

2670-2714 DOUGALL AVE

FOR SALE | WINDSOR, ON

±5.03 ACRES

HIGH PROFILE LAND DEVELOPMENT SITE WITH DIRECT E.C. ROW EXPRESSWAY ACCESS

CBRE

RARE, INDUSTRIALLY ZONED PRIME DEVELOPMENT SITE

Prime Land Development Opportunity in Central Windsor

This rare and highly sought-after development site is now available for sale in the heart of Windsor. Spanning 5.03 acres, this exceptional property boasts direct access to the EC Row Expressway via a signalized intersection, as well as significant frontage along Dougall Avenue. This prime location offers unparalleled exposure, with a combined average daily traffic count (AADT) of over 70,000 vehicles passing by the site daily.

Strategic Location with Unbeatable Accessibility

The Property's easy access to major highways and thoroughfares makes it an ideal location for businesses and investors. Drive times of under 10 minutes connect you to Downtown Windsor, Devonshire Mall, South Windsor, the Gordie Howe International Bridge, and Highway 401. This convenient location ensures that your business or development will be easily accessible to a vast and diverse customer base.

Versatile Zoning and Endless Possibilities

The site's MD14 zoning designation permits a wide range of industrial and ancillary commercial/retail uses, ranging from manufacturing, warehouse to retail, drive-thru, gas bar, office, and medical uses. Whether you're looking to establish a new business, expand an existing operation, or develop a mixed-use project, this property offers endless possibilities for growth and success.

\$2,390,000

SALE PRICE

PROPERTY DETAILS

Address	2670-2714 Dougall Avenue, Windsor, ON, N9E 1R9
Site Size	5.03 Acres (Approx) - This excludes 0.058 acres of leased land which provides direct road access and is available for development
Zoning Designation	MD1.4
Environmental Condition	Clean Environmental Report Available Upon Request
Topography	Flat, Cleared



DRIVE TIME MAP



POINTS OF INTEREST	DRIVE TIMES (MINS)*	DISTANCE(KM)
HIGHWAYS		
E.C. Row Expressway	1	0.5
Highway 401	7	6.8
SHOPPING		
Devonshire Mall	4	2.0
BORDER		
Future Gordie How Bridge	7	7.5
Ambassador Bridge	9	8.5
AIRPORTS		
Windsor International Airport	8	7.3
FUTURE DEVELOPMENT		
Future Amazon Fulfillment Plant	7	7.0
Future Stellantis/LG E.V. Plant	9	10.7
PUBLIC TRANSIT		
Windsor VIA Rail Station	12	7.7

*Drive times are approximate and may vary depending on time of day.

HIGHLY-VERSATILE MD1.4 ZONING DESIGNATION

Manufacturing District 1.4 (MD1.4) - Permitted Uses

- Ambulance Service
- Bakery
- Business Office
- Commercial School
- Food Catering Service
- Food Packaging Facility
- Manufacturing Facility
- Medical Appliance Facility
- Medical Office
- Micro-Brewery
- Professional Studio
- Research and Development Facility

Any of the following Ancillary Uses

- Child Care Centre
- Club
- Convenience Store
- Food Convenience Store
- Food Outlet – Drive-through
- Food Outlet – Take-out
- Gas Bar
- Health Studio
- Personal Service Shop
- Restaurant
- Restaurant with Drive-through
- Veterinary Office
- Warehouse
- Wholesale Store
- Any of the following Existing Uses:
- Motor Vehicle Dealership
- Sports Facility
- Transport Terminal
- Any use accessory to any of the above uses, including a Retail Store

Provisions

- | | |
|---|----------------------------------|
| 1 Lot Width – minimum | 30.0 m |
| 4 Building Height – maximum | 20.0 m |
| 5 Front Yard Depth – minimum | 9.0 m |
| 6 Rear Yard Depth – minimum | |
| From a rear lot line that abuts a lot on which a dwelling or dwelling unit is located | 6.0 m |
| 7 Side Yard Width – minimum | |
| From a side lot line that abuts a lot on which a dwelling or dwelling unit is located or from a side lot line that abuts a street | 6.0 m |
| 8 Landscaped Open Space Yard – minimum | 15.0% of lot area |
| 10 Gross Floor Area – Retail Store – maximum | 20.0% of the GFA of the main use |
- 50 All activities or uses shall take place entirely within a fully enclosed building. This provision does not apply to the following activity or use: child care centre, gas bar, loading space, outdoor eating area, parking area, parking space, sports facility, or refuelling area.

*All outlines are approximate.



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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.





Contact us to learn more about
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