

Available For Sale

CBRE

310 Ellis Street East

Windsor, Ontario



Contact Us

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CBRE Windsor

The Offering

Rare, heavy industrial facility for sale featuring overhead cranes and ample power .

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to purchase the property located at 310 Ellis Street East in Windsor, Ontario (the “Property”).

This 98,000 Sq. Ft. crane-railed industrial facility boasts a multitude of desirable features such as 4 x cranes (1x5-ton, 2x10-ton, 1x25-ton), ceiling heights ranging from 18-30Ft. and excellent loading/unloading capabilities with 3 x truck dock doors & 5 x grade level drive-in doors.

The Property is well positioned on 6.16 acres of land at the corner of Ellis Street East and McDougall Street which offers ample on-site parking. The Property also tenders highly sought-after MD2.1 zoning designation which lends itself to numerous industrial applications.

The Property will be sold on an “as is, where is basis” without any representations or warranties.



98,000 SF

Total Building Size

6.16

Total Site Size (Acres)

2 x 3000

Amp, 600/347V Transformer

310 Ellis Street East | Windsor, ON Canada



Property Address	310 Ellis Street East, Windsor, ON, N8X2H2
Total Building Size (SF)	98,000 SF
Site Area (Acres)	6.16 Acres
Property Taxes (2024)	\$63,321.88
Ceiling Heights (Feet)	18 – 30 Ft.
Loading	3 x Dock level doors & 5 x Grade level drive-in doors
Cranes	4 Cranes (1x5-ton, 2x10-ton, 1x25-ton)
Power	2 x 3,000 Amps, 600/347V Transformer
Zoning	MD2.1
Parking	On-site: 115 stalls (approx.)

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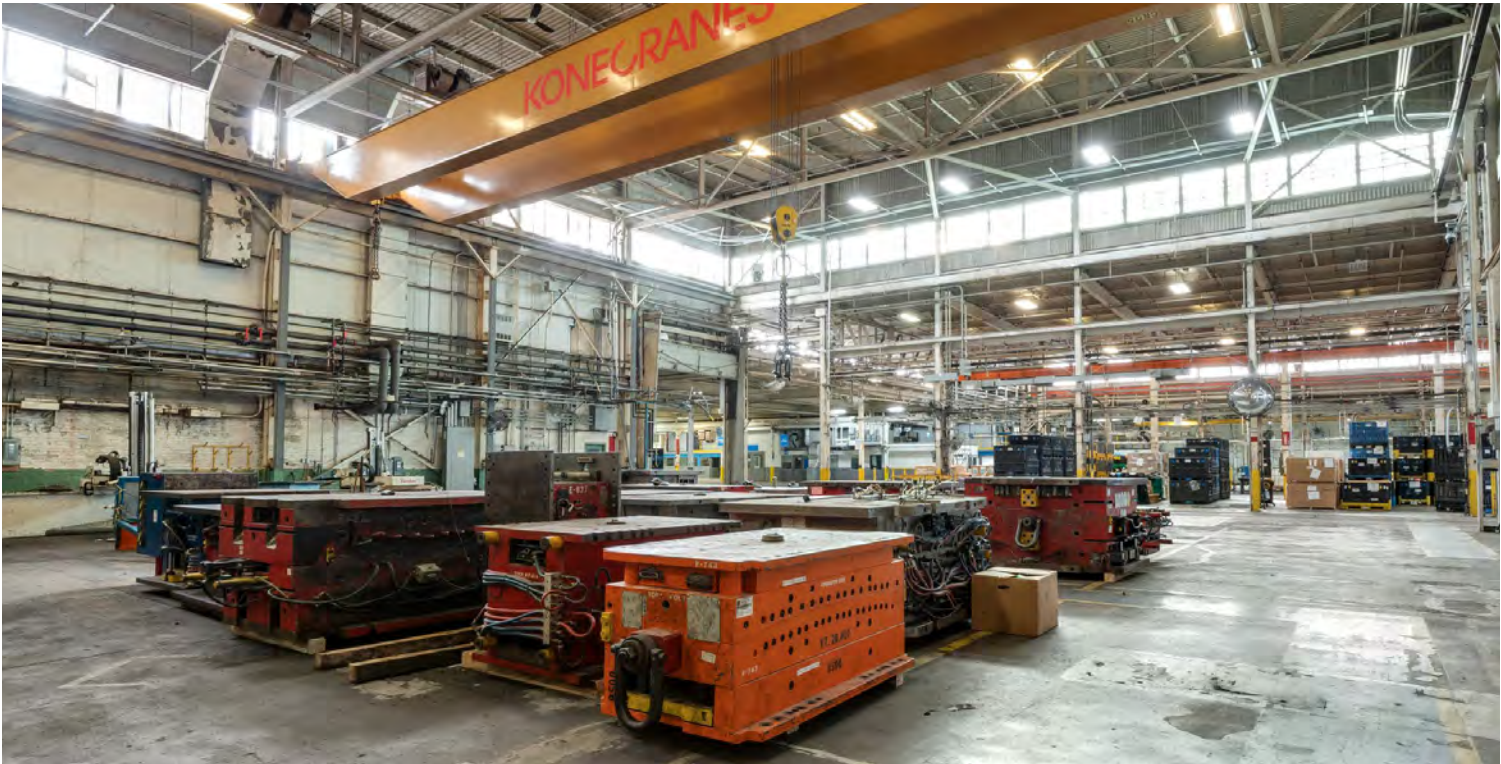
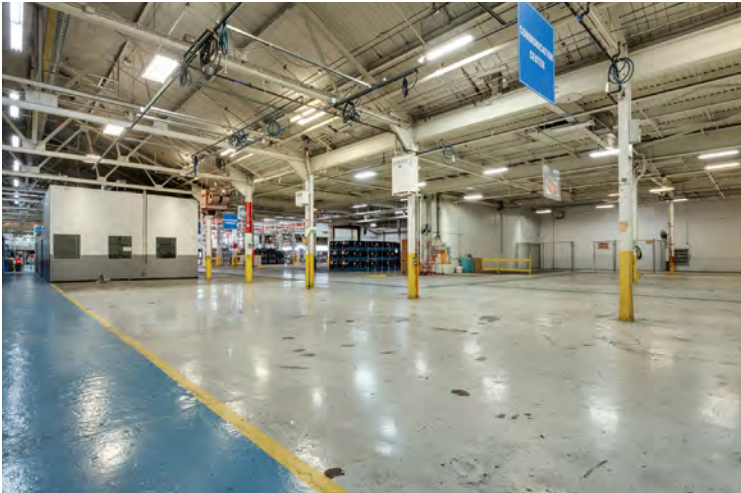
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Exterior Photos



Interior Photos





Manufacturing District 2.1 (MD2.1)

Permitted Uses

- + Industrial Use

+ Ambulance Service

+ Building Materials Recycling Store
- + Food Catering Service

+ Micro-Brewery

+ Motor Vehicle Salvage Operation
- + Self-Storage Facility

+ Towing Facility

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

Prohibited Uses

- + Animal Processing Facility

+ Batching Plant

+ Distillation Plant
- + Manufacturing Heavy

+ Pit

+ Primary Metals Plant
- + Quarry

+ Salvage Operation

Provisions

- .5

Front Yard Depth – Minimum

6.0 m
- .7

Side Yard Width – Minimum

A) From a *side lot line* that abuts a *lot* on which a *dwelling* or *dwelling unit* is located

B) From an *exterior lot line*:

3.0 m
- .8

Landscaped Open Space Yard – Minimum

15.0% of *lot area*

Industrial Use

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

+ Automobile Detailing Service

+ Automobile Repair Garage

+ Bakery

+ Confectionary

+ Contractor's Office

+ Medical Appliance Facility

+ Repair Shop – Heavy

+ Research and Development Facility

+ Warehouse

+ Welding Shop

+ Wholesale Store

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

+ Assembling

+ Constructing

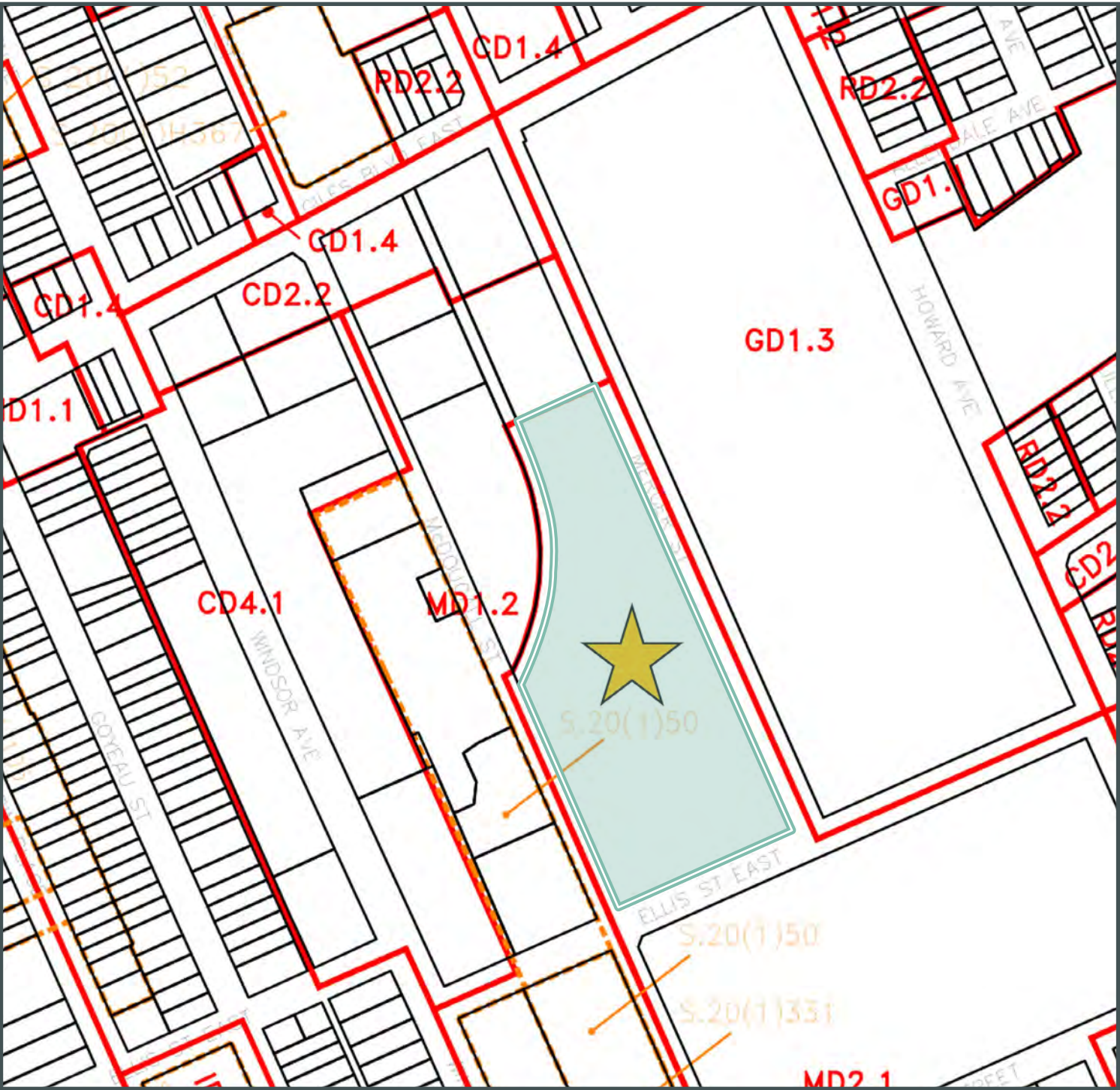
+ Manufacturing

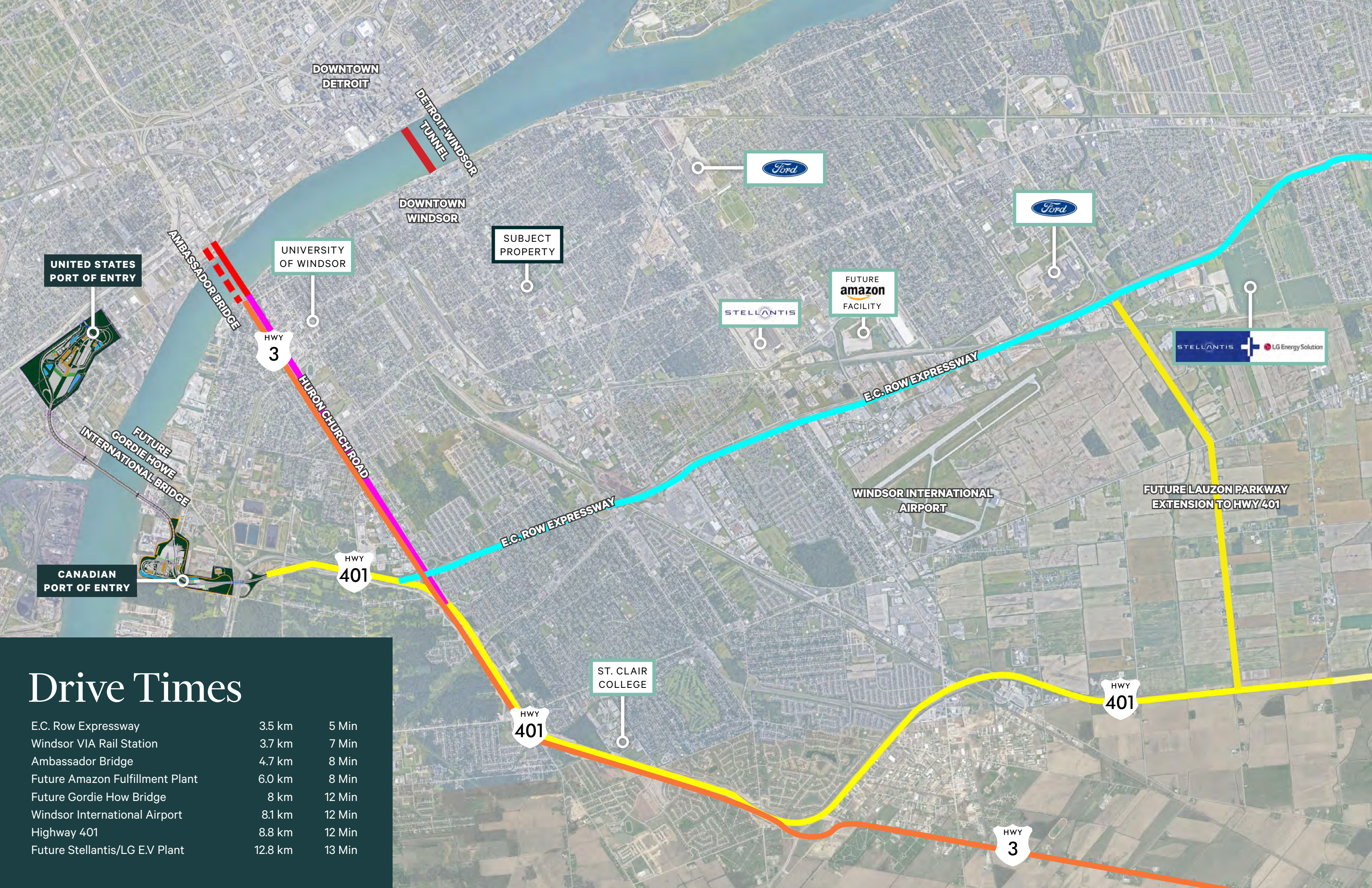
+ Packaging

+ Processing

+ Producing

+ Shipping





Drive Times

E.C. Row Expressway	3.5 km	5 Min
Windsor VIA Rail Station	3.7 km	7 Min
Ambassador Bridge	4.7 km	8 Min
Future Amazon Fulfillment Plant	6.0 km	8 Min
Future Gordie Howe Bridge	8 km	12 Min
Windsor International Airport	8.1 km	12 Min
Highway 401	8.8 km	12 Min
Future Stellantis/LG E.V Plant	12.8 km	13 Min

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
- + Windsor Essex \$2 billion Mega Hospital is currently in Stage 2 of

- 5 with construction expected to start in 2026, and 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
- + 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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