

4790 North Service Road East

Windsor, Ontario



Contact Us

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The Offering

Rare, crane railed industrial space available for lease

On behalf of MAICONS PROPERTIES INC. ("Landlord"), CBRE Limited ("Advisor" or "CBRE") is pleased to present the opportunity to lease a portion of the property located at 4790 North Service Road East in Windsor Ontario the ("Property")

This offering represents 37,352 Sq. Ft. of industrial space available for lease. The property is strategically located between Central Avenue and Jefferson Blvd along North Service Road East, offering direct exposure to the E.C. Row Expressway. The Property comes well-equipped with a number of desirable features, including 16-28 Ft. clear heights, 1,200 amp power, and a crane with dual 10-ton trolleys capable of handling a total of 20 tons. The Property also offers dedicated on-site parking, excellent loading and unloading capabilities, including two below-grade loading docks and three drive doors. Additionally, the space is complemented by 2,500 Sq. Ft. of office space, making it an ideal location for a wide variety of industrial applications, which is further underpinned by its highly versatile MD1.1 zoning designation.

\$7.00

Asking Net Lease Rate (PSF)

37,352

Sq. Ft. Available

MD1.1

Zoning



Property Address

4790 North Service Road East, Windsor, ON, N8T 3J3

Asking Net Lease Rate (PSF)

\$7.00

Taxes, Maintenance & Insurance (PSF)

\$2.50

Lease Structure

Triple Net Lease

Space Available (SF)

37,352 SF

Clear Height (Ft.)

16-28 Ft.

Loading

2 x Docks & 3 x Drive-in

Cranes

1 x Dual 10-ton trolleys (20 ton capacity)

Parking

On-site: 48 dedicated stalls (Newly paved)

Power

1,200 AMP, 600 Volt

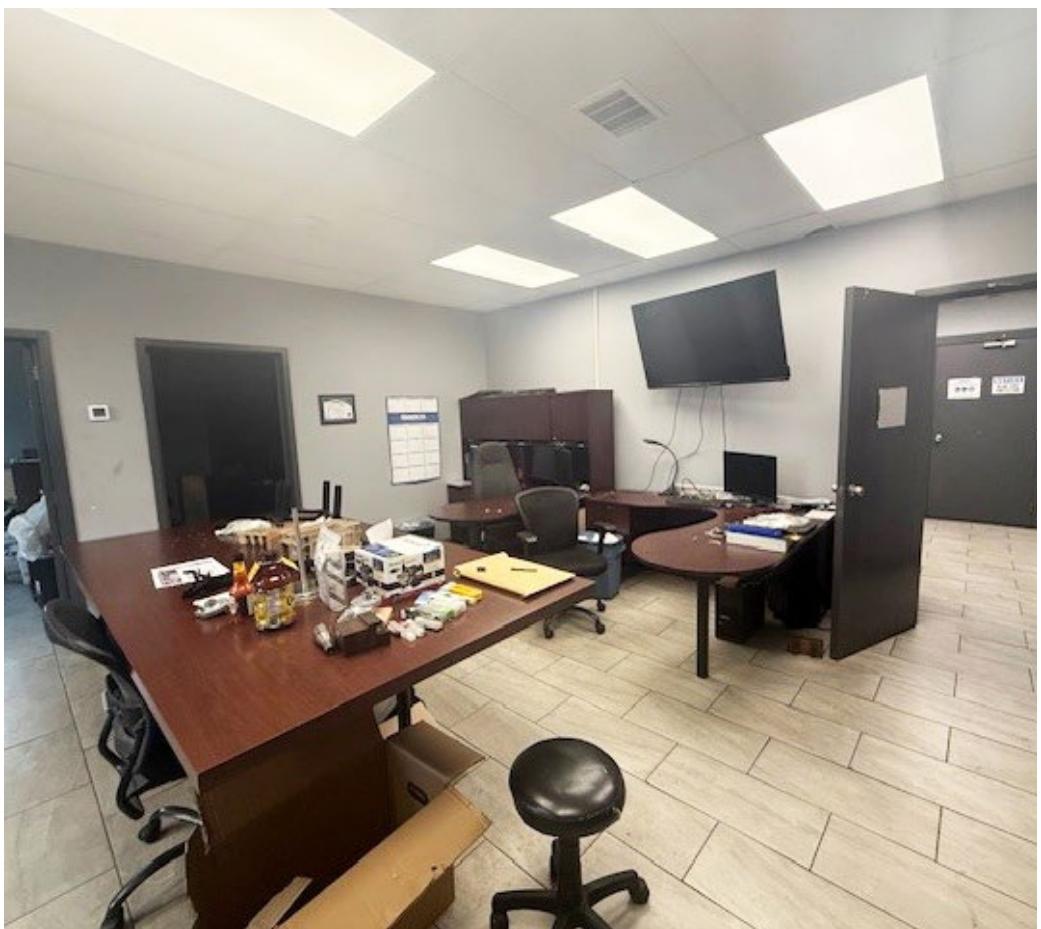
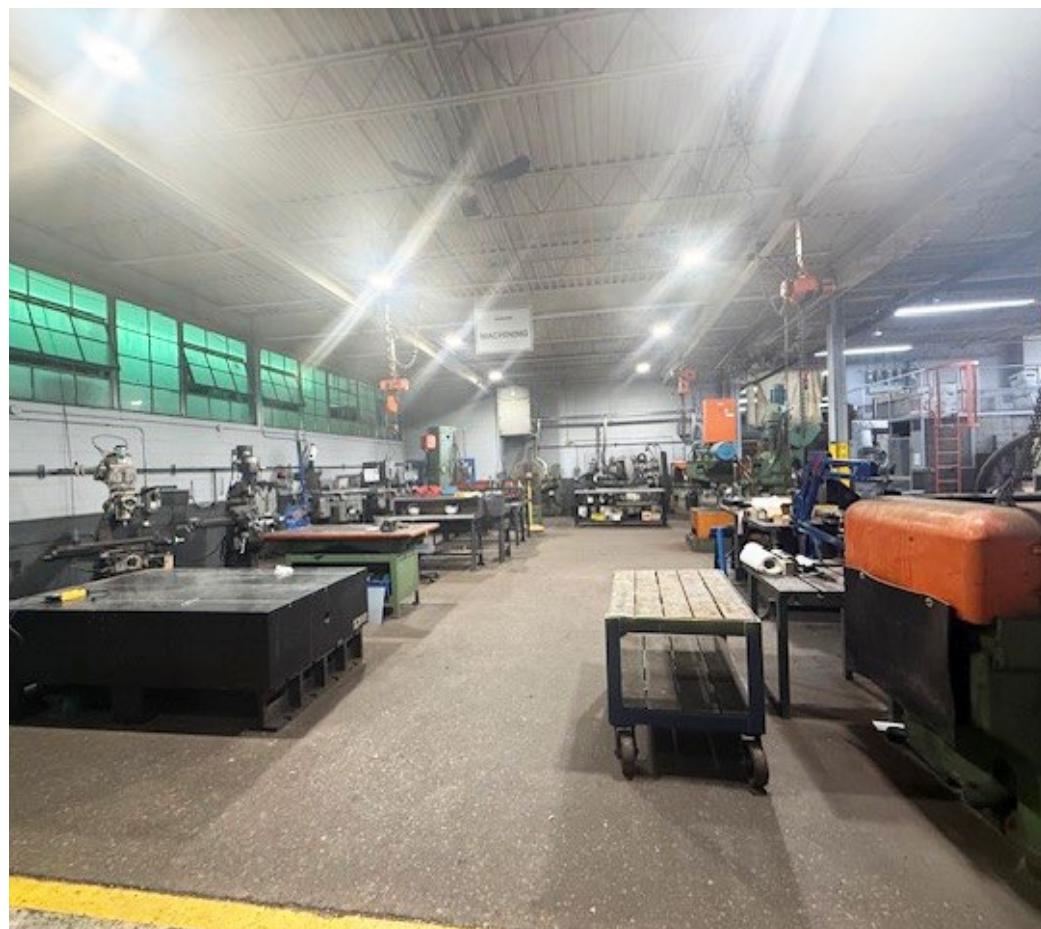
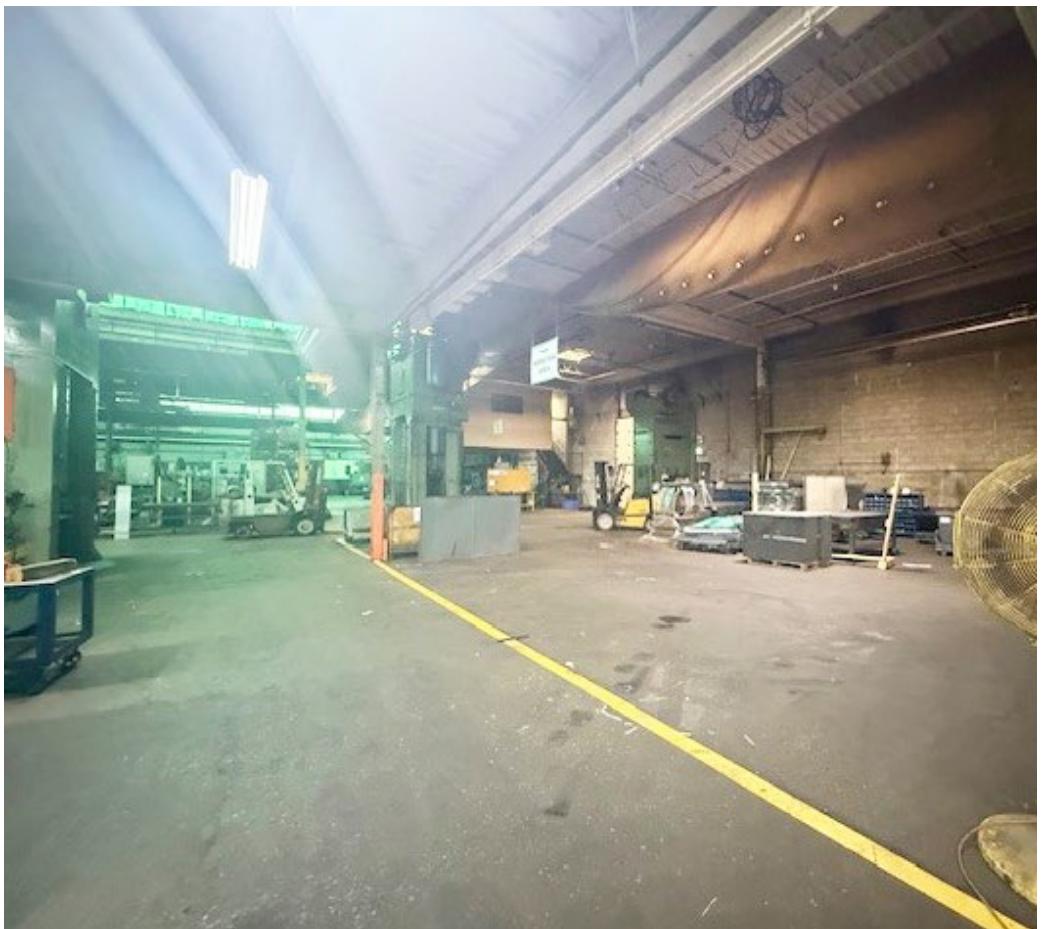
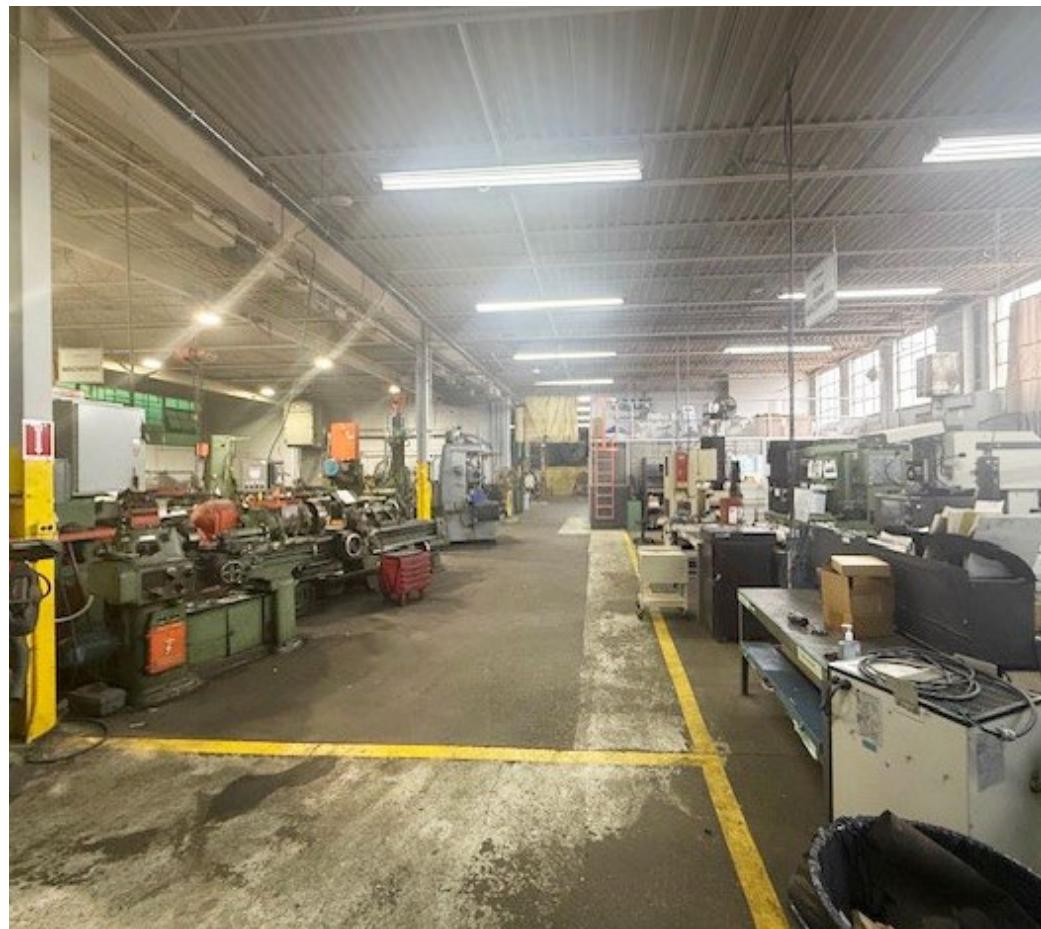
Fire Suppression

Fire Hoses

Zoning

MD1.1

"CBRE or the Landlord make no representations or warranties with respect to any Property information provided herein or within any subsequent data rooms. 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"





Zoning Information

Manufacturing District 1.1 (MD1.1)

Permitted Uses

- + Ambulance Service
- + Laundry Plant
- + Self-Storage Facility
- + Building Materials Recycling Store
- + Manufacturing Facility
- + Towing Service
- + Bulk Storage Facility
- + Medical Appliance Facility
- + Warehouse
- + Contractor's Office
- + Micro-Brewery
- + Water Transportation Facility
- + Equipment Rental Shop
- + Public Parking Area
- + Welding Shop
- + Food Catering Service
- + Repair Shop - Heavy
- + Repair Shop - Light

Any of the following Ancillary Uses:

- + Automobile Sales Lot
- + Club (Existing)
- + Retail Store - Equipment & Supplies
- + Car Wash Automatic
- + Food Outlet - Take-Out
- + Veterinary Office
- + Car Wash Coin Operated
- + Gas Bar
- + Wholesale Store

Any of the following Existing uses:

- + Transport Terminal

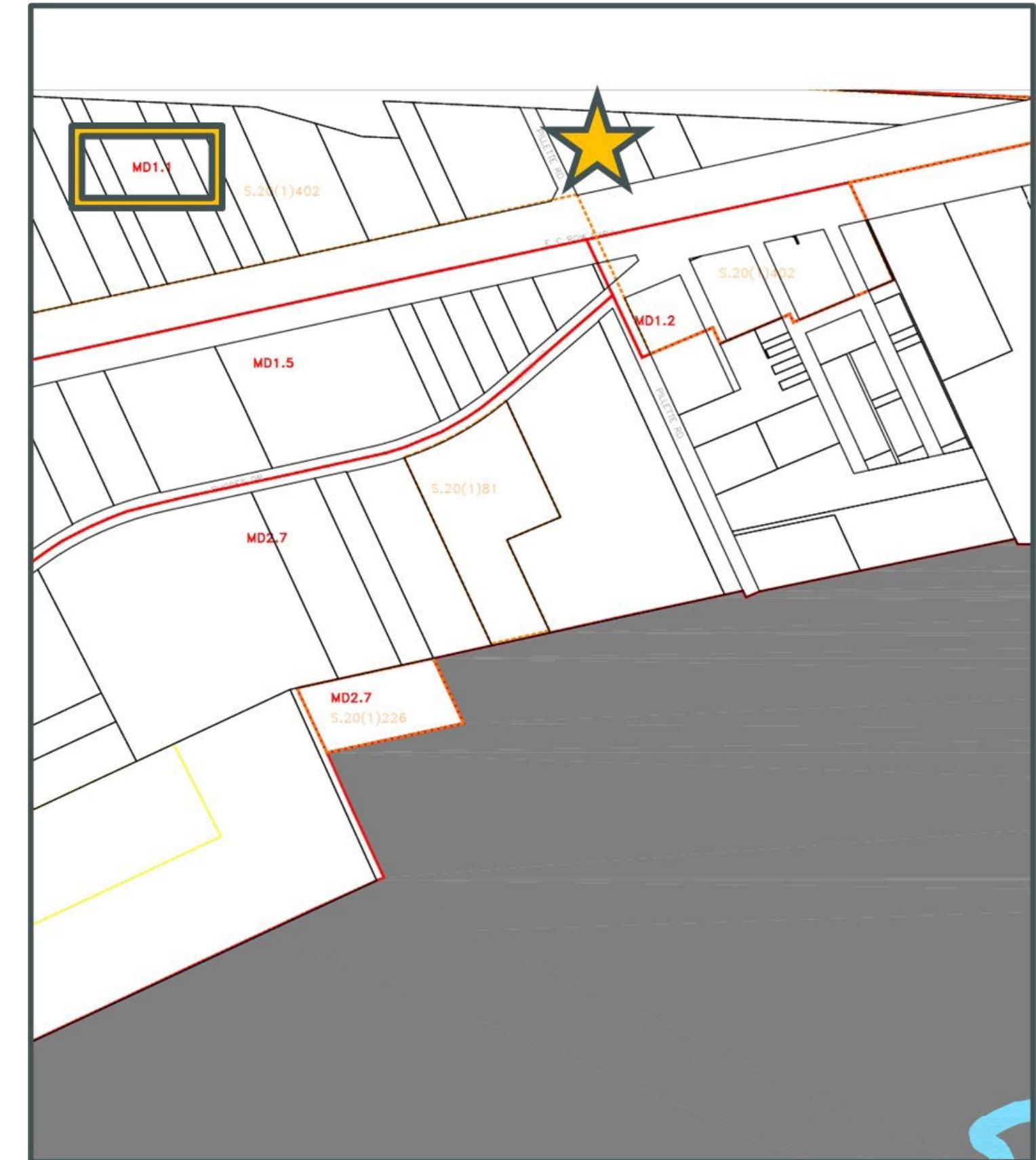
Any use accessory to any of the above uses, including a *Caretaker's Residence*

Prohibited Uses

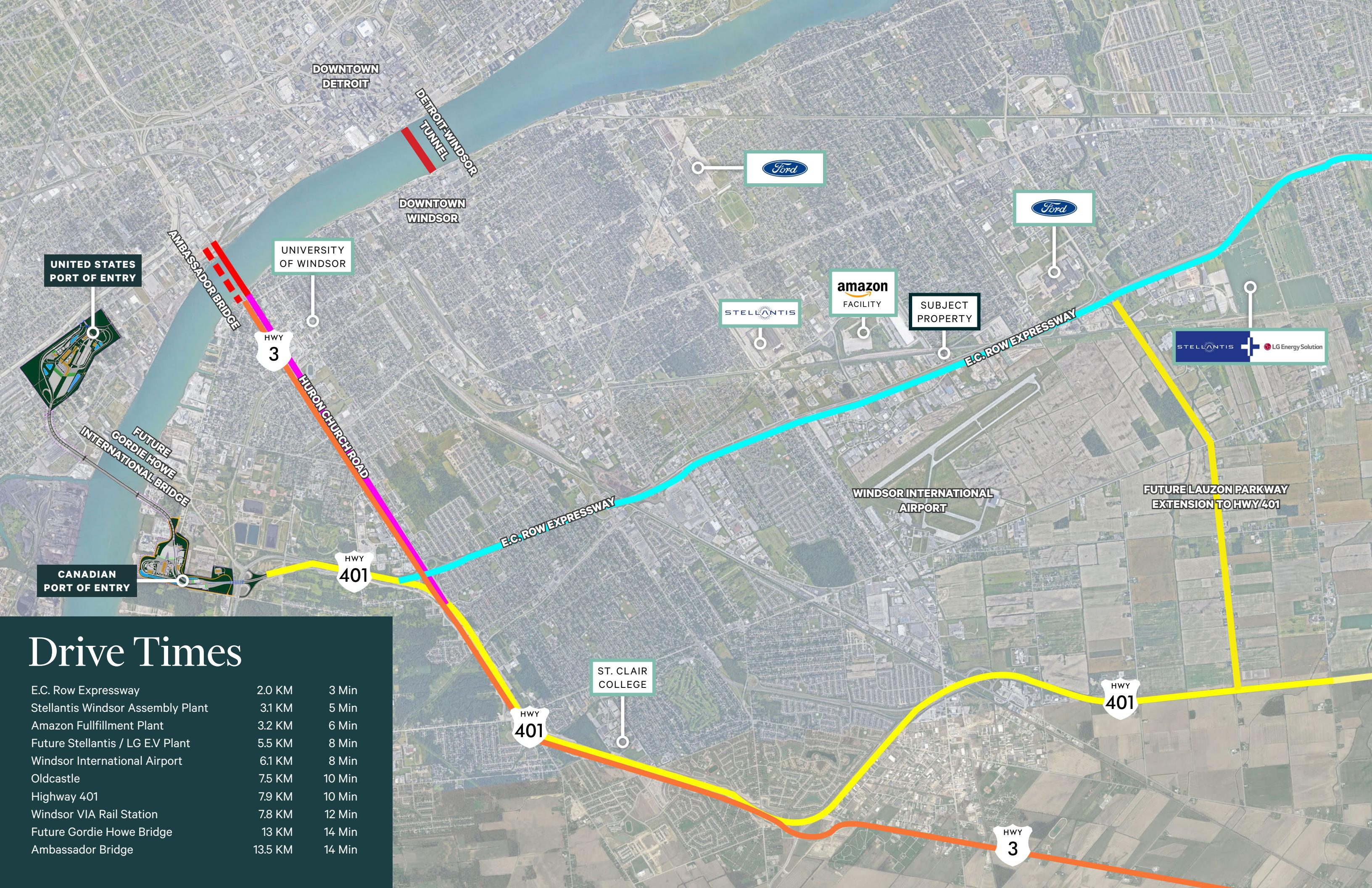
- + Outdoor storage of aggregate

Provisions

.4	Building Height - maximum	14.0 m
.5	Front Yard Depth - minimum	6.0 m
.7	Side Yard Width - minimum	6.0 m
	a) From a side lot line that abuts a lot on which a dwelling or dwelling unit is located	3.0 m
	b) From an exterior lot line	
.8	Landscaped Open Space Yard - minimum	15% of lot area



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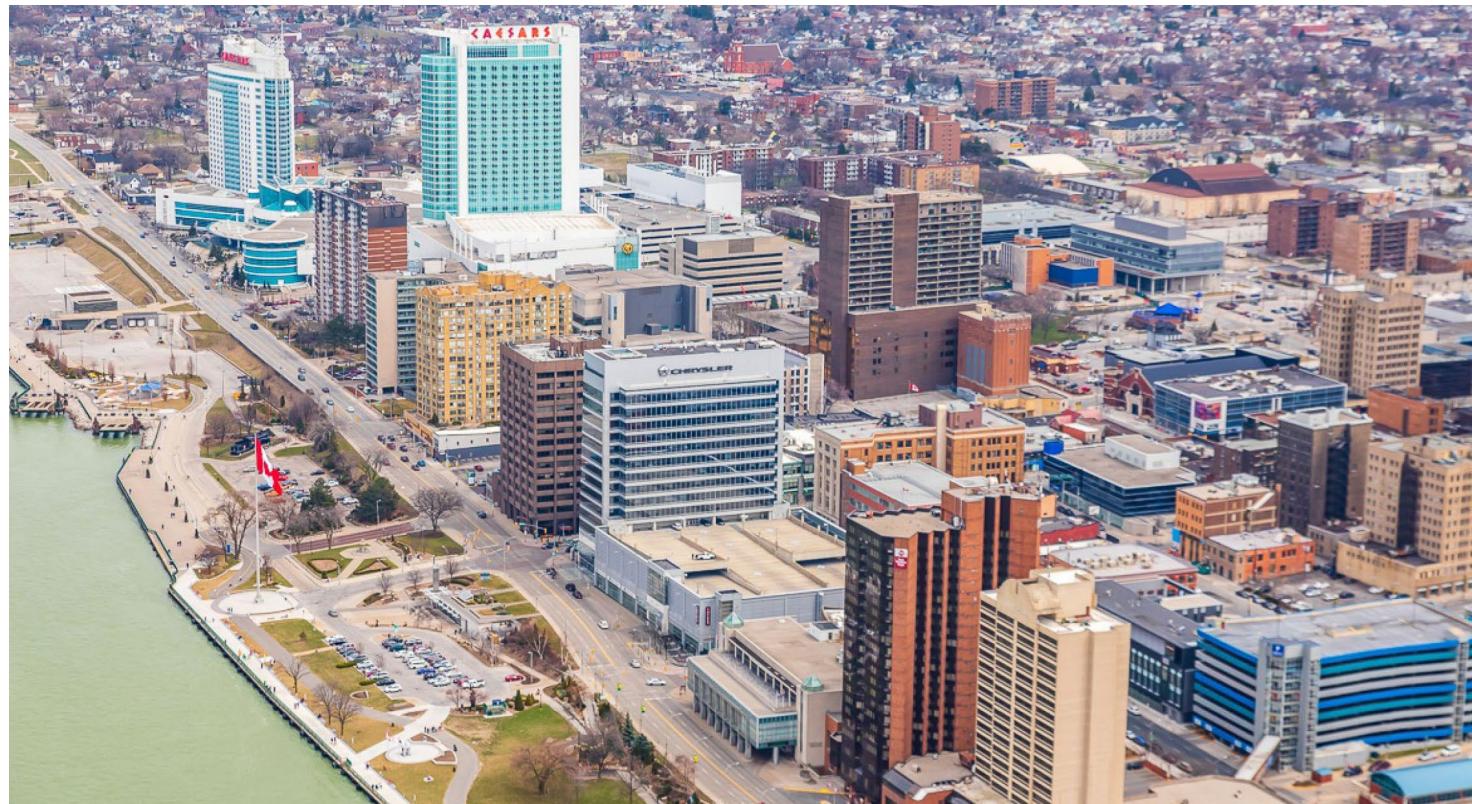
Windsor Market Overview

4790 North Service Road East | Windsor, ON Canada

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
- + with construction expected to start in 2026, and full construction completion anticipated by 2030
- + In 2020, Stellantis (formerly 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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