



665 Weaver Rd, Windsor, ON

# 11 Acres Near the Detroit/Windsor Border For Sale and Lease

# Property Profile

665 Weaver Rd, Windsor, ON

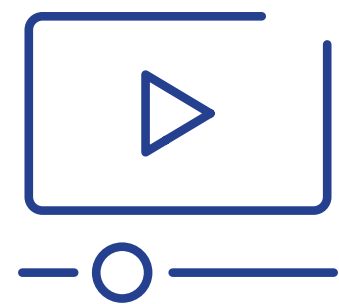
Colliers

## FOR SALE

Lot Area	11 AC
Zoning	MD 2.5
Vacant Possession	Immediate
Asking Price	\$6,900,000

## FOR LEASE

Lot Area	8 Acres Maximum
Demisable Configurations	1 Acre minimum
Zoning	MD 2.5
Vacant Possession	Immediate
Lease Rate	\$5,000 Per Acre Per Month



[Click Here for our Property Video Tour](#)



Located in close proximity to: Detroit/Windsor border crossing at Ambassador Bridge, Highway 401, Gordie Howe International Bridge, Windsor International Airport, and more.

# Property Photos



# Zoning Overview

## Manufacturing District 2.5 (MD2.5)

### Permitted Uses

Industrial Use  
Ambulance Service  
Motor Vehicle Salvage Operation

### Prohibited Uses

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

Additional conditions and provisions may apply.  
Interested parties are advised to consult the [zoning by-law](#), and the municipality.



# Nearby Amenities & Corporate Neighbours



**Detroit**  
Distance: +/- 13km

**Detroit/Windsor Tunnel**  
Distance: +/- 12km

**Ambassador Bridge**  
Distance: +/- 7km

**Gordie Howe Bridge**  
Distance: +/- 4km

**Ford Windsor Engine Plant**

**New NextStar EV Battery Plant**

**Stellantis (Chrysler) Windsor**

**Windsor International Airport**  
Distance: +/- 13km

**ADM Agri-Industries**

**Morterm Limited (Cargo Terminal)**

**Acme Auto Parts & Heavy Equipments**

**Arcelor Mittal**

**Windsor Salt Mine**

**665 Weaver Rd**

**Tim Hortons**



**Plasman Manufacturing**

**Ambassador Golf Club**



# The Neighbourhood



**Detroit**  
Distance: +/- 13km

**Canadian Maritime Transport**

**Gordie Howe Bridge**  
Distance: +/- 4km

**ADM Agri-Industries**

**Acme Auto Parts & Heavy Equipments**

**Morterm Limited (Cargo Terminal)**

**Arcelor Mittal**

**Canon Automotive Solutions**

**Danruss Contracting**

**Plasman Manufacturing**

**Speedy Transport Group**

**665 Weaver Rd**

**XPO**

**TST Expedited Services**

# Why Windsor?



## An International City

Windsor is an international city with a prime location, great economic prospects and a highly skilled workforce that is eager to work. It is the home to first class educational institutions and hospitals, and it boasts a breathtaking waterfront park system among its many attractions. Windsor is strategically located at the crossroads of two nations as one of the most used and important gateways between Canada and the United States. Windsor and Detroit

are connected by the Ambassador Bridge (North America's most used international cargo crossing), Detroit-Windsor Tunnel, Canadian Pacific Railway Tunnel, and Detroit-Windsor Truck Ferry. Similarly, a proposed second bridge is in process.



## A Diversely Skilled Labour Force

Windsor-Essex is home to a widely diverse, skilled and educated workforce. With a strong history in agri-food and advanced manufacturing, especially within the automotive sector, the region has recently seen growth and diversification in multiple other thriving industries, including applied science and technologies. This new growth has also increased trade, which has contributed to the local economy for decades. As of January 2024, the

Windsor area's population grew by more than 1,000 new residents for the seventh consecutive month in January while still managing to reduce its unemployment rate.



## The Gordie Howe International Bridge

The Gordie Howe International Bridge project is a once-in-a-generation undertaking. Not only will the project deliver much-needed transportation improvements for international travellers, it will also provide jobs and opportunities for growth to the Windsor-Detroit region and includes features that make this project truly distinctive.

The Gordie Howe International Bridge will

facilitate the movement of people, goods, and services and ensure that there is sufficient border crossing capacity to accommodate future growth in cross-border trade and traffic. The project's expected completion is Fall 2025.



## Booming Industrial Market

Known as the "Automotive Capital of Canada", Windsor's industrial and manufacturing heritage is responsible for how the city has developed through the years.

Windsor's industrial real estate market reached new heights in 2023 as a strong fourth quarter saw records smashed for average sales and lease rates and new industrial space under construction. The average sales price in Windsor (\$175.55 per square foot) rose eight times as

much as the national average (1.5 per cent). Lease rates climbed 13.6 per cent to \$10.53 per square foot, more than double the Canadian average. A record 1.17-million-square-foot of new construction is currently under development, not including the NextStar Energy battery plant.



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