

# 1720 Walker Road

Windsor, Ontario



## Contact Us

**Brook Handysides**  
Senior Vice President  
Sales Representative  
+1 519 946 3030  
brook.handysides@cbre.com

**Brad Collins**  
Vice President  
Sales Representative  
+1 519 946 3034  
brad.collins@cbre.com

# The Offering

## Rare, owner-occupier industrial sale opportunity

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to acquire a 100% freehold interest in the property located at 1720 Walker Road, in Windsor Ontario (the “Property”).

This 18,644 Sq. Ft. industrial building offers prominent exposure along Walker Road which is one of Windsor’s key north/south commercial corridors. Centrally located in Windsor the Property sits on 1.08 acres of land and boasts numerous desirable features such as: 20 ft clear heights, 2 dock-level doors, and 1 overhead grade level door. The Property’s highly sought-after MD1.2 zoning designation permits a wide array of industrial and commercial applications making the Property perfectly suited to a variety of industrial/flex retail users.

# \$2.9M

Asking Sale Price

# 18,644 SF

Total Building Size

# 1.08

Total Site Area (Acres)



Property Address	1720 Walker Rd, Windsor, ON, N8W 3P4
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Building Size (Sq. Ft.)	18,644 Sq. Ft.
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Site Area (Acres)	1.08 Acres
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Asking Price (\$)	\$2,900,000
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Property Taxes 2023 (\$)	\$28,437.37
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Ceiling Heights	20 Ft. Clear (Approx.)
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Loading	2 x Truck Docks & 1 x Overhead Door
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Power	600 Volts, 400 Amps
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Parking	On-Site: 40 Stalls (Approx.)
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Fire Suppression	Fully Sprinklered
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Zoning	Manufacturing District 1.2
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CBRE or the Seller make no representations or warranties with respect to any Property information provided herein or within the Sharefile Data room. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.

## Manufacturing District 1.2 (MD1.2)

### Permitted Uses

No person shall, within any MD2.4 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

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

### Any of the following Ancillary Uses:

- |                          |                               |                                       |                     |
|--------------------------|-------------------------------|---------------------------------------|---------------------|
| + Automobile Sales Lot   | + Food Outlet - Drive-through | + Restaurant                          | + Veterinary Office |
| + Car Wash Automatic     | + Food Outlet - Take-out      | + Restaurant with Drive-through       | + Wholesale Store   |
| + Car Wash Coin Operated | + Gas Bar                     | + Retail Store - Equipment & Supplies |                     |
| + Club                   | + Health Studio               |                                       |                     |

### Any of the following Existing Uses:

- + Transport Terminal

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

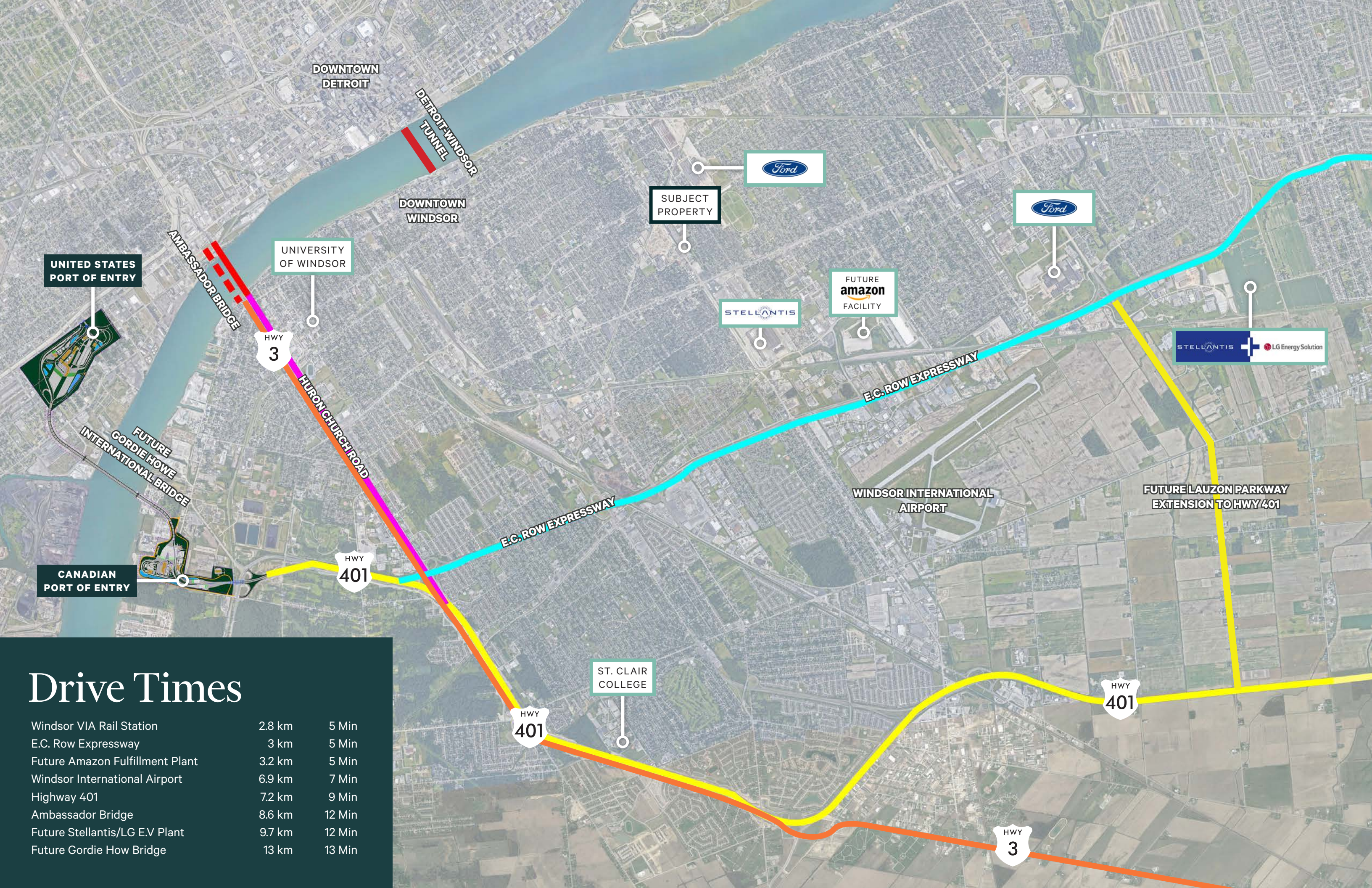
### Any of the following Existing Uses:

- + 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                                                                |                                       |
|     | a) From a side lot line that abuts a lot on which a dwelling or dwelling unit is located | 6.0 m                                 |
|     | b) From an exterior lot line:                                                            | 3.0 m                                 |
| .8  | Landscaped Open Space Yard - minimum                                                     | 15.0% of lot area                     |
| .10 | Gross Floor Area - Retail Store - maximum                                                | 25.0% of the GFA of the main building |





DOWNTOWN  
DETROIT

DETROIT-WINDSOR  
TUNNEL

DOWNTOWN  
WINDSOR

UNIVERSITY  
OF WINDSOR

AMBASSADOR BRIDGE

HWY  
3

HURON CHURCH ROAD

HWY  
401

E.C. ROW EXPRESSWAY

HWY  
401

ST. CLAIR  
COLLEGE

E.C. ROW EXPRESSWAY

WINDSOR INTERNATIONAL  
AIRPORT

HWY  
401

FUTURE LAUZON PARKWAY  
EXTENSION TO HWY 401

HWY  
3

UNITED STATES  
PORT OF ENTRY



CANADIAN  
PORT OF ENTRY

FUTURE  
GORDIE HOWE  
INTERNATIONAL BRIDGE



SUBJECT  
PROPERTY



STELLANTIS

FUTURE  
amazon  
FACILITY



STELLANTIS + LG Energy Solution

# Drive Times

Windsor VIA Rail Station	2.8 km	5 Min
E.C. Row Expressway	3 km	5 Min
Future Amazon Fulfillment Plant	3.2 km	5 Min
Windsor International Airport	6.9 km	7 Min
Highway 401	7.2 km	9 Min
Ambassador Bridge	8.6 km	12 Min
Future Stellantis/LG E.V Plant	9.7 km	12 Min
Future Gordie Howe Bridge	13 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
- + Over \$2-billion was spent in 2015 by FCA to retool their Windsor Assembly Plant, Canada's single-biggest manufacturing facility by employment and a further \$1.3 - \$1.5 billion announced in 2020 for future investment starting in 2023-2024
- + In 2017, Ford announced investment of up to \$1.2 billion to transform their Windsor operations into a world-class engine facility and research centre and in 2020 announced a further \$1.98 billion in the Oakville/Windsor plants
- + Windsor Essex 15 billion Mega Hospital is currently in Stage 2 of 5 with 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



## 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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