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RE/MAX

395

PATILLO ROAD FOR SUBLEASE





Short-term sublease opportunity in **one of Windsor's newest industrial buildings in Lakeshore, Ontario**. Approximately 60,000 SF is available within this recently completed 194,000 SF single-tenant facility.

SPACE PROFILE

Total SF	Approximately 60,000 SF
Clear Height	32 Ft
Number of Doors	4 Truck Level, 1 Drive-In
Possession Date	Immediate
Sublease Term	2 years
Asking Net Rent	\$11.00 per square foot
TMI Estimate	\$3.00 per SF (2025)

PROPERTY OVERVIEW

Located in the thriving Windsor-Essex region, this **Class A industrial facility** offers prime access to Highway 401, Windsor International Airport, and the U.S. border. Situated within a key manufacturing corridor surrounded by prominent companies, this property is a strategic choice for industrial operations.

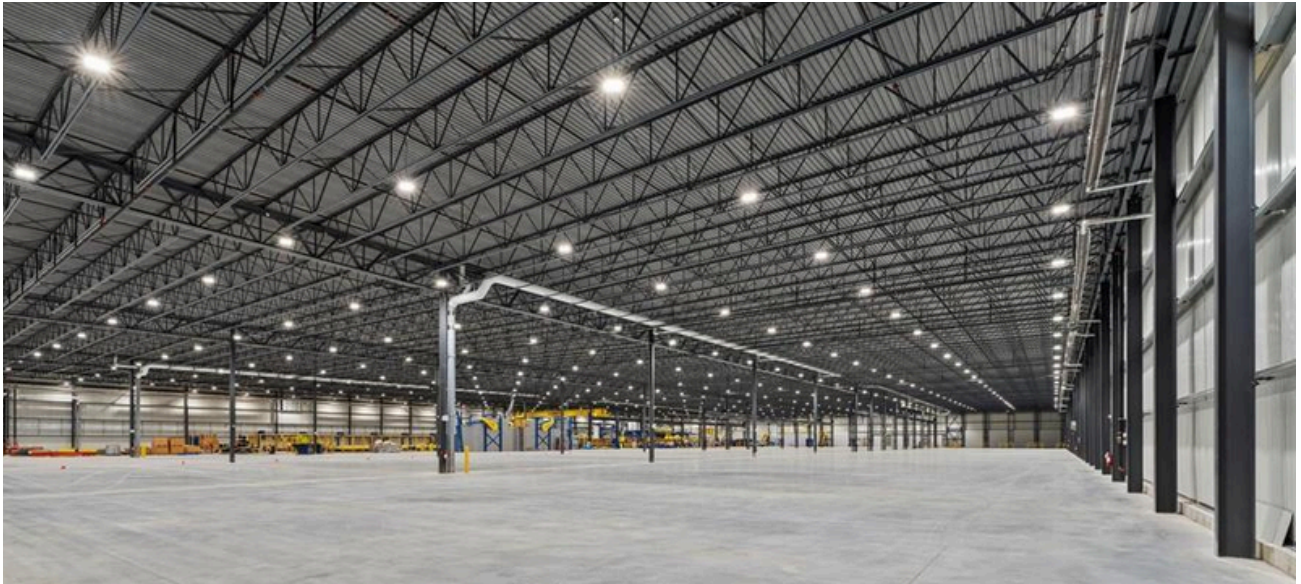
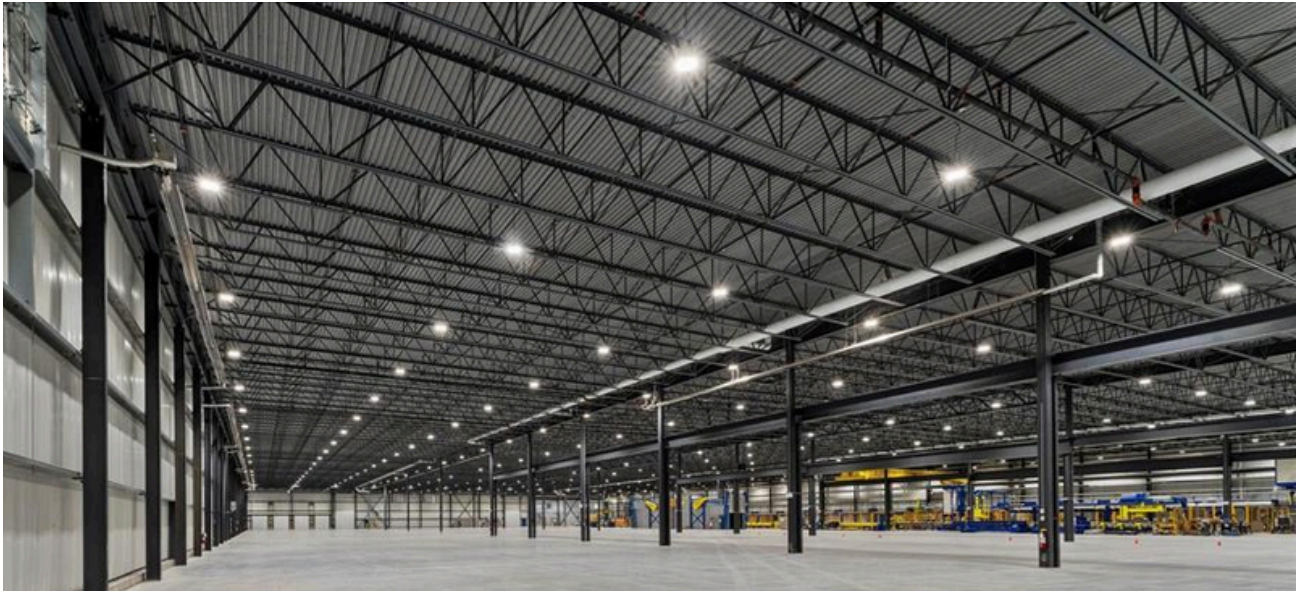


PROPERTY HIGHLIGHTS

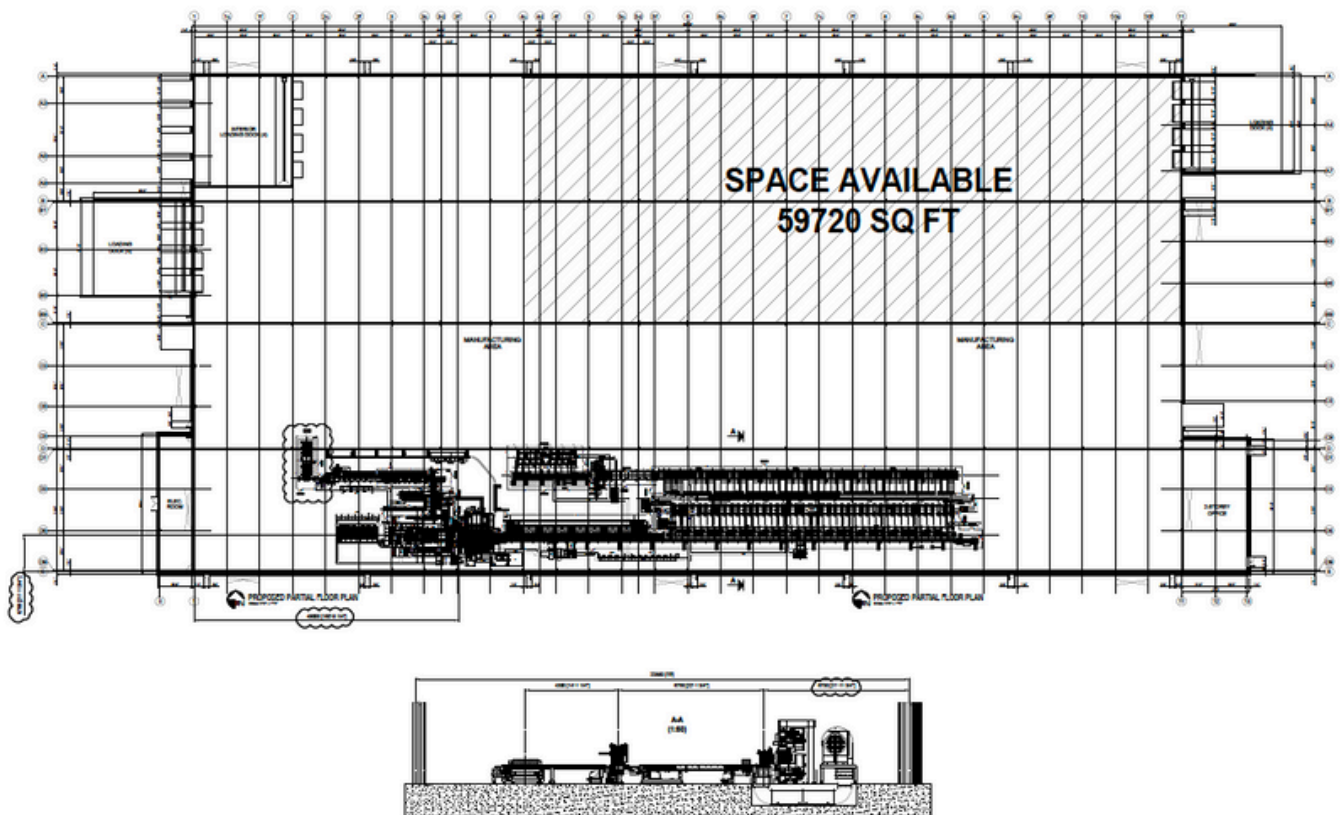
- Class A industrial facility.
- Strategically positioned in a prime manufacturing corridor.
- Conveniently accessible.







59,720 SF AVAILABLE



395

PATILLO ROAD FOR SUBLEASE

Rob Renaud

President, Partner
Broker of Record
905.330.1375

rrenaud@encoradvisors.com

Jordan Abramsky

Corporate Real Estate Advisor
Sales Representative
416.277.8809

jabramsky@encoradvisors.com

John D'Alimonte

Re/Max Preferred Realty Ltd.
Sales Representative
519.796.8073

john@johndalimonte.com

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ENCOR Advisors Canada Ltd., Brokerage 123 Front
Street West, Suite 902, Toronto, ON, M5J 2M2
www.encoradvisors.com