

# Vacant Land

## Morton Drive

Windsor, Ontario



## Contact Us

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# The Offering

## Prime Industrial Development Opportunity

CBRE is pleased to offer for sale approx. 24 acres of highly coveted vacant industrial land along Morton Drive in Windsor Ontario (the 'Property' or Offering").

This prime industrial development site is well situated along Morton Drive and is located minutes away from the under construction Gordie Howe International Bridge, E.C Row Expressway and Highway 401 which provides unparalleled access to and from the site. The Property also tenders the highly sought after MD2.5 zoning which permits a wide variety of heavy industrial applications. This rare opportunity presents both owner-users, investors and developers an exceptional opportunity to develop a near shovel ready site.

# \$400k

Asking Sale Price Per (Acres)

# 24

Total Site Area (Acres)

# MD2.5

Property Zoning



### PROPERTY OVERVIEW

Address	V/L Morton Drive, Windsor, Ontario
Frontage	Approx. 1,671 Ft. Along Morton Drive
Acreage Available	24.117 Acres
Zoning	Manufacturing District 2.5 (MD2.5)
Official Plan	Industrial
Property Taxes	TBC (Subject to Severance)
Site Condition	Cleared, flat topography
Services	Accessible by easement
Asking Price	\$400,000 Per Acre (subject to severance)

Seller maintains all subsurface mineral rights post-closing.

Multiple smaller lot acreage severances may be available

CBRE or the Seller make no representations or warranties with respect to any Property information provided herein or within the Sharefile Data room. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.





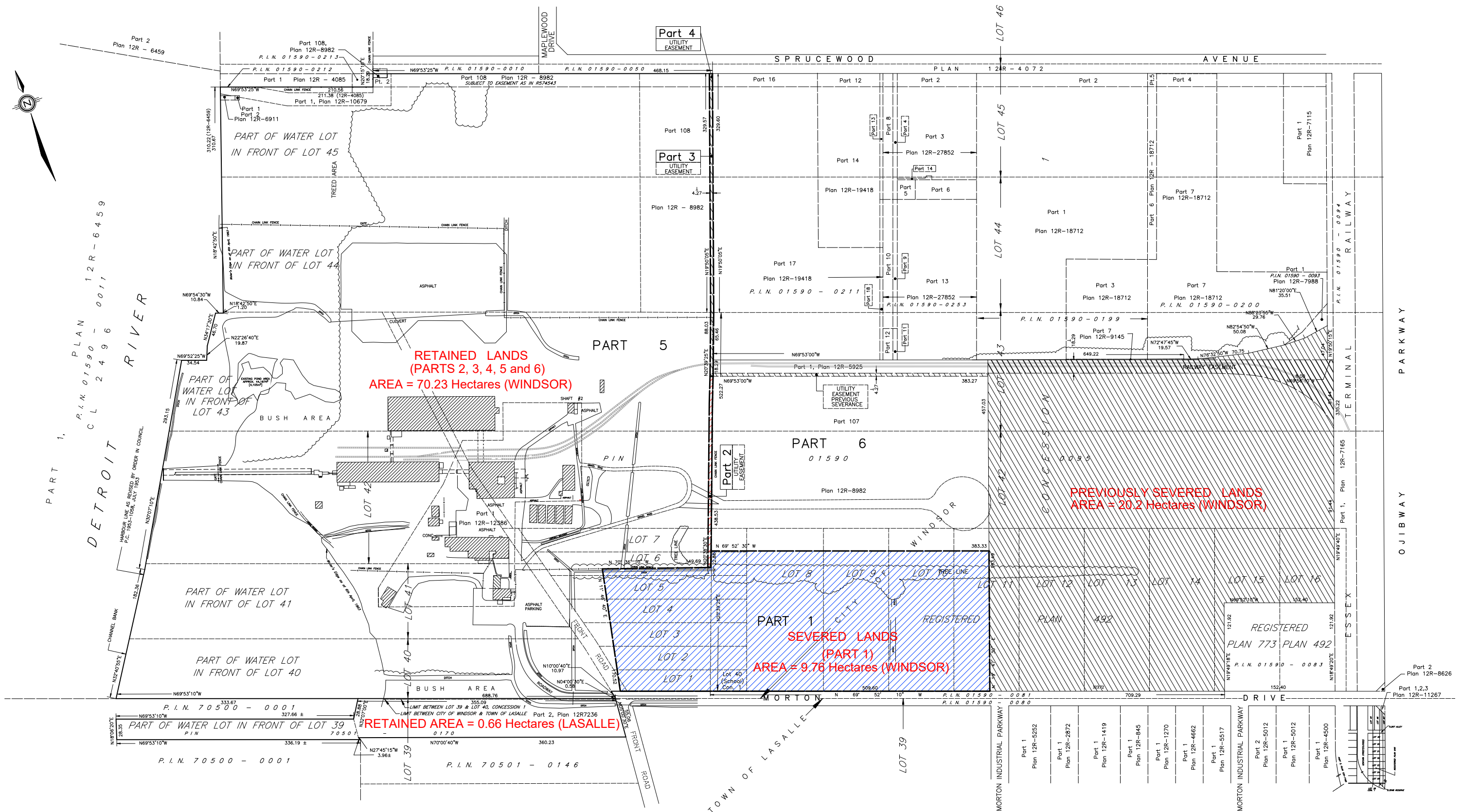
24.117 ACRES (APPROX.)  
OF LAND AVAILABLE

MORTON DRIVE

Essex Terminal Railway



# Site Plan



NOTE: This is a draft site plan and should be treated as such. Further updates or modifications to the plan may occur.

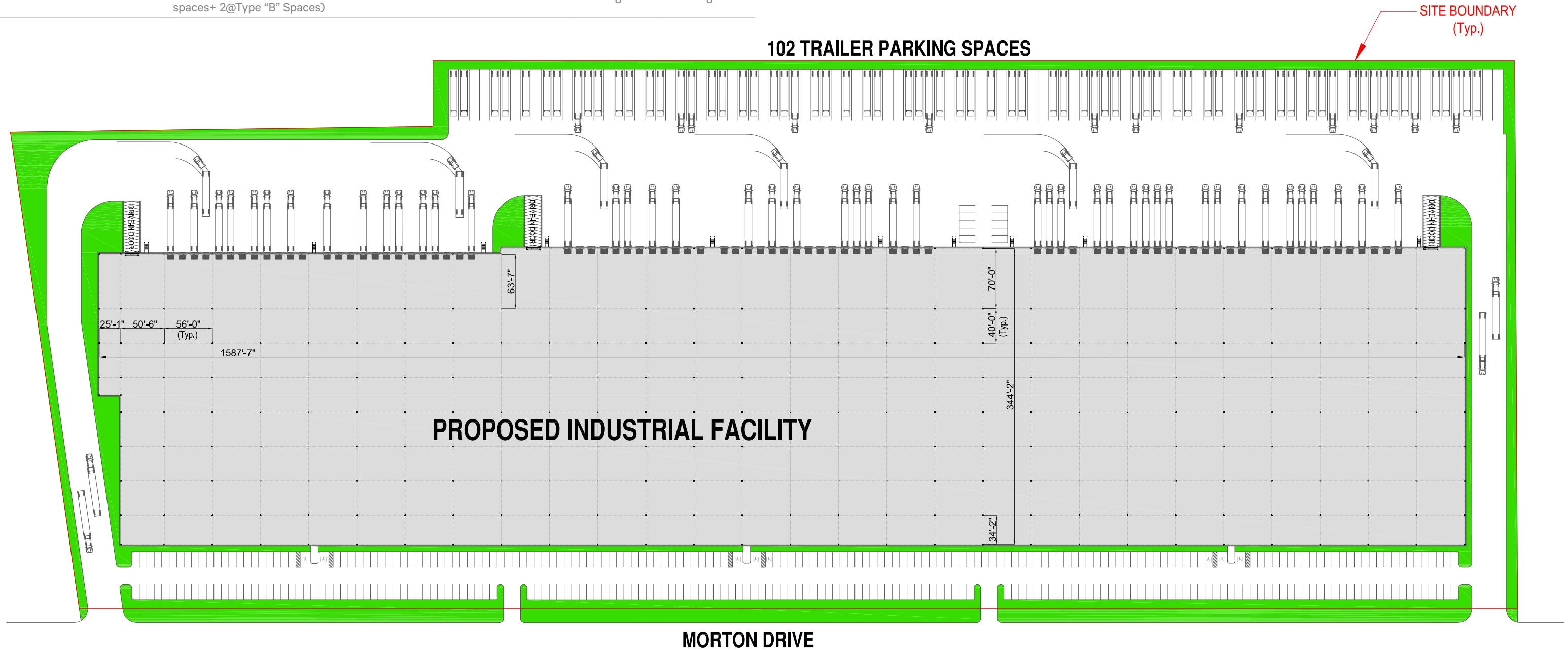
# Conceptual Site-Plan A

Estimated Site Area = 1,054,041 SQ. FT. (97,923.6 SQ. M. = 24.2 Ac.)

Total Facility Area = 545,470 SQ. FT. (50,675.8 SQ. M.)

Total Site Coverage = 51.8%

		Required	Provided
<b>Car Parking Spaces</b> (Per City of Windsor Zoning By-Law 8600, Section 24.20, Warehouse & Business Office Uses, and Section 24.24, Accessible Parking)	1.0 space per 45.0 m2 of Office use area (Estimated @ 5%)	57	57
	+1.0 space per 200 m2 of remaining area (Estimated @ 95%)	241	292
	<b>TOTAL:</b>	298	349
	Inclusive of Accessible spaces @ 1.5 + 2% of required spaces (*6@Type "A" spaces+ 2@Type "B" Spaces)	8	8

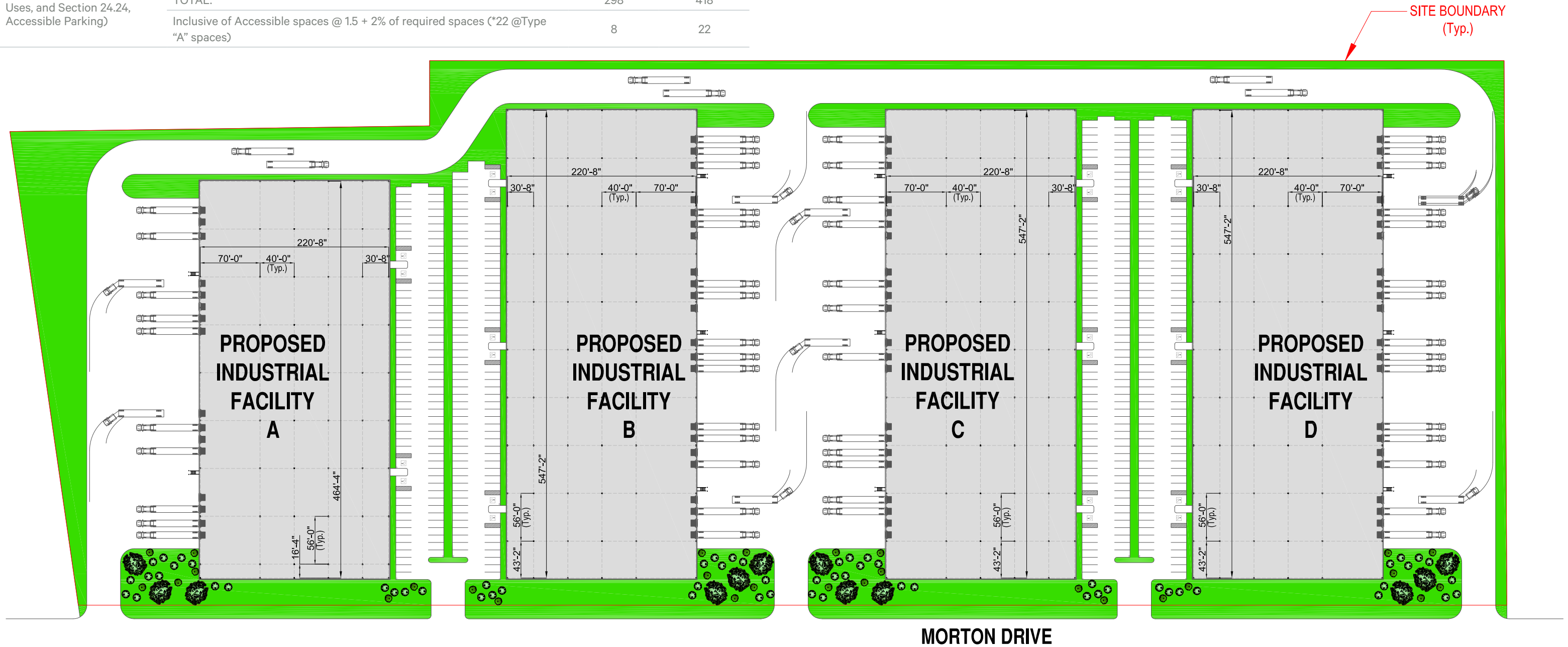


NOTE:  
This drawing is for visual representation purposes only. It is not meant to be used for permit or regulatory approval, or for construction or placement reference. Boundaries, easements, specific by-law adherence, elevation variance requirements, storm water requirements, and dimensional requirements will all require verification by accredited professionals.

# Conceptual Site-Plan B

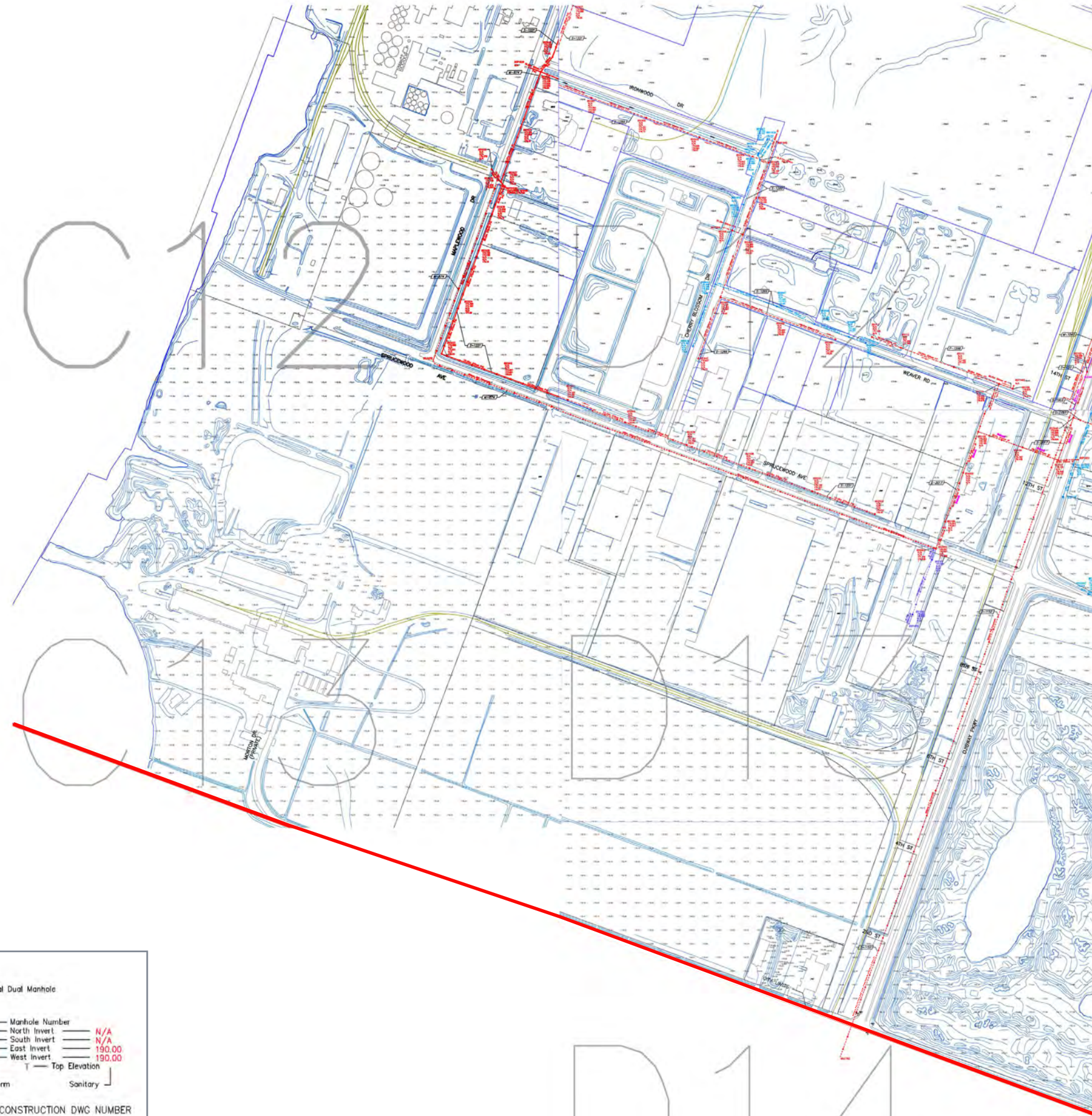
Estimated Site Area	= 1,054,041 SQ. FT. (97,923.6 SQ. M. = 24.2 Ac.)
Facility "A" Area	= 104,643 SQ. FT. ( 9,721.7 SQ. M.)
Facilities "B", "C", & "D", Each	= 123,184 SQ.FT.(11,442.2 SQ. M.)
Total Facility Area	= 474,194 SQ. FT. (44,054.2 SQ. M.)
Total Site Coverage	= 45.0%

	Required	Provided
<b>Car Parking Spaces</b>		
(Per City of Windsor Zoning By-Law 8600, Section 24.20, Warehouse & Business Office Uses, and Section 24.24, Accessible Parking)		
1.0 space per 45.0 m2 of Office use area (Estimated@ 10%)	99	99
+ 1.0 space per 200 m2 of remaining area (Estimated@ 90%)	199	319
<b>TOTAL:</b>	<b>298</b>	<b>418</b>
Inclusive of Accessible spaces @ 1.5 + 2% of required spaces (*22 @Type "A" spaces)	8	22



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C1

D14

	SANITARY SEWER
	STORM SEWER
	COMBINED SEWER
	PRIVATE SEWER
	SANITARY PROPOSED OR AS BUILT INFO N/A
	STORM
	CULVERTS, CATCH BASINS AND OUTLETS
	GAS LINE
	STEAM LINE
	HYDRO ONE
	R.O.W
	ASSESSMENT LOT
	HERB GRAY PKWY LIMITS

Ward	Type	Manhole Location	Manhole Number	North Invert	South Invert	East Invert	West Invert	Top Elevation
7R0000	S=Sanitary		N/A					
	R=Storm		N/A					
	C=Combined		N/A					
			100.00					
			190.00					
			T					

Ward	Type	Manhole Location	Manhole Number	North Invert	South Invert	East Invert	West Invert	Top Elevation
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	C=Combined		N/A					
			190.00					
			190.00					
			T					

Pipe Length	Pipe Size	Pipe Material
100.85m	1200mm	CP

CONSTRUCTION DWG NUMBER



# Zoning

## Manufacturing District 2.5 (MD2.5)

### Permitted Uses

- + Industrial Use
- + Ambulance Service
- + Motor Vehicle Salvage Operation

Any use accessory to the preceding uses

### Prohibited Uses

- + Animal Processing Facility
- + Manufacture of paper, plywood, pulp, or veneer including a sawmill
- + Salvage Operation

- + Distillation Plant

### Provisions

.2	Lot Area - Minimum	4,000 m <sup>2</sup>
.4	Building Height - Maximum	20.0 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	3.0 m
.8	Landscaped Open Space Yard - Minimum	15% of lot area

### Industrial Uses

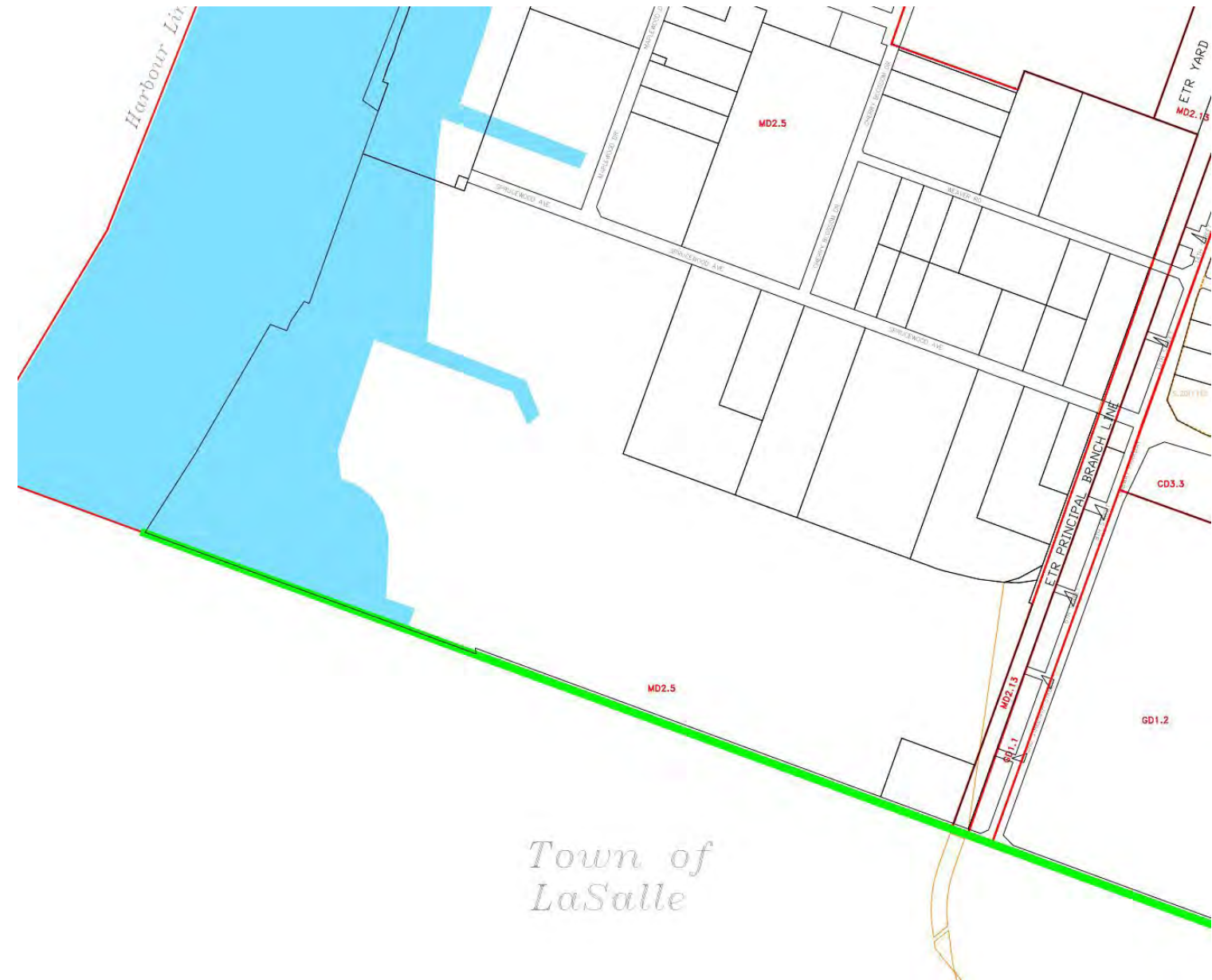
means, unless specifically prohibited, one or any combination of the following:

1. One or more main use identified as an industrial activity in Section 3.10
2. One or more of the following main uses:

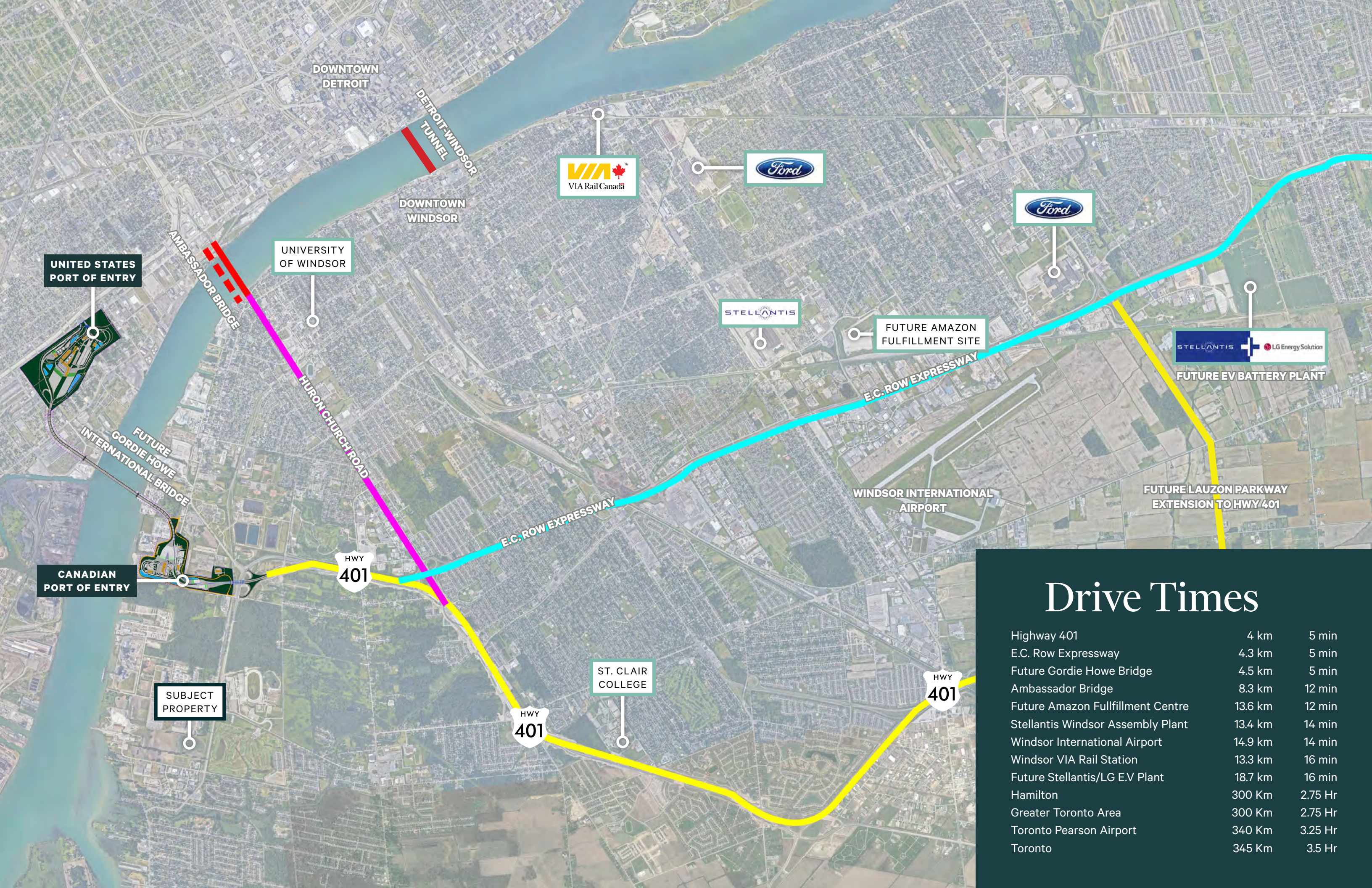
- + Automobile Collision Shop
- + Confectionary
- + Research and Development Facility
- + Automobile Detailing Service
- + Contractor's Office
- + Warehouse
- + Automobile Repair Garage
- + Medical Appliance Facility
- + Welding Shop
- + Bakery
- + Repair Shop – Heavy
- + Wholesale Store

3. One or more of the following activities as a main use:

- + Assembling
- + Packaging
- + Shipping
- + Constructing
- + Processing
- + Manufacturing
- + Producing







DOWNTOWN  
DETROIT

DETROIT-WINDSOR  
TUNNEL

DOWNTOWN  
WINDSOR



UNITED STATES  
PORT OF ENTRY

UNIVERSITY  
OF WINDSOR

FUTURE AMAZON  
FULFILLMENT SITE

FUTURE EV BATTERY PLANT

AMBASSADOR BRIDGE

HURON CHURCH ROAD

E.C. ROW EXPRESSWAY

FUTURE  
GORDIE HOWE  
INTERNATIONAL BRIDGE

WINDSOR INTERNATIONAL  
AIRPORT

FUTURE LAUZON PARKWAY  
EXTENSION TO HWY/401

HWY  
401

CANADIAN  
PORT OF ENTRY

SUBJECT  
PROPERTY

ST. CLAIR  
COLLEGE

HWY  
401

HWY  
401

# Drive Times

Highway 401	4 km	5 min
E.C. Row Expressway	4.3 km	5 min
Future Gordie Howe Bridge	4.5 km	5 min
Ambassador Bridge	8.3 km	12 min
Future Amazon Fullfillment Centre	13.6 km	12 min
Stellantis Windsor Assembly Plant	13.4 km	14 min
Windsor International Airport	14.9 km	14 min
Windsor VIA Rail Station	13.3 km	16 min
Future Stellantis/LG E.V Plant	18.7 km	16 min
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
- + Over \$2-billion was spent in 2015 by FCA to retool their Windsor Assembly Plant, Canada's single-biggest manufacturing facility by employment and a further \$1.3 - \$1.5 billion announced in 2020 for future investment starting in 2023-2024
- + In 2017, Ford announced investment of up to \$1.2 billion to transform their Windsor operations into a world-class engine facility and research centre and in 2020 announced a further \$1.98 billion in the Oakville/Windsor plants
- + Windsor Essex 15 billion Mega Hospital is currently in Stage 2 of 5 with 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



## 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 access to all available due diligence materials with respect to the Property, please contact CBRE for a copy of the Confidentiality Agreement. Access to the CBRE Sharefile Dataroom will only be provided following receipt of a signed Confidentiality Agreement.

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