

Available For Lease

9009 Twin Oaks Drive

Windsor, Ontario



Contact:

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Offering Summary

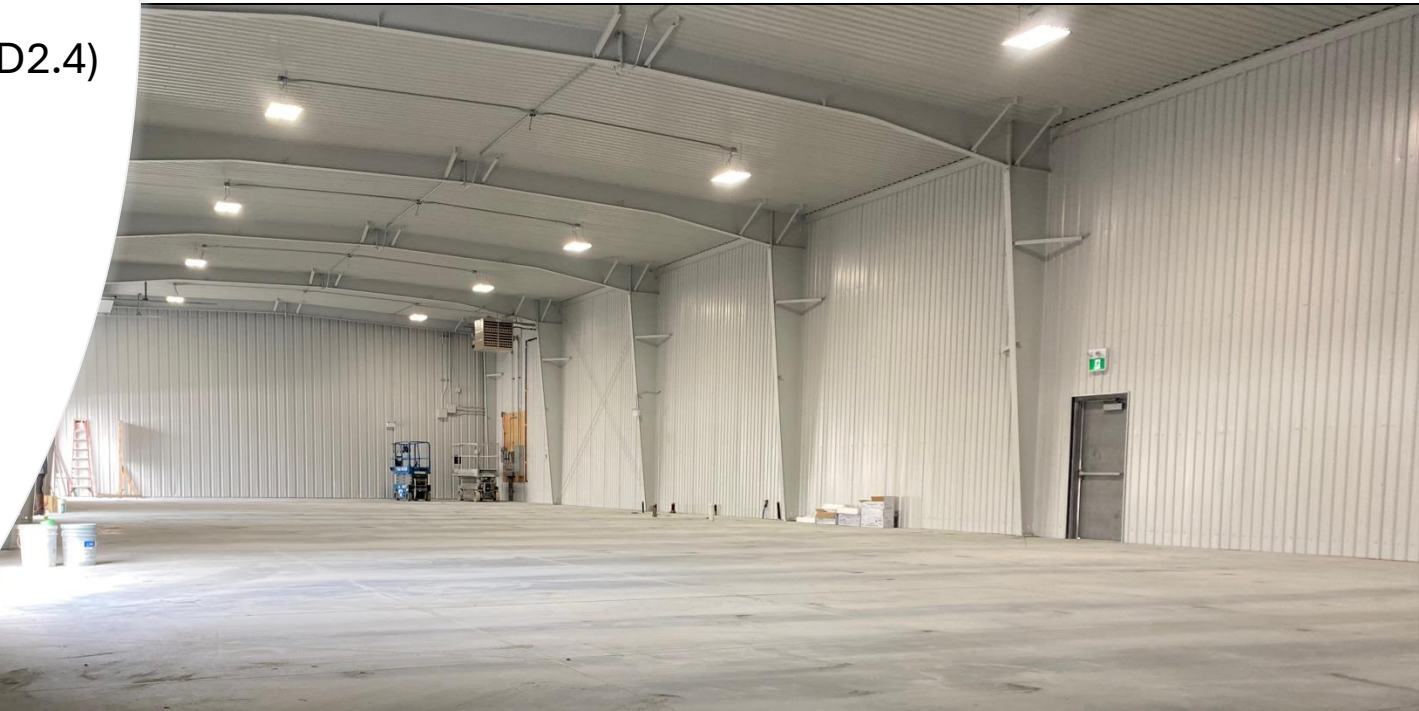
To Occupy: 7,000 sqft

- \$12.95 sqft. Base Rent
- \$3.87 sqft. Property Taxes
- \$.50/ sqft. Maintenance & Snow removal



Site Features

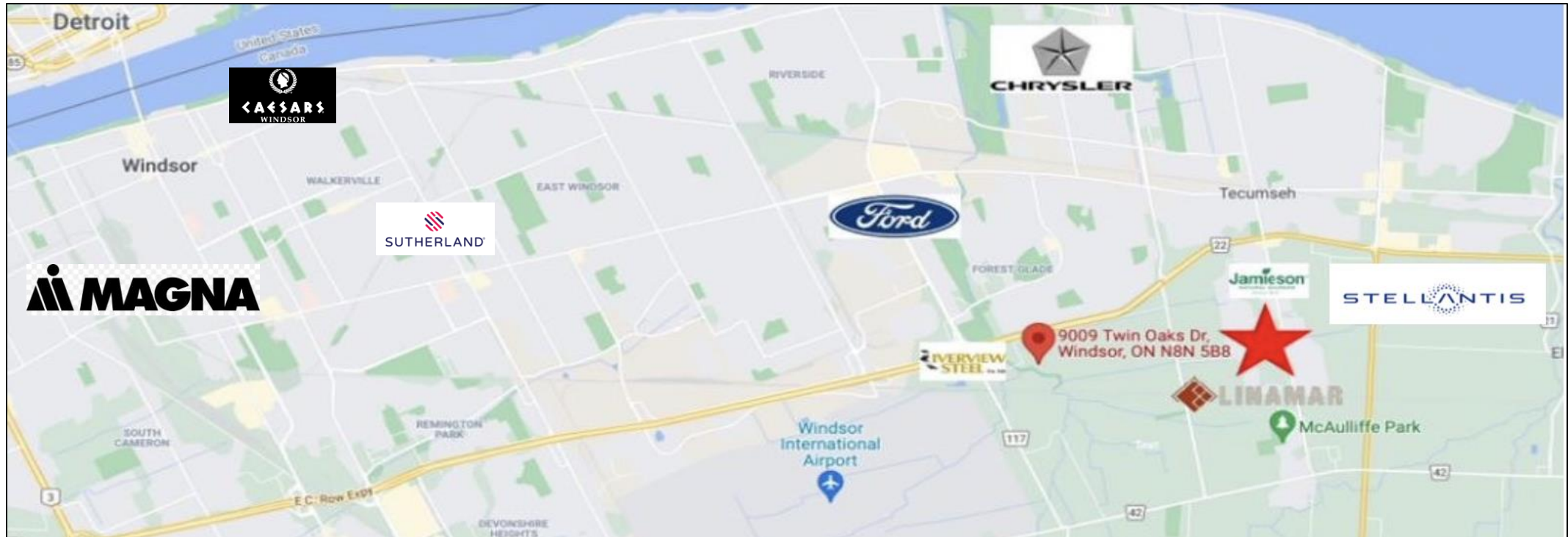
- Site Area ~ 2.9 acres
- 7,000 sqft available
- Located 3 miles from Stellantis & LG Energy Solutions
- Zoned – Automotive, Manufacturing / Assembly (MD2.4)
- 2 Large Automatic Bay Loading Doors
- 53ft Trailer Drive in
- High Speed Internet Fiber
- 16 designated parking spaces
- 24/7 Exterior Camera Monitoring System



Market Overview

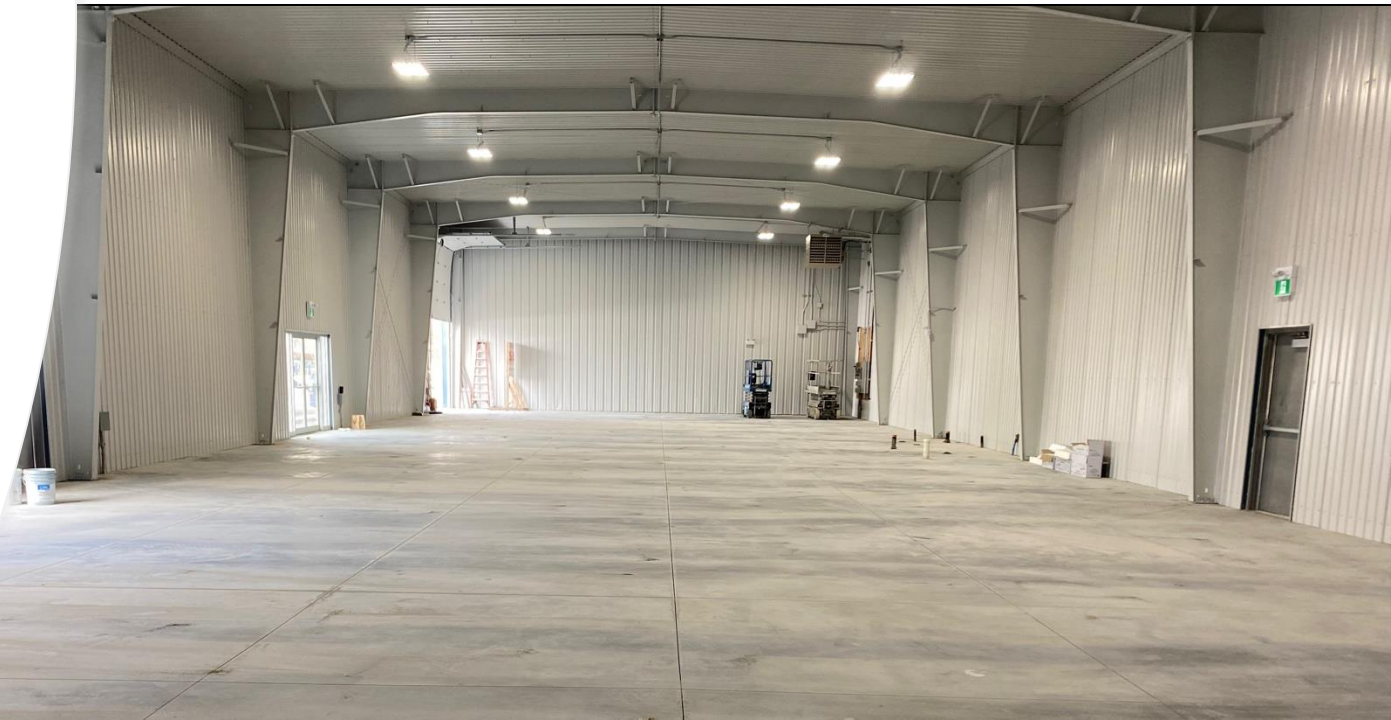
Drive Times

- Highway 401: 15min
- Windsor International Airport: 10min
- E.C Road Expressway: 1min
- Amazon fulfillment Plant: 5min
- \$4 billion battery Stellantis/LG E.V Plant: 1min
- \$5.7 billion Gordie Howe International Bridge: 20min
- Ambassador Bridge: 15min
- Ford Announced investment of up to \$1.2 billion





Outdoor & Indoor Photos



Site Plan

