

INVESTMENT READY SITE



3911 Plymouth Drive,
Windsor, Ontario

A 61.18-acre fully-serviced industrial site on Plymouth Drive in Windsor, Ontario is directly adjacent to CN/CP Rail, is located within a 6 km drive to Highway 401 and is within an 8 km drive from the nearest Detroit-Windsor USA border crossing. Zoned for a wide range of industrial and manufacturing uses, the property is currently surrounded by automotive related uses. Surrounding businesses include Syncreon Automotive and Cassens Haulage.

KEY HIGHLIGHTS

Lot Size: 61.18 acres / 27.76 hectares
Depth: 550 metres
Frontage: 609 metres
Services: Full municipal services
Zoning: MD1.7 & MD2.2 -
Manufacturing District (Industrial)

PERMITTED USES

- » Manufacturing Uses
- » Industrial Uses
- » Warehousing and Self-Storage
- » Industrial Research and Development

UTILITIES:

- » Existing 27.6 kV primary conductor along the West and South side of the property, serviced by Enwin Utilities.
- » Existing 200mm water main and an existing 675mm reinforced concrete sanitary sewer, both located on Plymouth Drive.
- » Existing 16" natural gas pipeline South of the property, that is rated to operate at up to 4140 kPag of pressure, serviced by Union Gas.
- » Site is serviceable by fibre optics and telecommunications provided by Bell Canada.



The first of its kind in Canada, **ONTARIO'S INVESTMENT READY: CERTIFIED SITES** represent pre-qualified industrial properties that have met a consistent set of stringent standards. Proactive due diligence has been performed, confirming site viability to make the decision-making process easier and faster for investors and site consultants.

Ontario is a place where businesses can expand and thrive, unencumbered by excessive red tape and over regulation. **Ontario is open for business.**

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

MINISTRY OF ECONOMIC
DEVELOPMENT, JOB CREATION
AND TRADE

Investment Ready:
Certified Site Program

InvestmentReady@ontario.ca

Tel: +1 416-325-5029

InvestInOntario.com/CertifiedSite

TONY ROSATI
Co-Owner

Grand Central Business Park Inc.
Tony.Rosati@rosatigroup.com
Tel.: +1 519.734.6511



THE WINDSOR ADVANTAGE

- » The City of Windsor is the southernmost city in Canada. It is strategically located on the southern shore of the Detroit River. Windsor is a major contributor to Canada's automotive industry and is an international hub for automation. More than 300 companies in the region engineer, design, and produce cutting-edge industrial manufacturing systems across many sectors of Canada's economy.
- » With a population of over 217,000, the City offers an experienced and skilled workforce from diverse industries including advanced manufacturing, agri-business and food processing, logistics & warehousing, life sciences, and major educational institutions. Windsor has one of the most affordable housing markets in the country and is a culturally diverse community.
- » As much as \$500 million in international trade crosses the Windsor-Detroit border every day, all heading to consumer-rich markets across North America. The Windsor-Essex region boasts a very significant cross-border logistics industry that facilitates access to U.S. and international markets. As Canada's gateway to the United States-Mexico-Canada Agreement (USMCA) Trade Corridor, Windsor provides unparalleled exposure and easy access to major air, rail and highway links on both sides of the Canada-U.S. border, making this city significantly desirable for commercial access to Canadian and North American markets.
- » Windsor is within the larger Windsor-Essex region, a designated Foreign Trade Zone (FTZ) that provides local companies with access to a single-window service about government programs and services that can help local firms boost their exports to create more jobs at home.
- » The City of Windsor is committed to supporting business growth through its Community Improvement Plan (CIP) program, offering tax-increment based grants for eligible businesses that retain or create jobs, as well as waiving development charges for industrial uses.



TRANSPORTATION

- » Abutting a CN/CP Rail line with rail spur on site
- » Located 15 km from two Detroit-Windsor border crossings
- » Located 6 km from Highway 401
- » Located 6.7 km away from Windsor International Airport
- » Located less than 1 km from Regional E.C Row Expressway

TRAVEL TIMES BY CAR TO WINDSOR, ONTARIO (actual travel times may vary)

Detroit	15 minutes
London	2 hours
Toronto	3.5 hours
Chicago	4.5 hours

US / CANADA BORDER DISTANCES

Windsor/Detroit Tunnel via E.C Row Expressway	8 km/5 miles
Sarnia/Port Huron via Highway 401	149 km/93 miles
Detroit - Ambassador Bridge via E.C Row Expressway	11 km/7 miles

*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.