

# 3405 Rhodes Drive

Windsor, Ontario



## Contact Us

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Former flex industrial building with existing medical/surgical build-out now available for lease

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to lease the property located at 3405 Rhodes Drive in Windsor Ontario (the “Property”).

This 11,626 Sq. Ft. stand-alone building offers excellent versatility for medical, office, retail, or flex industrial users. The Property currently features professionally built-out medical office space, including a reception/waiting area and multiple patient rooms equipped with existing plumbing and ample power. The building also includes ancillary warehouse space, surgical room and with a large overhead door, providing efficient loading and operational flexibility. Flexible leasing options are available, with demising opportunities from approximately 5,000 Sq. Ft. and up to accommodate a range of tenant requirements. Ideally located just seconds from the EC Row Expressway, the Property offers strong exposure and signage opportunities at the high-traffic corner of Rhodes Drive and Deziel Drive, with combined traffic counts exceeding 20,000 vehicles per day.

\$18.00

Asking Net Lease Rate  
(Per Sq. Ft.)

11,626

Building Size (Sq. Ft. )

MD2.7

Zoning Designation

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|                                       |                                                            |
|---------------------------------------|------------------------------------------------------------|
| Property Address                      | 3405 Rhodes Drive, Windsor, ON, N8W 5B3                    |
| Asking Net Lease Rate (Per Sq. Ft.)   | \$18.00                                                    |
| Taxes, Maintenance, Insurance (T.M.I) | \$5.50 Per Sq. Ft.                                         |
| Total Building Size (Sq. Ft)          | 11,626 Sq. Ft.                                             |
| Site Size                             | 2.50 Acres (Approx.)                                       |
| Loading                               | 1 x Overhead Door                                          |
| Demising Options                      | From 5,000 Sq. Ft. and Up                                  |
| Parking                               | 46 Existing Stalls With Excess Land for Further Expansion. |
| Power                                 | Phase 3, 600 Volts                                         |
| Zoning                                | MD2.7                                                      |

CBRE or the Landlord make no representations or warranties with respect to any Property information provided herein or within any subsequent data room. It is the sole responsibility of all parties, lessee’s and/or their representatives to satisfy themselves and independently confirm the accuracy of all information

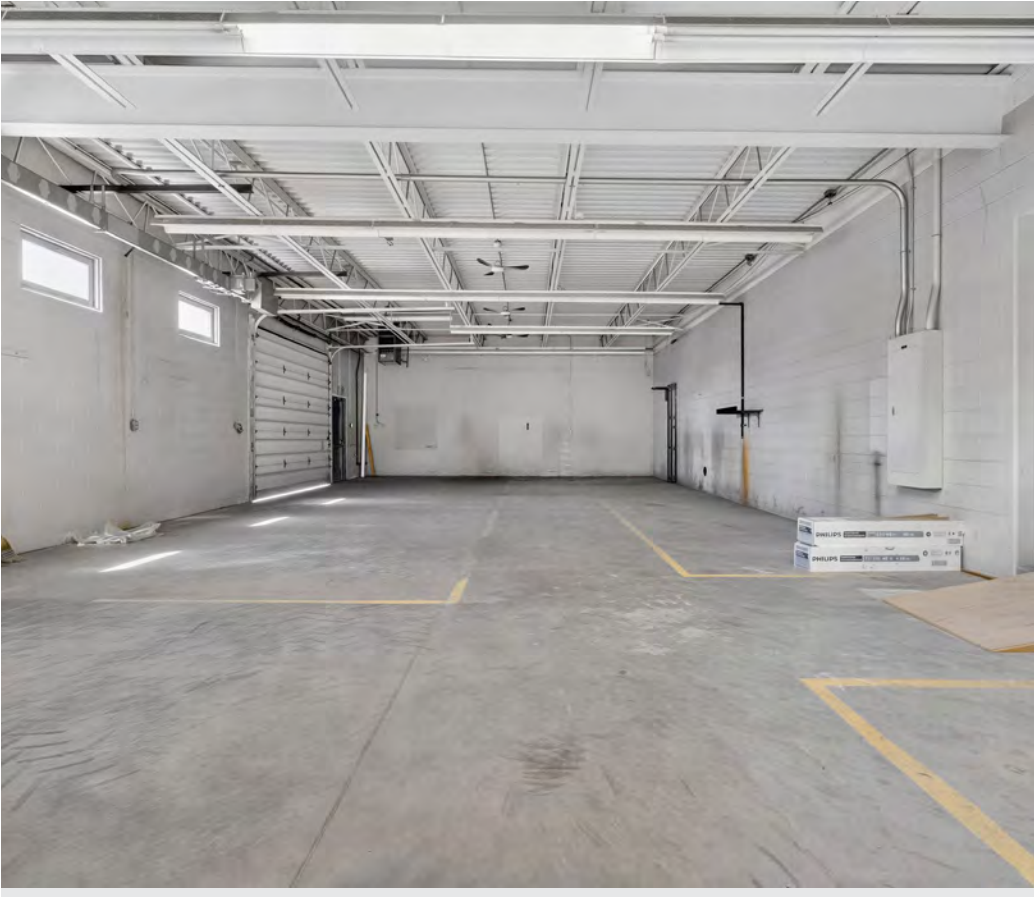
# Exterior Photos



# Interior Photos



# Interior Photos



# Aerial View



# Floor Plan



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# Zoning Information

## MANUFACTURING DISTRICT 2.7 (MD2.7)

### Permitted Uses

- + Industrial Use
- + Ambulance Service
- + Motor Vehicle Salvage Operation
- + Any use accessory to the preceding uses

### Prohibited Uses

- + Animal Processing Facility
- + Batching Plant
- + Distillation Plant
- + Manufacturing Heavy
- + Pit
- + Primary Metals Plant
- + Quarry
- + Salvage Operation

### Provisions

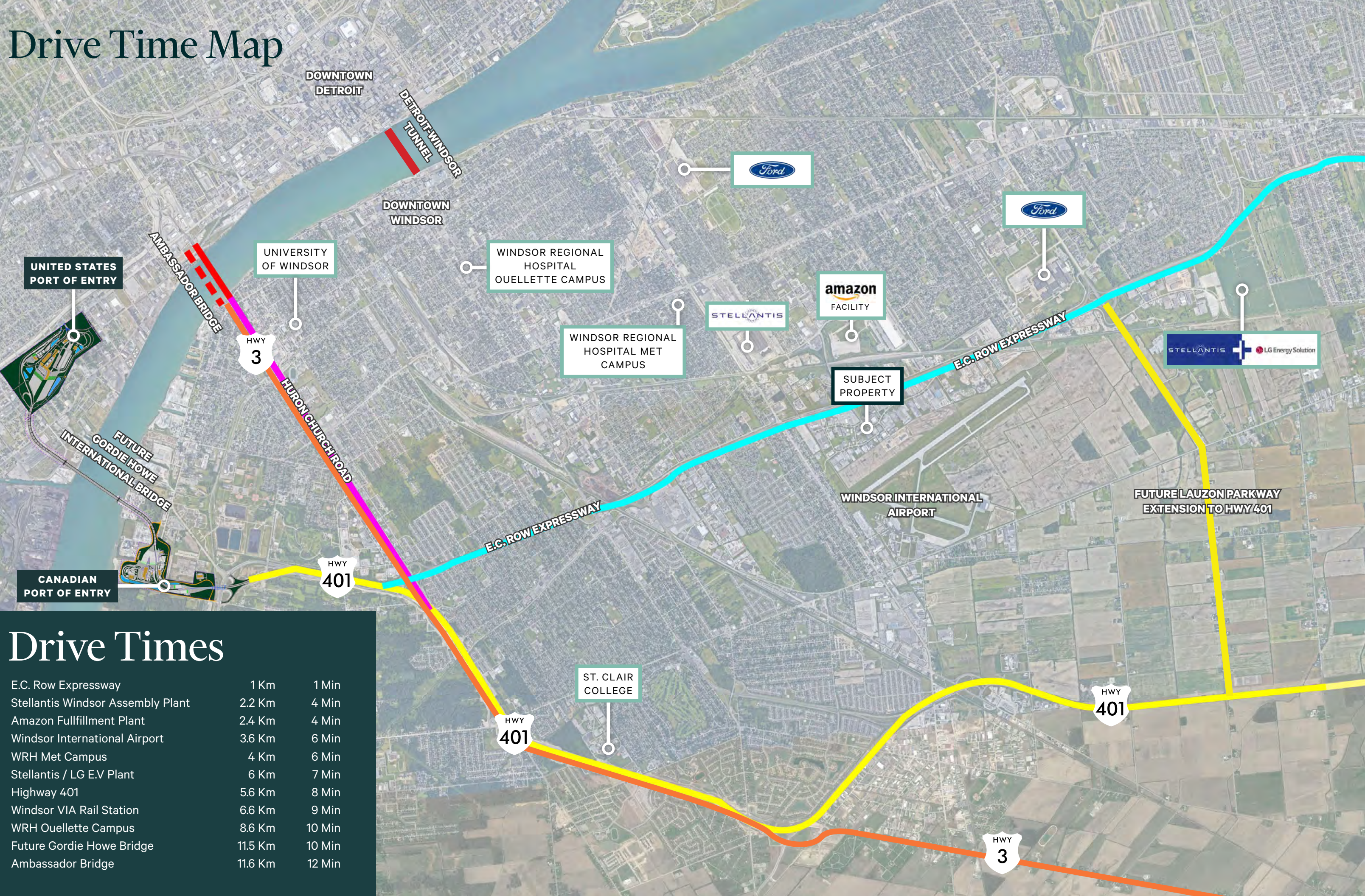
|    |                                                 |                 |
|----|-------------------------------------------------|-----------------|
| .2 | Lot Area – minimum                              | 4,000.0 m2      |
| .4 | Building Height – maximum                       | 20.0 m          |
| .5 | Front Yard Depth – minimum                      | 6.0 m           |
| .6 | Rear Yard Depth – minimum                       |                 |
|    | From a <i>rear lot line</i> that abuts a street | 6.0 m           |
| .7 | Side Yard Width – minimum                       | 3.0 m           |
| .8 | Landscaped Open Space Yard – minimum            | 15% of lot area |

For the lands designated as Part 2, Plan 12R-8022 and Part 2, Plan 12R-11887, situated on the south side of Rhodes Drive, west of Wheelton Drive, business and medical offices and a surgical centre shall be additional permitted uses and the required number of parking spaces for a surgical centre shall be calculated on the basis of one space for each 22 m2 of gross floor area.



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# Drive Time Map



UNITED STATES  
PORT OF ENTRY

DOWNTOWN  
DETROIT

DETROIT-WINDSOR  
TUNNEL

DOWNTOWN  
WINDSOR

UNIVERSITY  
OF WINDSOR

WINDSOR REGIONAL  
HOSPITAL  
OUELLETTE CAMPUS

WINDSOR REGIONAL  
HOSPITAL MET  
CAMPUS

STELLANTIS

amazon  
FACILITY

Ford

STELLANTIS LG Energy Solution

SUBJECT  
PROPERTY

E.C. ROW EXPRESSWAY

FUTURE LAUZON PARKWAY  
EXTENSION TO HWY 401

WINDSOR INTERNATIONAL  
AIRPORT

FUTURE  
GORDIE HOWE  
INTERNATIONAL BRIDGE

HWY  
3

HURON CHURCH ROAD

HWY  
401

E.C. ROW EXPRESSWAY

ST. CLAIR  
COLLEGE

HWY  
401

HWY  
401

HWY  
3

## Drive Times

|                                   |         |        |
|-----------------------------------|---------|--------|
| E.C. Row Expressway               | 1 Km    | 1 Min  |
| Stellantis Windsor Assembly Plant | 2.2 Km  | 4 Min  |
| Amazon Fullfillment Plant         | 2.4 Km  | 4 Min  |
| Windsor International Airport     | 3.6 Km  | 6 Min  |
| WRH Met Campus                    | 4 Km    | 6 Min  |
| Stellantis / LG E.V Plant         | 6 Km    | 7 Min  |
| Highway 401                       | 5.6 Km  | 8 Min  |
| Windsor VIA Rail Station          | 6.6 Km  | 9 Min  |
| WRH Ouellette Campus              | 8.6 Km  | 10 Min |
| Future Gordie Howe Bridge         | 11.5 Km | 10 Min |
| Ambassador Bridge                 | 11.6 Km | 12 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.



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