



15.66 ACRE INDUSTRIAL LAND SITE FOR SALE
RARE CN RAIL ACCESS & TRANSPORT TERMINAL PERMITTED

CBRE

FOR MORE INFORMATION, CONTACT US

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2445
SYDNEY AVENUE

WINDSOR, ONTARIO

SALES FLYER

PROPERTY OVERVIEW

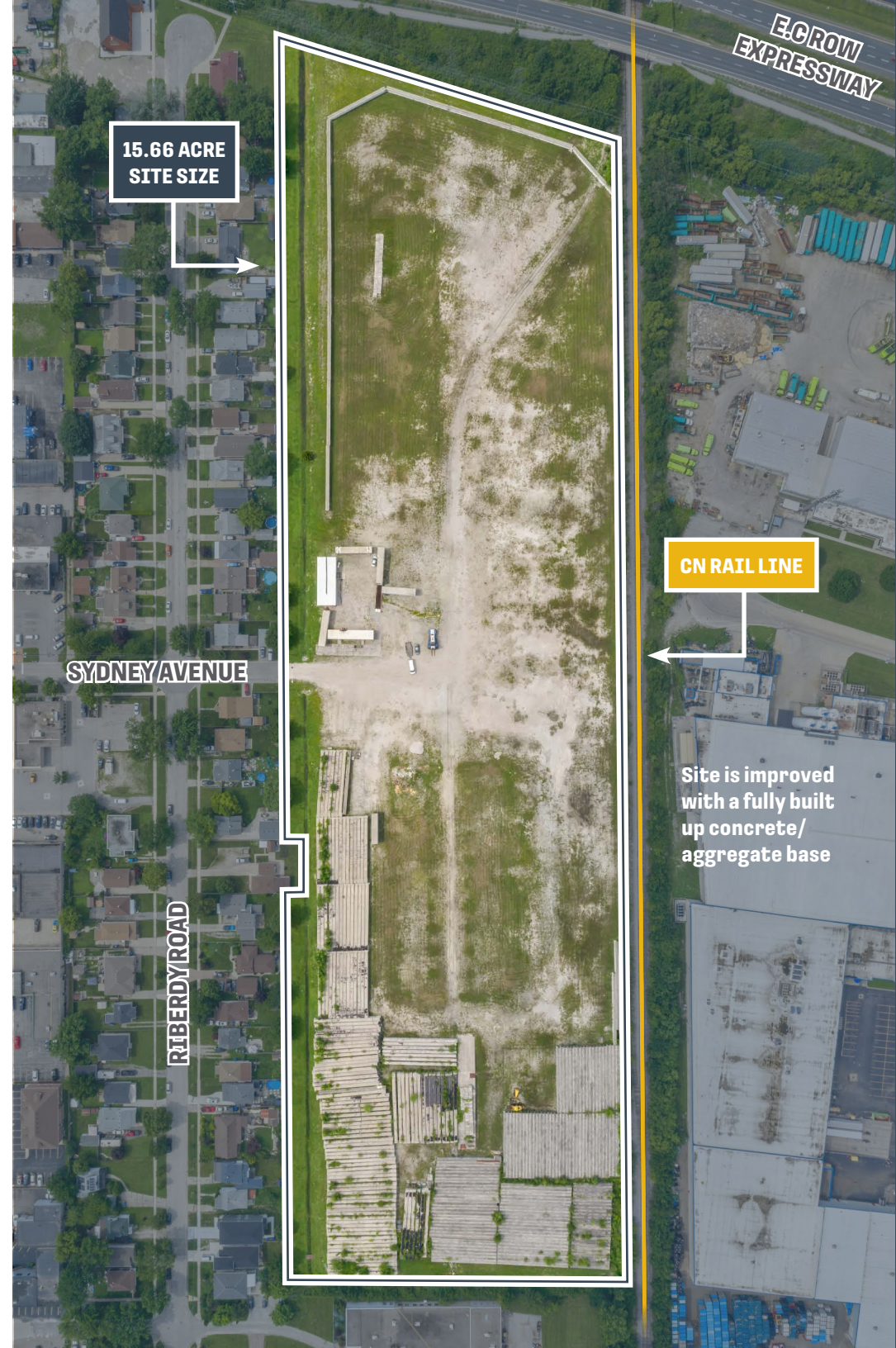
Strategic Land Opportunity Well Positioned to Benefit From Future Rail Usage and Trade Diversification

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to acquire a 100% freehold interest in the property located at 2445 Sydney Avenue in Windsor Ontario the (“Property”).

2445 Sydney Avenue presents a rare opportunity to acquire a strategically located 15.66-acre industrial land site with one of the rarest zoning in the City, permitting transport terminal and outdoor storage. The Property is ideally situated immediately south of the E.C. Row Expressway, between the Walker Road commercial corridor and the established Rhodes Business Park. Tucked away just off Sydney Avenue, the site offers a unique combination of privacy, security, and seamless access to major transportation routes throughout the City and beyond.

The Property’s transportation appeal is further enhanced by the CN rail line that runs along the eastern boundary, creating the potential for direct rail access—an increasingly scarce and highly sought-after feature in today’s industrial market. This multimodal transportation capability, combined with excellent connectivity to major roadways, provides exceptional flexibility for a wide range of transportation, logistics and distribution operations. Further adding to its attractiveness, the Property benefits from the highly desirable MD2.13 zoning designation, which permits a broad range of industrial uses, positioning the asset as an ideal opportunity for owner-users, investors, and businesses seeking a strategically located transportation or storage terminal with significant operational versatility and long-term growth potential.

TOTAL SITE AREA: 15.66 ACRES
ZONING DESIGNATION: MD2.13





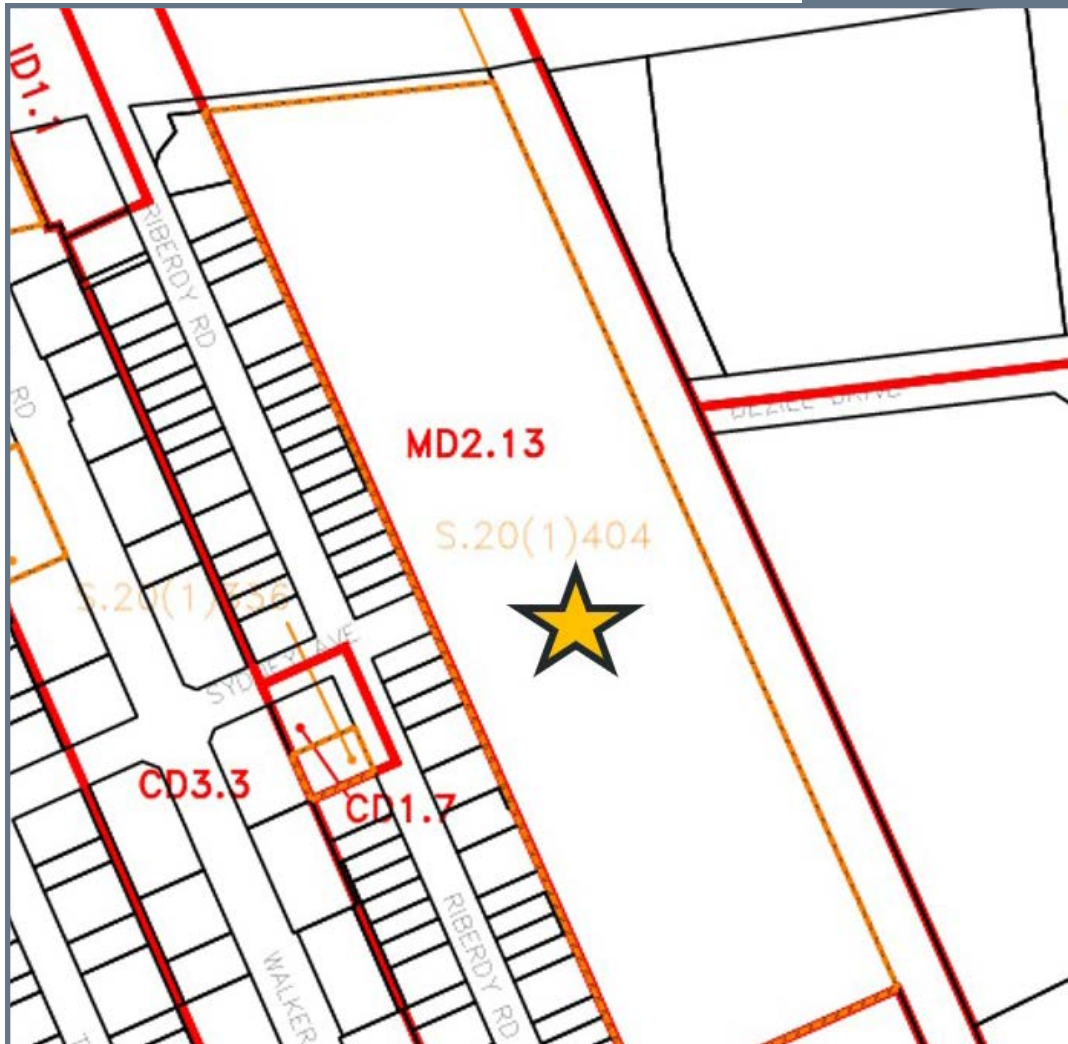
PROPERTY OVERVIEW

ADDRESS	2445 Sydney Avenue, Windsor, ON N8W 5A8	SITE CONDITION	Flat topography, with built up concrete and aggregate base to 12 inches of depth, designed to be level with existing CN rail line
P.I.N	014080975	PROPERTY TAXES (2026)	\$43,906.91
TOTAL SITE AREA (ACRES)	15.66	ZONING	MD2.13 - Subject to Special Provision 404

Neither CBRE or the Seller make any representations or warranties with respect to any Property information provided herein or within any subsequent data rooms. It is the sole responsibility of all parties, perspective purchasers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.

ZONING INFORMATION

Manufacturing District 2.13 (MD2.13)



PERMITTED USES

- » Ambulance Service
- » Loading Compound
- » Micro-Brewery
- » Public Parking Area
- » Railway
- » Self-Storage Facility
- » Towing Facility
- » Transport Terminal
- » Warehouse
- » Water Transportation Facility

PROVISIONS

Building Height – maximum 14.0m

SPECIAL PROVISION #404 EAST OF RIBERDY ROAD AT SYDNEY AVENUE

For the lands described as Part Lot 97, Concession 3, PIN 014080975, for a transport terminal, the following additional provisions shall apply:

- » Notwithstanding Section 5.99.97.60 b) and c), where a berm cannot be provided along an exterior lot line or interior lot line located within 50 m of a development reserve district, green district, residential district, or institutional district, or a lot containing a dwelling or dwelling unit, the setback from exterior lot line or interior lot line shall be a minimum of 35 m and said setback shall be maintained as a landscaped open space yard. Said setback does not apply to any access way.
- » That only that area used to access the parcel and where transport truck or transport trailer manoeuvre are to be paved with asphalt, concrete, or any combination thereof.

2445 SYDNEY AVENUE: POSITIONED FOR EXISTING & FUTURE SUPPLY CHAIN CONNECTIVITY

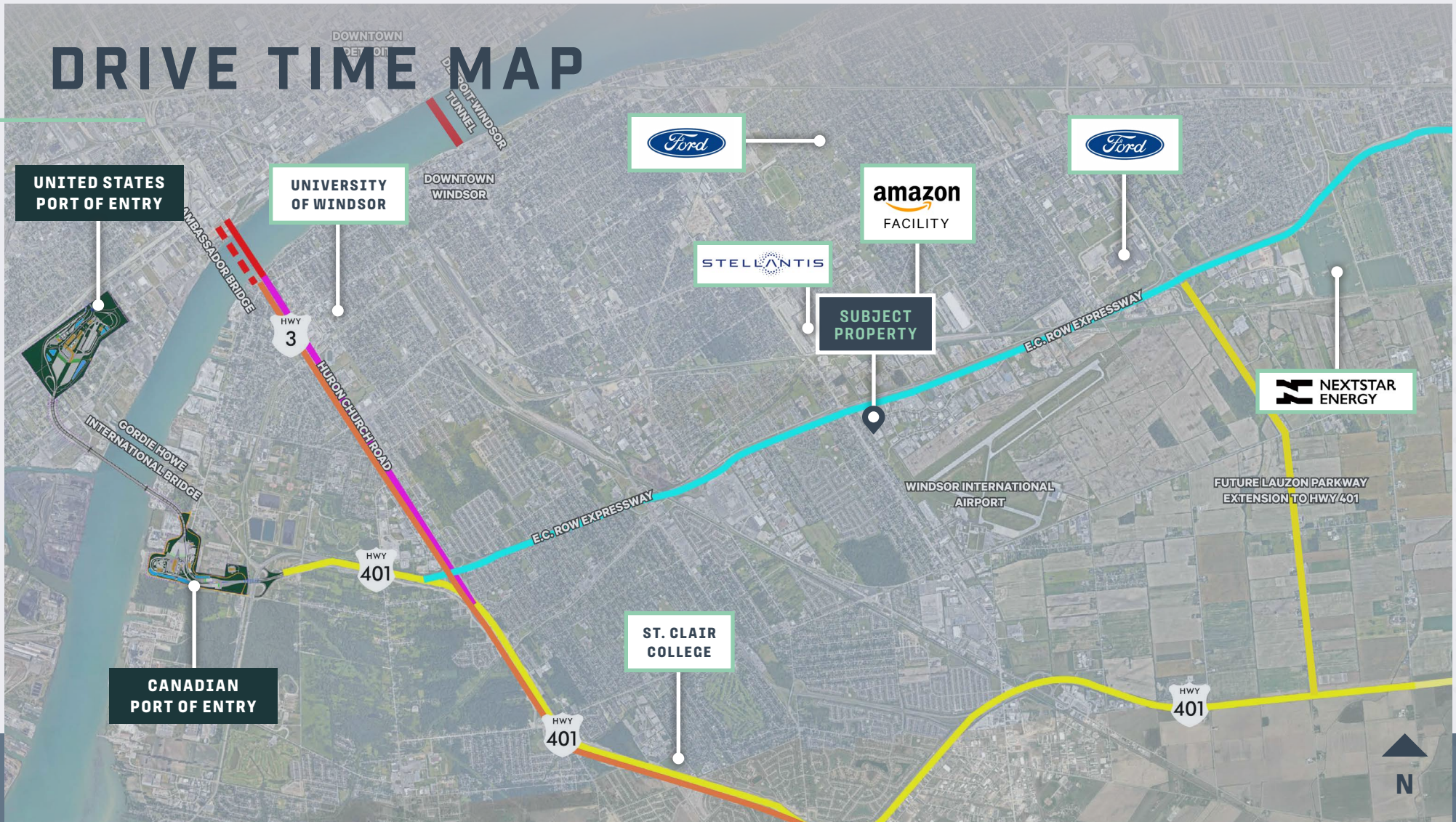


Rail access is becoming an increasingly valuable and sought-after feature for industrial land in the Windsor-Essex market. As cross-border trade conditions with the United States remain uncertain, the ability to efficiently move goods within Canada and through alternative transportation corridors represents a significant strategic advantage. Direct rail service, particularly as potentially available at 2445 Sydney Avenue is exceptionally rare and difficult to replicate, providing a distinct competitive edge.

Beyond its rail capabilities, the property benefits from Windsor's position as a key multimodal transportation hub, with access to multiple marine terminals operating within the broader Great Lakes-St. Lawrence trade corridor. Much of this marine infrastructure is integrated with regional rail networks, enabling seamless transfers between rail and marine transportation. As governments and industry continue to invest in strengthening the Great Lakes-St. Lawrence corridor, the ability to leverage both rail and marine supply chains is expected to become increasingly valuable.

The combination of direct rail service and connectivity to rail-served marine infrastructure provides a level of logistical flexibility rarely found elsewhere in the region. This creates the potential for unparalleled access to alternative supply chain solutions, reducing reliance on border crossings and congested highway networks while enhancing efficiency, resilience, and operational flexibility. In an evolving industrial landscape, these attributes position 2445 Sydney Avenue to attract a broad range of manufacturing, logistics, distribution, and bulk commodity users, ultimately enhancing both marketability and long-term asset value.

DRIVE TIME MAP



Drive Time

AMAZON FULLFILLMENT PLANT

3.4 KM | 6 MIN

E.C. ROW EXPRESSWAY

1.6 KM | 3 MIN

WINDSOR VIA RAIL STATION

5.7 KM | 10 MIN

GORDIE HOWE BRIDGE

10.6 KM | 10 MIN

HIGHWAY 401

5.1 KM | 8 MIN

STELLANTIS WINDSOR ASSEMBLY PLANT

1.9 KM | 4 MIN

NEXTSTAR BATTERY PLANT

8.7 KM | 11 MIN

WINDSOR INTERNATIONAL AIRPORT

3.2 KM | 5 MIN

OLDCASTLE

5.1 KM | 8 MIN

AMBASSADOR BRIDGE

18.6 KM | 23 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 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 (formerly 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.

WINDSOR MARKET OVERVIEW



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

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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