Repair Garage

+ Batching Plant

+ Bulk Storage Facility
- + Distillation Plant

+ Food Processing Facility

+ Manufacturing Heavy

+ Milling Facility

+ Motor Vehicle Salvage Operation

+ Pit

+ Primary Metals Plant
- + Quarry

+ Repair Shop – Heavy

+ Salvage Operation

+ Outdoor processing or outdoor storage of the following: bone, bottles, nonmetallic mineral, ore, rag, rubber, salvage material, scrap metal, or scrap paper

Provisions

- .1

Lot Width – minimum

30.0m
- .2

Lot Area – minimum

3,000.0 m²
- .4

Building Height – maximum

22.0 m
- .5

Front Yard Depth – minimum

6.0 m
- .6

Rear Yard Depth – minimum

From a rear lot line that abuts a street

6.0 m
- .7

Side Yard Width – minimum

From a side lot line that abuts a street

6.0 m
- .10

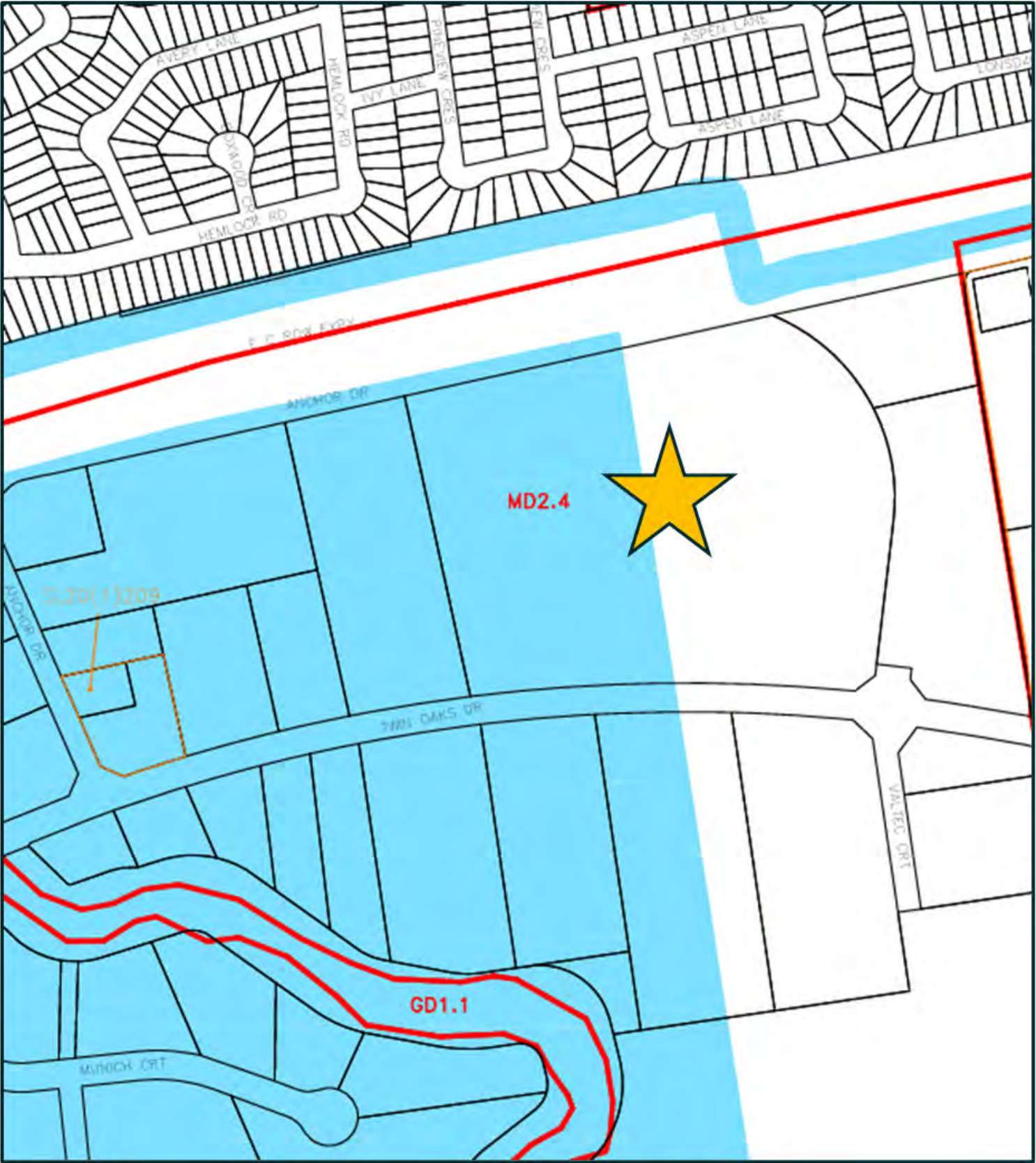
Gross Floor Area - maximum

a) For each Bake Shop, Personal Service Shop, Restaurant, or Retail Store as a main use

250.0 m²

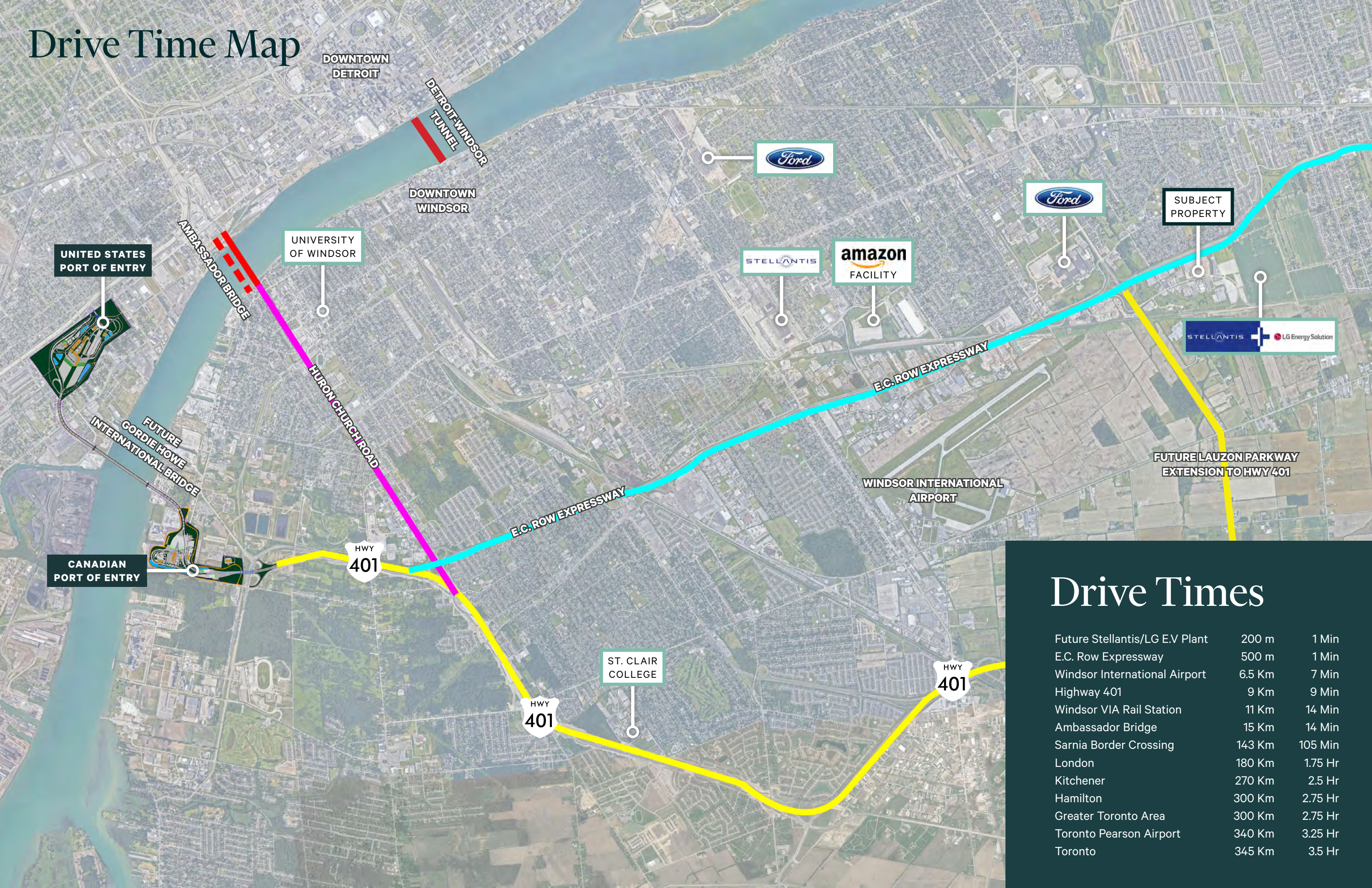
b) For a Retail Store that is an accessory use, the gross floor area of the Retail Store shall not exceed 20% of the gross floor area of the main building or 15% of the lot area, whichever is lesser
- .50

Manufacturing, packaging, processing, repairing, or servicing activities undertaken for any permitted use shall occur entirely within a fully enclosed building.



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Drive Time Map



Drive Times

Future Stellantis/LG E.V Plant	200 m	1 Min
E.C. Row Expressway	500 m	1 Min
Windsor International Airport	6.5 Km	7 Min
Highway 401	9 Km	9 Min
Windsor VIA Rail Station	11 Km	14 Min
Ambassador Bridge	15 Km	14 Min
Sarnia Border Crossing	143 Km	105 Min
London	180 Km	1.75 Hr
Kitchener	270 Km	2.5 Hr
Hamilton	300 Km	2.75 Hr
Greater Toronto Area	300 Km	2.75 Hr
Toronto Pearson Airport	340 Km	3.25 Hr
Toronto	345 Km	3.5 Hr

Windsor Market Overview

Located in the southwestern tip of Ontario and the southernmost part of Canada, the Windsor-Essex region is home to just under 400,000 people. Approximately 4.5 million Americans live within a 1-hour drive, 11 million within 2 hours and 25 million within 6 hours. Windsor-Essex County is serviced by well-maintained expressway connectors, provincial highways, and Highway 401. All routes interconnect with the U.S. interstate system via the 4-lane Ambassador Bridge, Detroit-Windsor Tunnel or soon to be completed Gordie Howe International Bridge. Windsor-Essex is considered the premier location for advanced automotive manufacturing technology and eastern Canada’s largest agri-business region. This unique trade corridor is the busiest commercial land crossing on the Canada-U.S. border, handling 31 percent of Canada-US trade carried by truck. Approximately 2.6 million trucks carrying over \$100 billion CAD in trade use this corridor per year. In addition, Windsor boasts two major post-secondary institutions, the University of Windsor and St. Clair College, with over 26,500 students from all over Canada and internationally.

Economic Highlights

- + Cross-border trade and commerce totaling \$100 billion in goods annually

+ Approximate GDP of \$14.48 billion a year with 25% coming from the auto industry.

+ Over \$6.2 billion in government funding committed to major infrastructure projects over the last 10 years

+ The \$4 billion Gordie Howe International Bridge connecting Windsor and Detroit for long-haul logistic transportation is well underway

+ Tourism and catchment trade population of 4.5 million Americans living within a 1 hour commute and 11 million within 2 hours

+ Windsor/Detroit’s Ambassador Bridge is the busiest commercial border crossing in North America and responsible for 1/3 of total trade between Canada & the US

+ Windsor Essex \$2 billion Mega Hospital is currently in Stage 2 of
- 5 with construction expected to start in 2026, and full construction completion anticipated by 2030

+ In 2020, Stellantis (formally FCA) announced plans to retool their Windsor Assembly Plant and invest a further \$1.3- \$1.5 billion to build electric vehicles by 2025

+ In 2022, Stellantis announced further plans to build a new \$4 billion battery plant to be built in Windsor creating over 3,000 jobs and positioning the region for the future of electric vehicles

+ In 2023, The city of Windsor announced that it was moving to rezone 200 hectares of land near Windsor Airport for industrial use, easing the way for supply chain companies looking to set up shop near the NextStar battery plant.

+ In 2024, E-commerce powerhouse Amazon opened its first fulfillment center in the region. The brand new 300,000 sq. ft. facility is estimated to have cost \$20 million and will bring with it approximately 450 full-time and part-time jobs.



The Gateway to North America

Windsor-Essex will host five Canada-U.S. surface crossings ensuring convenient access and connections to markets across North America and globally:

Ambassador Bridge

Largest international suspension bridge in the world. More than 40,000 commuters, tourists and truck drivers carrying \$323 million worth of goods cross the Windsor-Detroit border each day.

Detroit-Windsor Tunnel

Offering direct vehicle access to Downtown Detroit. Approximately 12,000 vehicles pass through the Tunnel on a daily basis, handling over four million vehicles per year, of which 98% are cars, 2% are trucks and buses.

Detroit River Rail Tunnel

Over 110 year old 1.6 mile rail tunnel owned by Canadian Pacific Railway.

Port of Windsor

Third largest Canadian Great Lakes port in by shipments.

Gordie Howe International Bridge

Currently under construction, 6-lane, cable-stayed bridge. Once complete in 2025, the entry will be the largest Canadian port along the Canada-US border.



For more information please contact CBRE

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