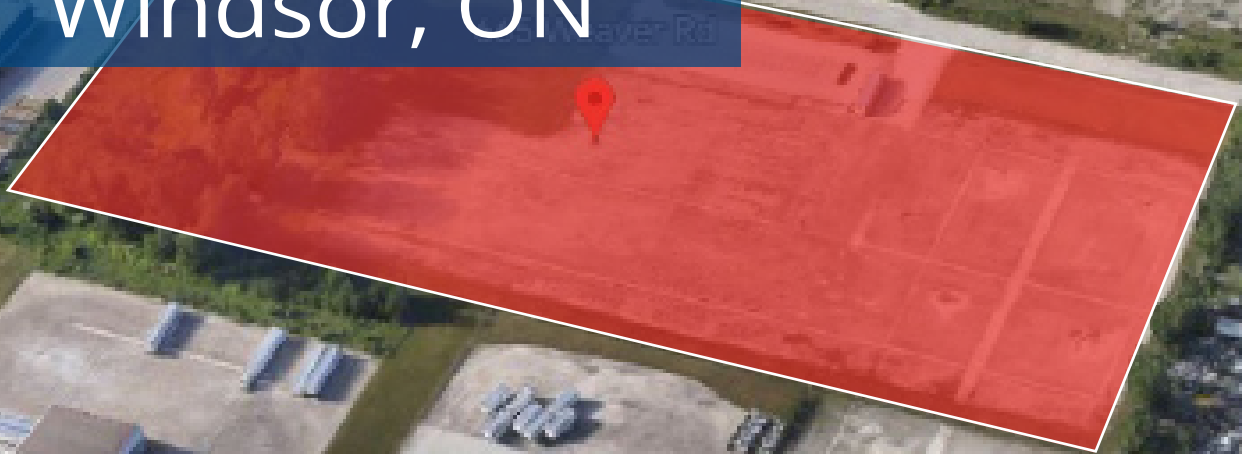


665 Weaver Rd., Windsor, ON



 Click to view video

SALE: \$6,900,000

11 ACRES

[View on Collierscanada.com](https://www.collierscanada.com)

Matt Chambers
Vice President/Sales Representative
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Zoned MD 2.5 (Manufacturing District)



Opportunity to purchase
11 acre industrial lot



Fenced yard and graveled yard
with security gate

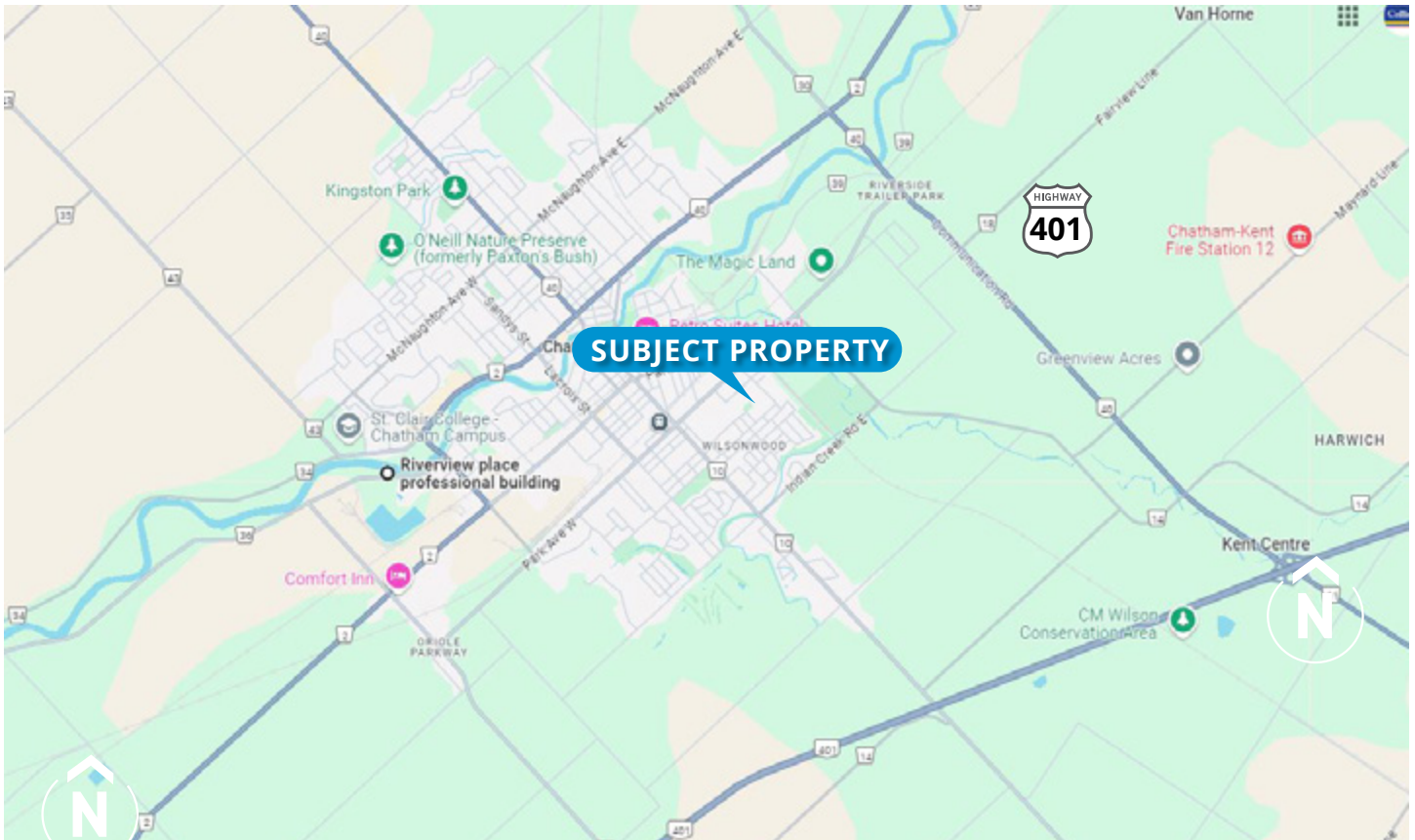


Located close to Hwy 401
and 7km +/- from Ambassador bridge

Trucking/Industrial Lot FOR SALE > 665 Weaver Rd., Windsor, ON



LOCATION AND MAPPING



Trucking/Industrial Lot FOR SALE > 665 Weaver Rd., Windsor, ON



MANUFACTURING DISTRICT (MD 2.5) ZONE

PERMITTED USES OF THE MD2.5 ZONE

PERMITTED USES

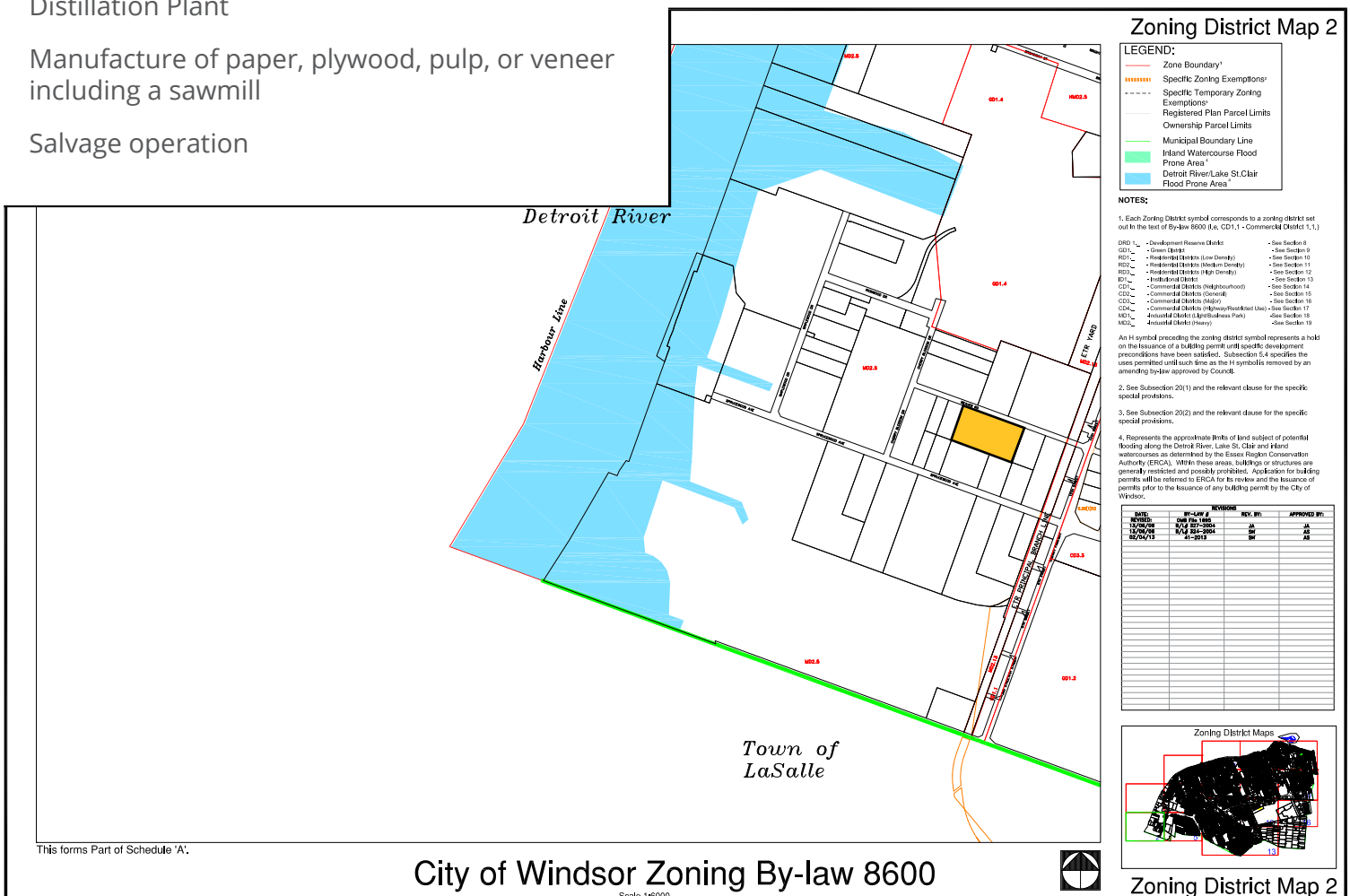
- Industrial Use
- Ambulance Service
- Motor Vehicle Salvage Operation
- Any use accessory to the preceding uses

PROHIBITED USES

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

PROVISIONS

- Lot Area - minimum 4,000 m²
- Building Height - maximum 20.0 m
- Front Yard Depth - minimum 6.0 m
- Rear Yard Depth - minimum from a rear lot line that abuts a street 6.0 m
- Side Yard Width - minimum 3.0 m
- Landscaped Open Space Yard - minimum 15% of lot area



Trucking/Industrial Lot FOR SALE > 665 Weaver Rd., Windsor, ON



Population Trends & Key Indicators

Windsor, Ontario | 30 km radius

365,662	143,547	2.5	41.0	CA\$75,014	71%	173,937	157,482	16,455
Population	Household	Avg size household	Median age	Median household income	Dwellings: owned	Labour force	Employed	Unemployed

Household spending



CA\$105,034

Avg household expenditure



CA\$3,048

Avg rental expenditure

Population by generation



30,018
Greatest gen:
born 1945/earlier



89,984
Baby boomer:
born 1946 to
1964



66,925
Generation x:
born 1965 to
1980



72,669
Millennial:
born 1981 to
1998

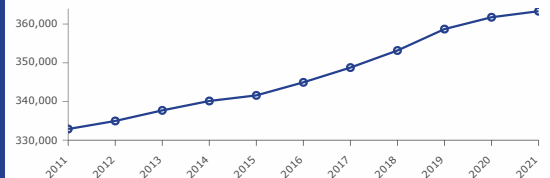


88,791
Generation z:
born 1999 to
2016



17,276
Alpha: born
2017 to present

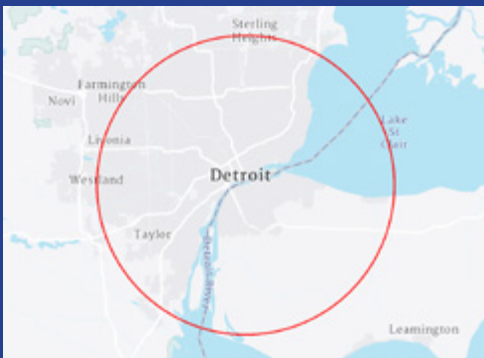
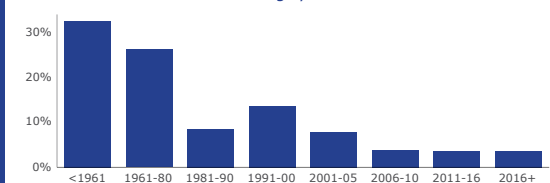
Historical trends: population



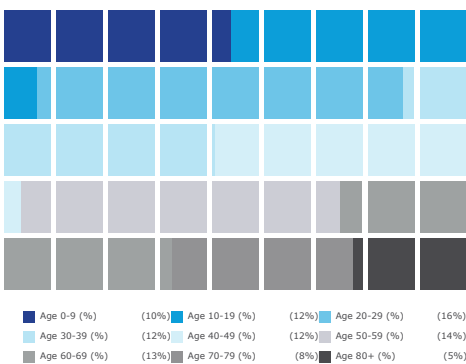
Housing: tenure



Housing: year built



Population by age



Trucking/Industrial Lot FOR SALE > 665 Weaver Rd., Windsor, ON

Contact us



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TRAVEL DISTANCES

To London Centre	194 km 2 hr
To Kitchener-Waterloo	289 km 2 hr 54 min
To Hamilton	307 km 2 hr 56 min
To Toronto	372 km 3 hr 48 min
To Sarnia	159 km 1 hr 37 min
To Buffalo	411 km 4 hr 2 min
To Ambassador Bridge	7 km 12 min
To Detroit	14 km 22 min



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