

# Available For Sale

20600 County Rd. 42  
Lakeshore, ON N0P 2L0

## Strategic Cross-Border Redevelopment Opportunity

**ZONING: Lakeshore CR-16 (Rural Commercial / Employment**

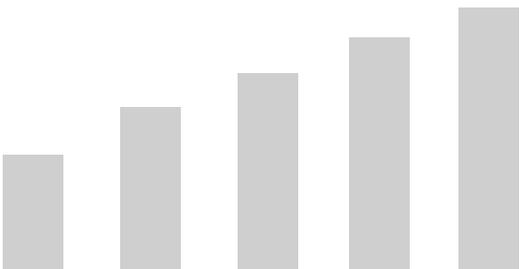
**±14 Acres of Employment Land  
3 Minutes to Highway 401  
25–30 Minutes to Gordie Howe International Bridge**

**Windsor–Detroit: One Corridor. Two Nations. Strategic Advantage.**



Presented at:

**\$4,999,900.00**



# Executive Summary

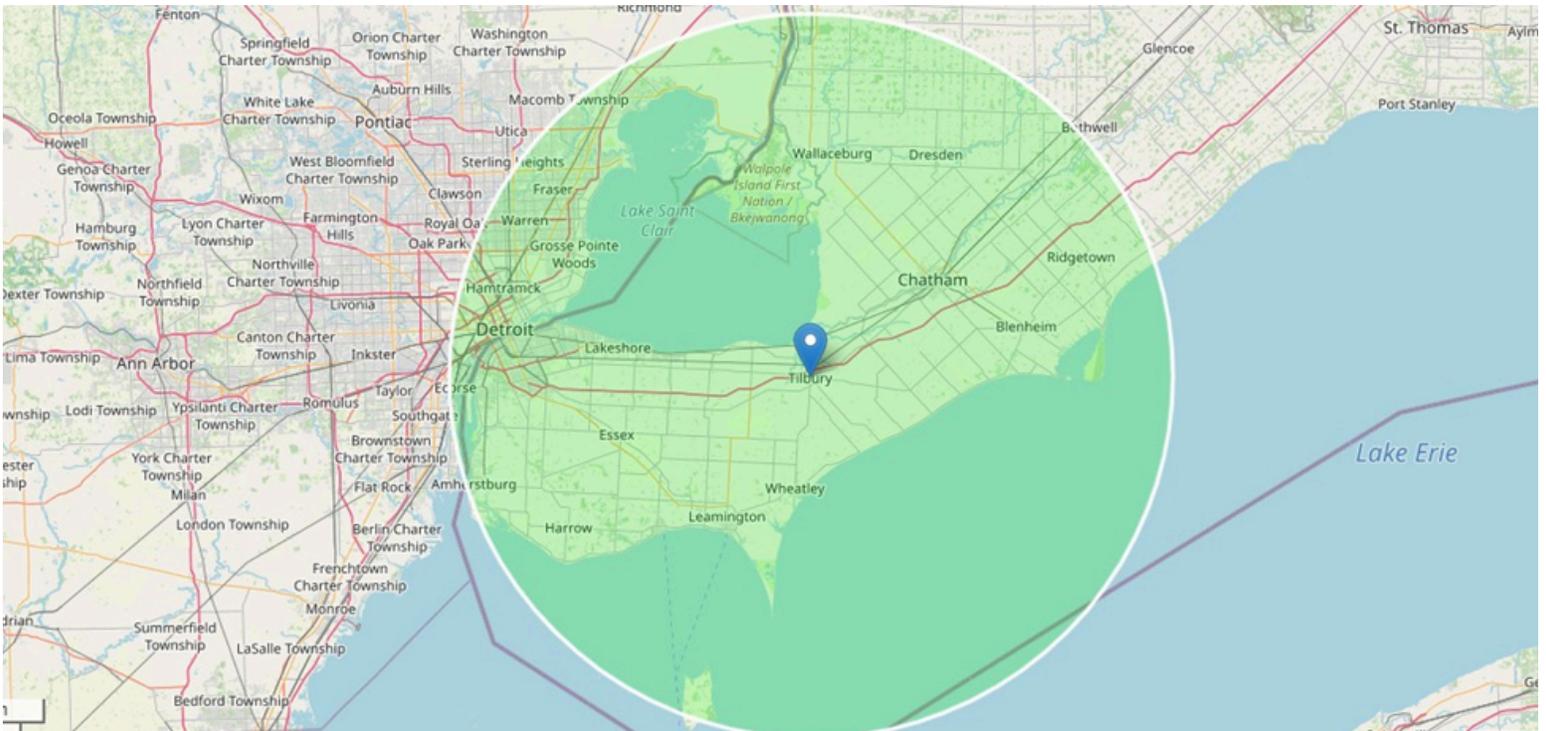
Royal LePage Binder (Commercial) Real Estate is pleased to present 20600 County Road 46, Town of Lakeshore — a ±14-acre CR-16 zoned Rural Commercial / Employment land opportunity strategically positioned within Southwestern Ontario's primary transportation and trade corridor.

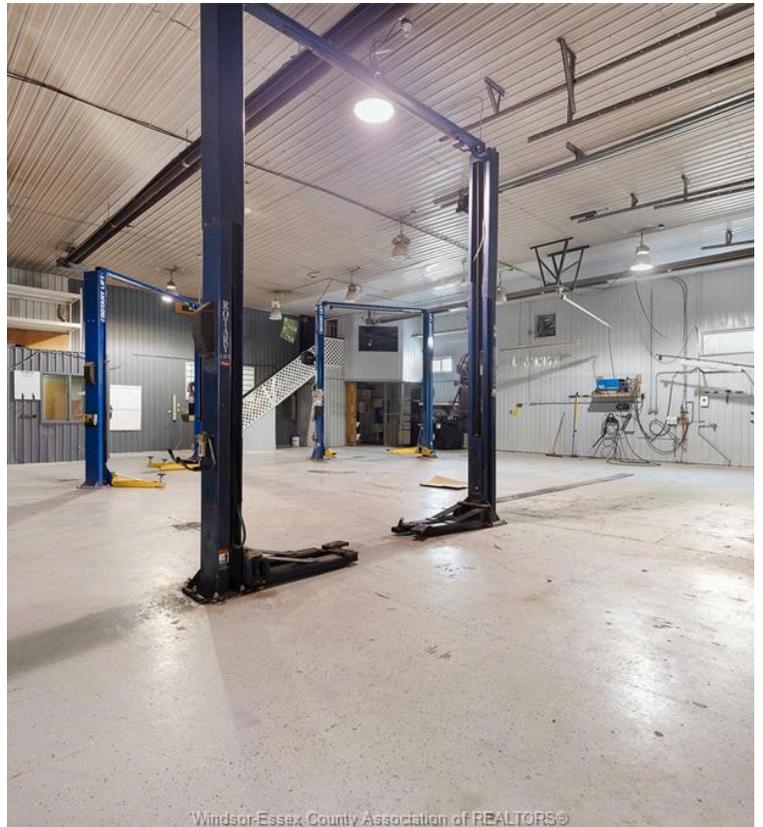
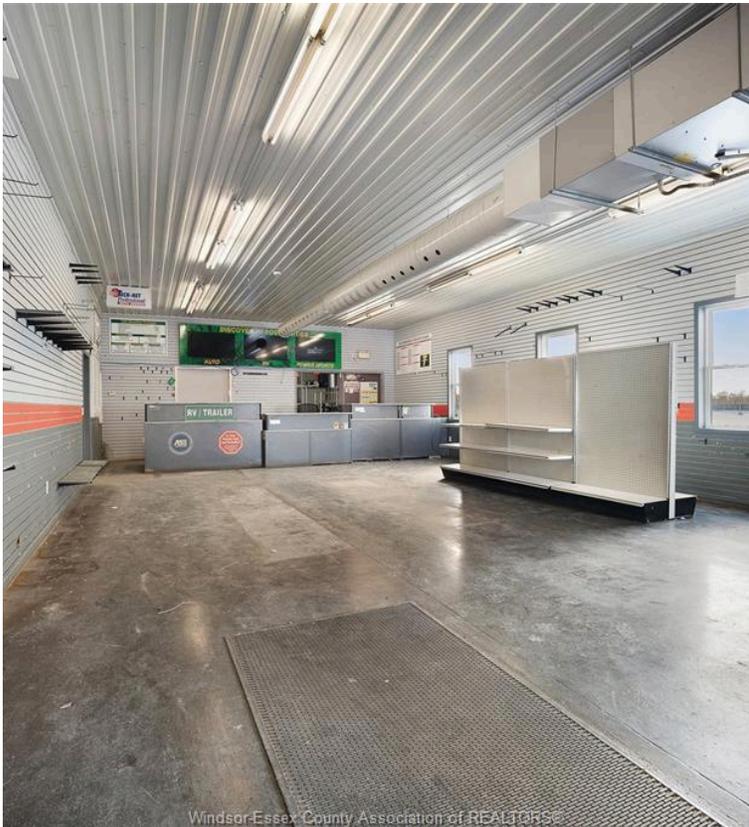
Located approximately three minutes from Highway 401 and within 25–30 minutes of the Gordie Howe International Bridge, the property offers direct access to one of North America's most significant cross-border gateways. This location supports efficient freight movement, reduced congestion exposure, and reliable access to both Canadian and U.S. markets.

The site's scale and configuration allow for phased commercial development, yard utilization, and long-term operational expansion. The CR-16 zoning designation supports employment-generating and highway-oriented uses consistent with corridor development.

Within a 60-kilometre trade radius serving a population base exceeding 400,000, the property benefits from a strong regional workforce anchored in manufacturing, automotive supply chain, logistics, and agri-food processing sectors.

20600 County Road 42 represents a scalable employment land asset within an evolving Windsor–Detroit gateway — ideally suited for national operators or investors seeking infrastructure proximity, operational efficiency, and long-term corridor growth.





# ZONING & REDEVELOPMENT POSITIONING

## Zoning Overview

CR-16 – Rural Commercial / Employment  
Town of Lakeshore, ON

The CR-16 designation permits a range of commercial and employment-oriented uses intended to serve highway corridors and regional markets.

## Permitted uses typically include:

- Equipment sales and rental
- Automotive sales and service
- Contractor yards
- Warehousing and light employment
- Service commercial operations
- Building supply and trade-related uses
- Regulated outdoor display and storage

## The parcel supports:

- Scalable building footprint
- Yard utilization
- Phased development
- Long-term expansion flexibility

This zoning framework aligns well with national operators seeking operational scale and infrastructure access within a cost-efficient corridor.



# INTERNATIONAL & CORRIDOR POSITIONING

## **Windsor–Detroit: One Corridor. Two Nations. Strategic Advantage.**

For U.S. and European firms expanding into North America, 20600 County Road 42 represents a strategically positioned employment land asset within the Windsor–Detroit international trade corridor — one of the most active cross-border commercial gateways on the continent.

Located minutes from Highway 401 and approximately 25–30 minutes from the Gordie Howe International Bridge, the property allows operators to efficiently serve both Canadian and U.S. markets from a single operational base.

## **Compared to comparable U.S. border-adjacent markets, Southwestern Ontario offers:**

- Competitive per-acre land acquisition costs
- Stable regulatory framework
- Skilled manufacturing and logistics workforce
- Established automotive and agri-food supply chains
- Direct access to Midwest U.S. distribution markets

For overseas operators, favorable currency positioning (CAD relative to USD or EUR) may further enhance acquisition and operational efficiency.

## **Mark Bloomfield**

Broker

Royal LePage Binder (Commercial) Real Estate

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