

5265 OUTER DRIVE / TECUMSEH / ONTARIO



Premium A-Class Industrial Facility For Lease - Immediate Occupancy Available

CBRE

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DEVELOP • DESIGN • CONSTRUCT



5265 Outer Drive

Rare A-Class Industrial Facility Available For Lease

CBRE is pleased to offer for lease the industrial property located at 5265 Outer Drive, Oldcastle, Ontario (the "Property").

This 110,530 SF Class A industrial facility presents a rare leasing opportunity in the heart of Oldcastle, one of Canada's premier advanced manufacturing, warehousing, and logistics hubs. Well-suited for a wide range of industrial users, the property offers a highly desirable office-to-warehouse configuration and features 10 dock-level doors, 3 drive-in doors, 3,000-amp power service, ESFR sprinklers, efficient 50' x 60' column spacing, and clear heights ranging from 29' to 32'. Strategically located just minutes from Highway 3 and Highway 401, and less than a 10-minute drive from the Gordie Howe International Bridge, the property provides outstanding access to major transportation corridors and seamless connectivity to key Canadian and U.S. markets

110,530 Sq. Ft.

TOTAL SPACE AVAILABLE

\$9.95

NET ASKING RATE [PSF]

10

TRUCK DOCKS

3

DRIVE-IN DOORS

Building Specifications

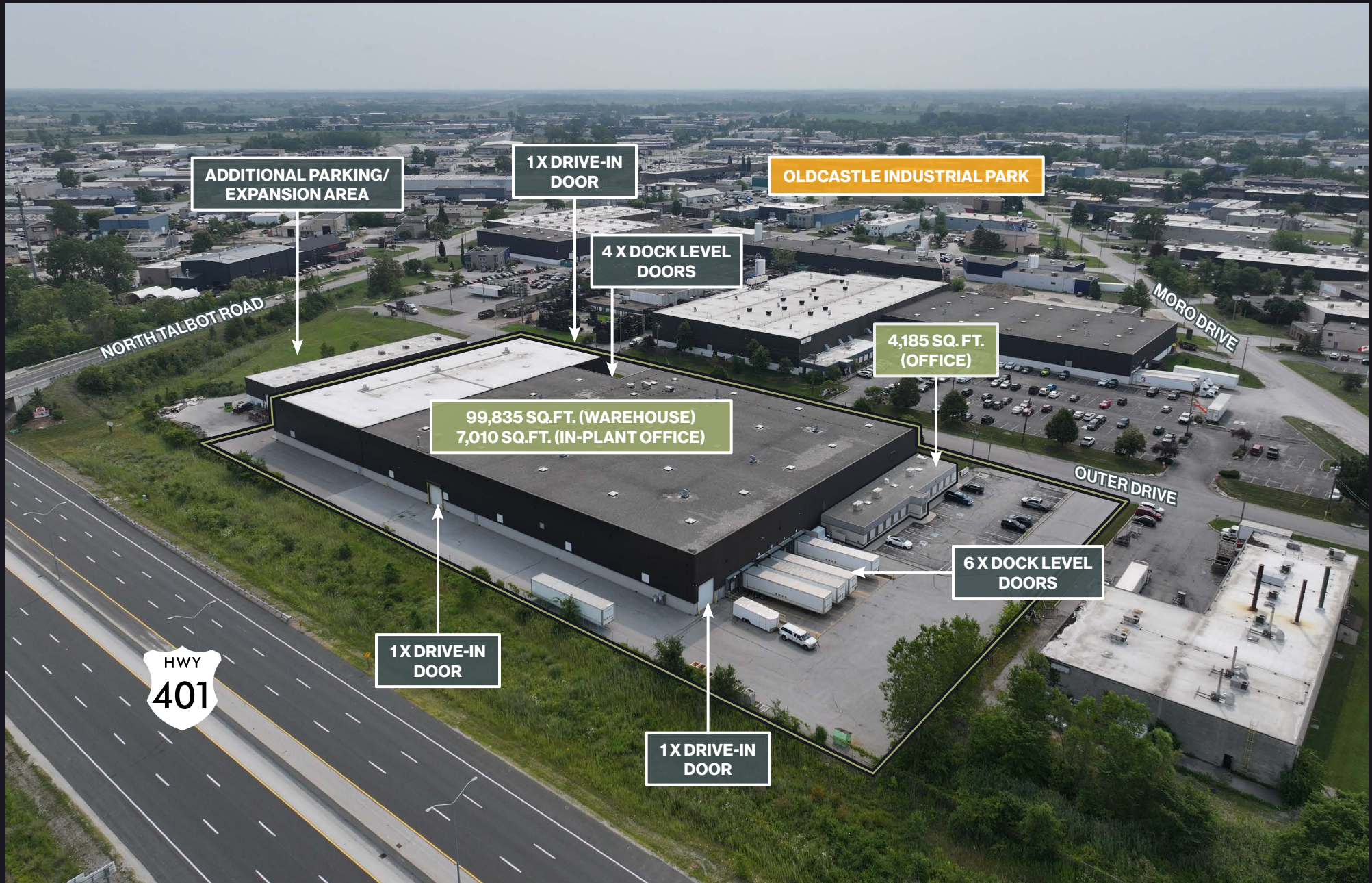
A-Class Industrial Facility

Property Address	5265 Outer Drive, Tecumseh, Ontario, N9G 0C4
Asking Net Rent	\$9.95 Per Sq. Ft.
Property Taxes (2026)	TBC
Total Space Available	110,530 Sq. Ft.
Office Portion	10,695 Sq. Ft. (9.7%)
Year Built	2002 (With a facility expansion in 2020)
Clear Height (Feet)	32' Under Truss
Column Spacing (Feet)	50' x 60'
Floor	6" Concrete Slab
Loading	10 x Dock Level Doors & 3 x Drive-In Doors.
Lighting	LED Lights with Skylights Throughout
Power	3,000 Amps, 600 Volts
Fire Suppression	ESFR Sprinkler System
Parking	Various Configurations Available
Zoning	M1

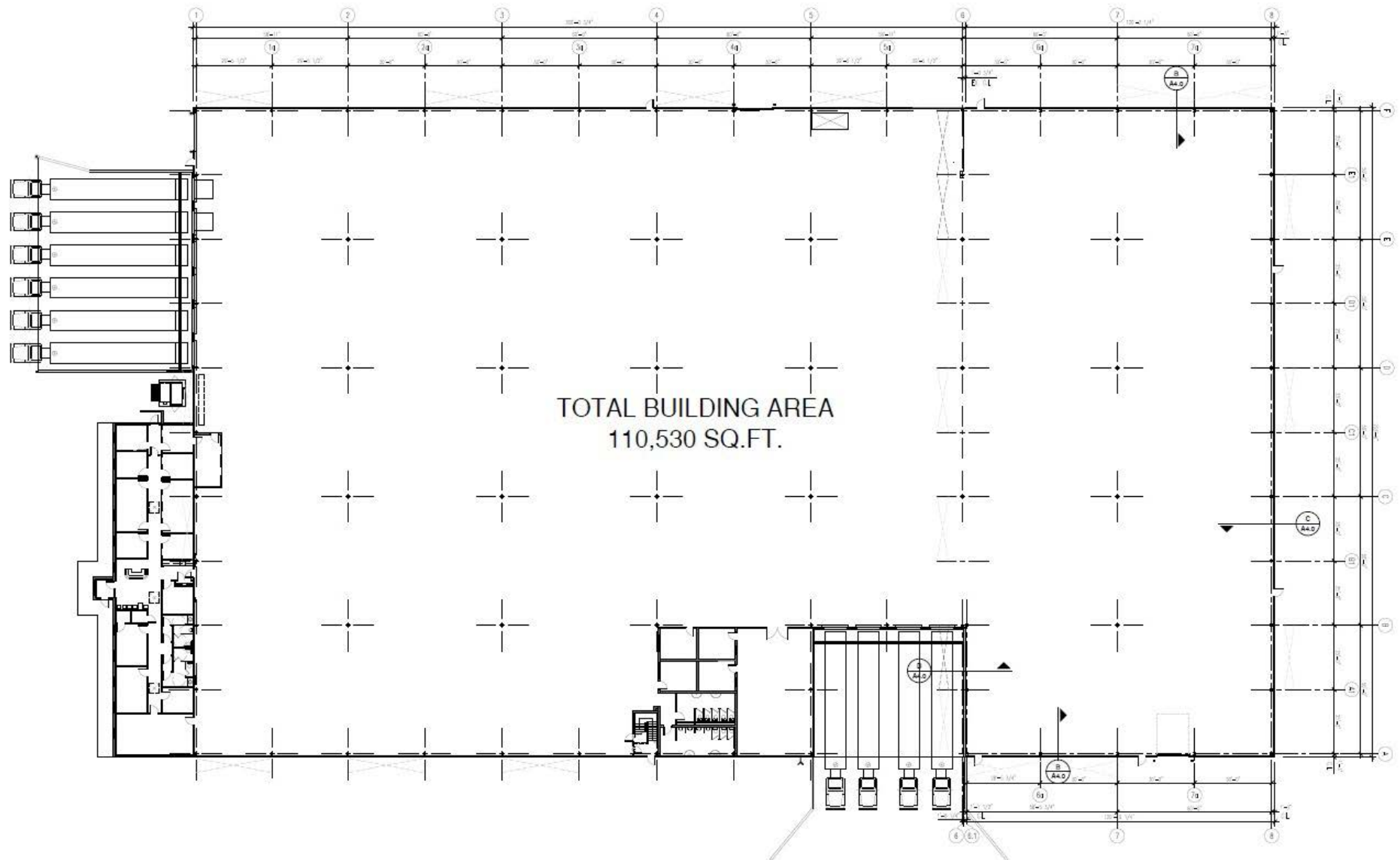
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Strategically located within 10 minutes of the newly opened Gordie Howe Bridge



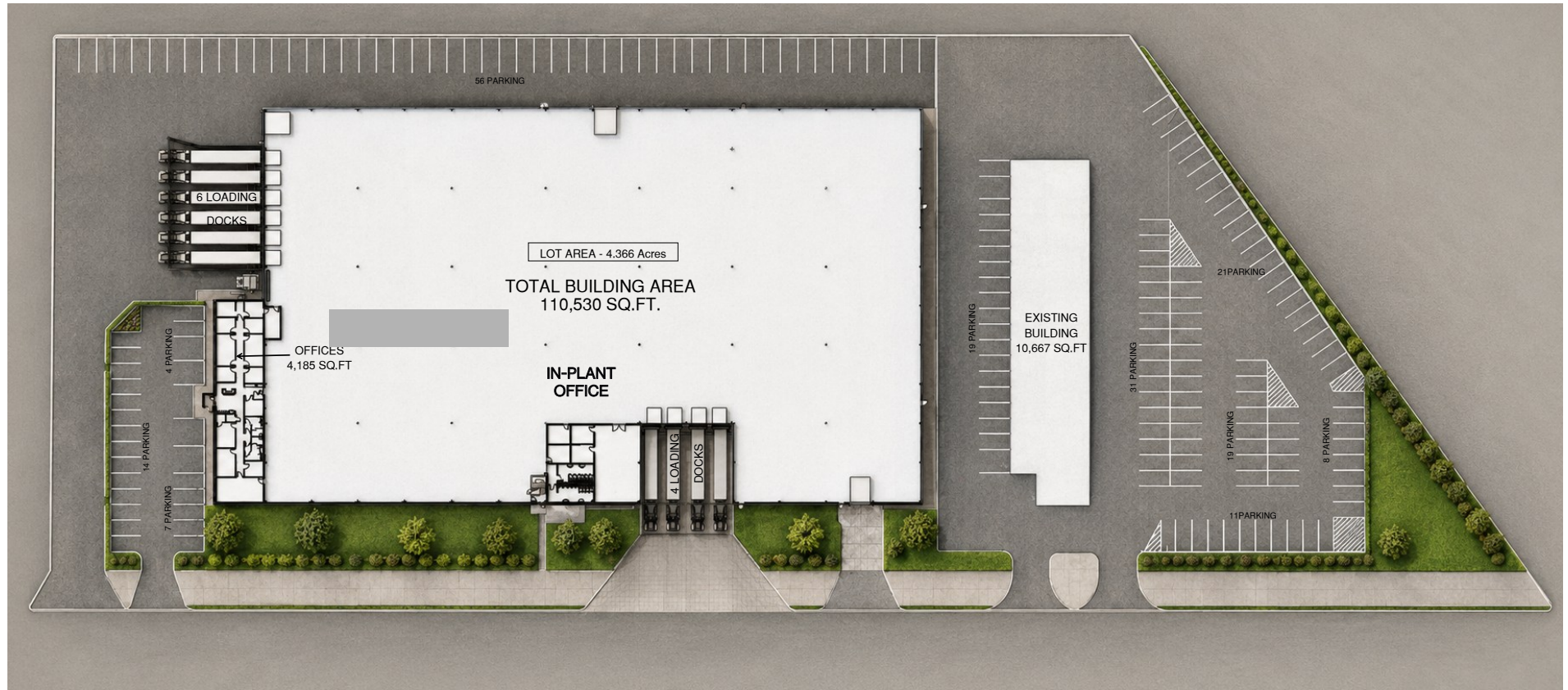
Floor Plan



Site Plan

Manufacturing With Additional Car Parking

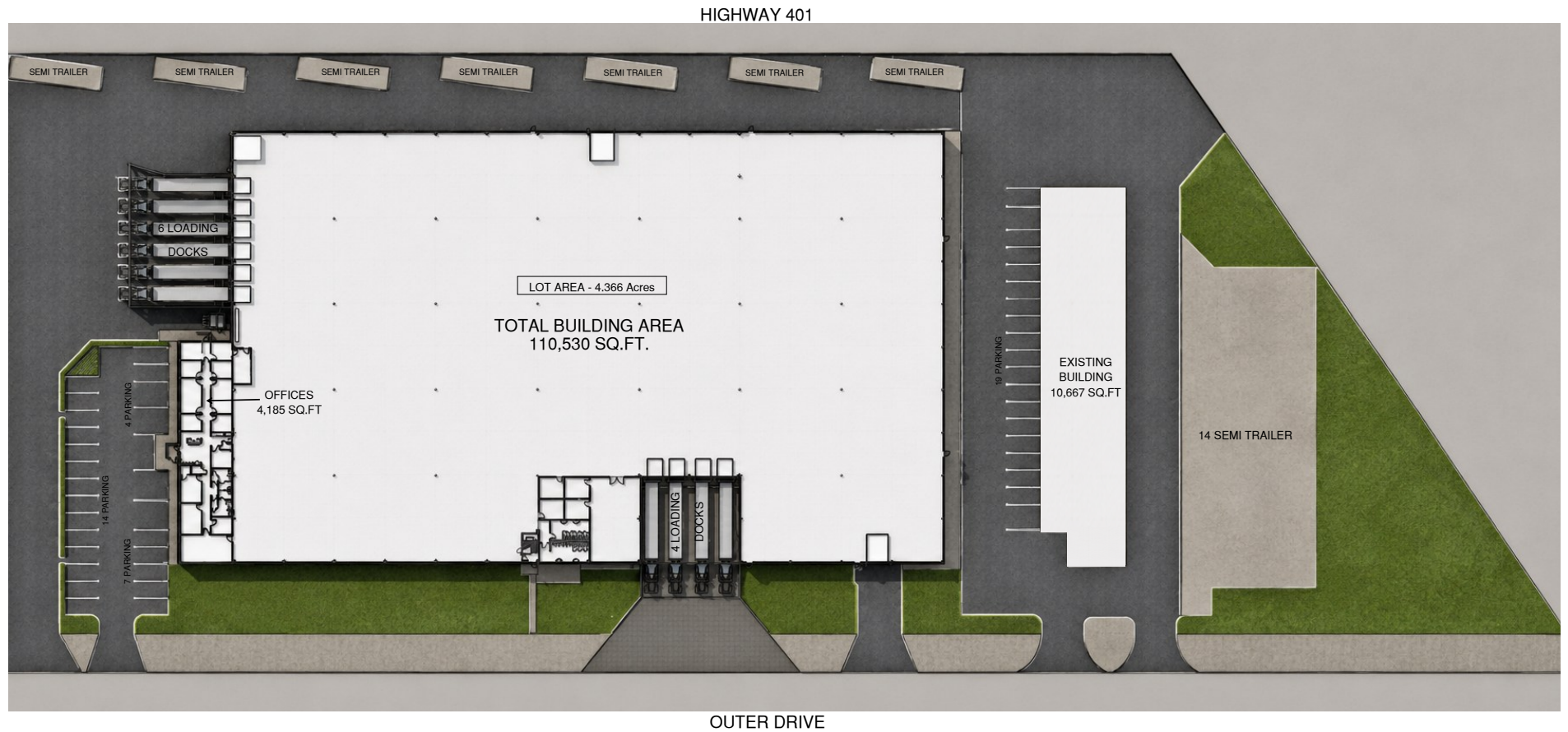
HIGHWAY 401



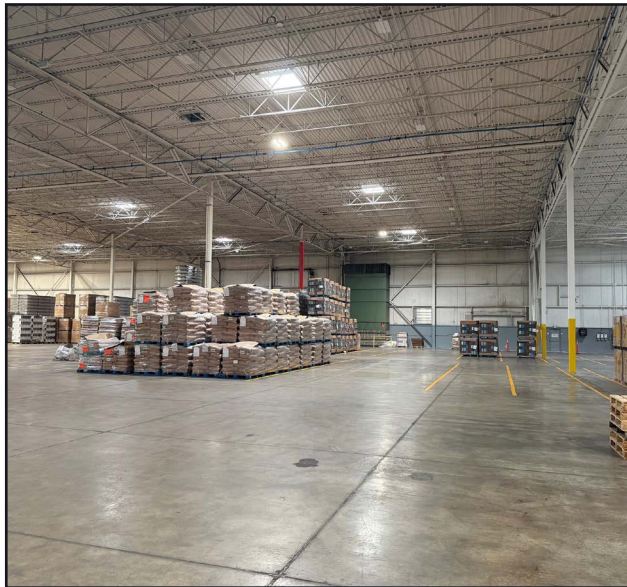
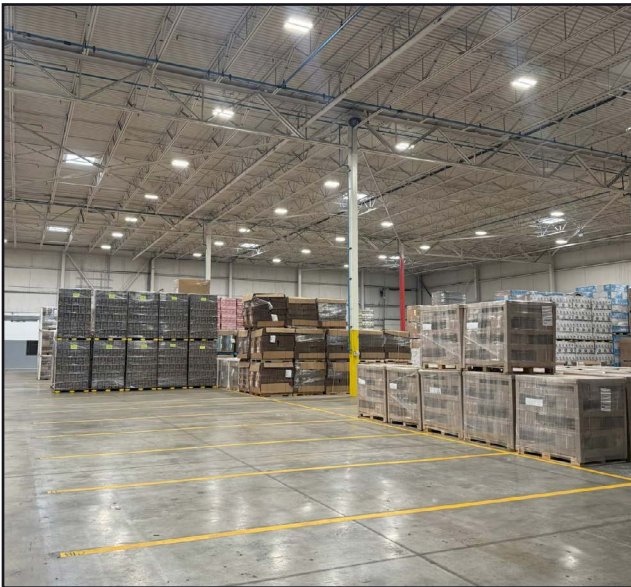
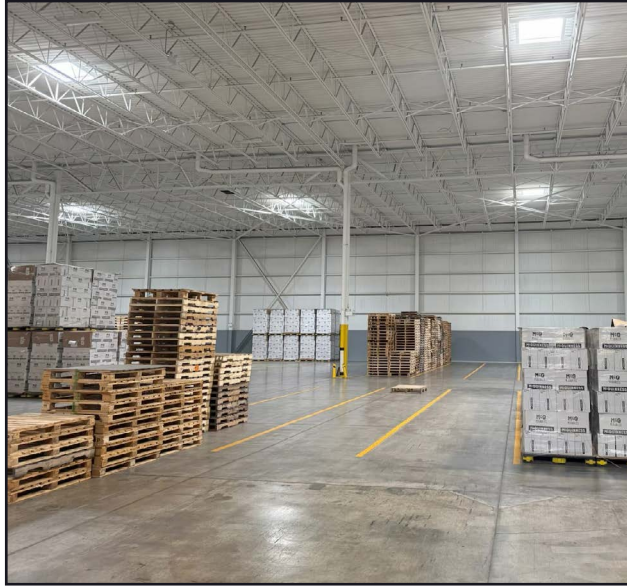
OUTER DRIVE

Site Plan

Warehousing With Additional Trailer Parking



Interior Photos



Zoning Information

Industrial Zone (M1)

Permitted Uses

No land, building, or structures shall be used or erected in the Industrial Zone (M1) except for non-effluent producing industrial uses as defined herein and shall include the following:

- + Automobile body repair shop;
- + Automobile repair garage;
- + Blueprinting and printing establishments;
- + Building supplies centre or lumber yard;
- + Commercial grain handling and storage facility;
- + Concrete or wood products factory or manufacturing use, excluding a concrete batching plant;
- + Construction company;
- + Contractor's yard or shop;
- + Establishments for the storage or processing of agricultural produce;
- + Existing agricultural uses;
- + Food catering services;
- + Machine or welding shop;
- + Manufacturing of small electrical or machine components;
- + Metal fabricating;
- + Non-effluent producing industrial uses;
- + Offices and retail or wholesale outlets related to permitted industrial uses, carried on in the same building;
- + Repair depots including machine repair shops;
- + Existing salvage yards or scrap yards;
- + Service shop;
- + Tire repair shop;
- + Tool and die companies;
- + Truck or transport terminals, only where there is a permanent building and office provided in addition to loading, unloading and storage;
- + Warehousing and supply or storage uses (outdoor and indoor);
- + Woodworking shops;
- + Accessory buildings or uses, including a dwelling or dwelling unit.

Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Industrial Zone (M1) except for the following purposes:

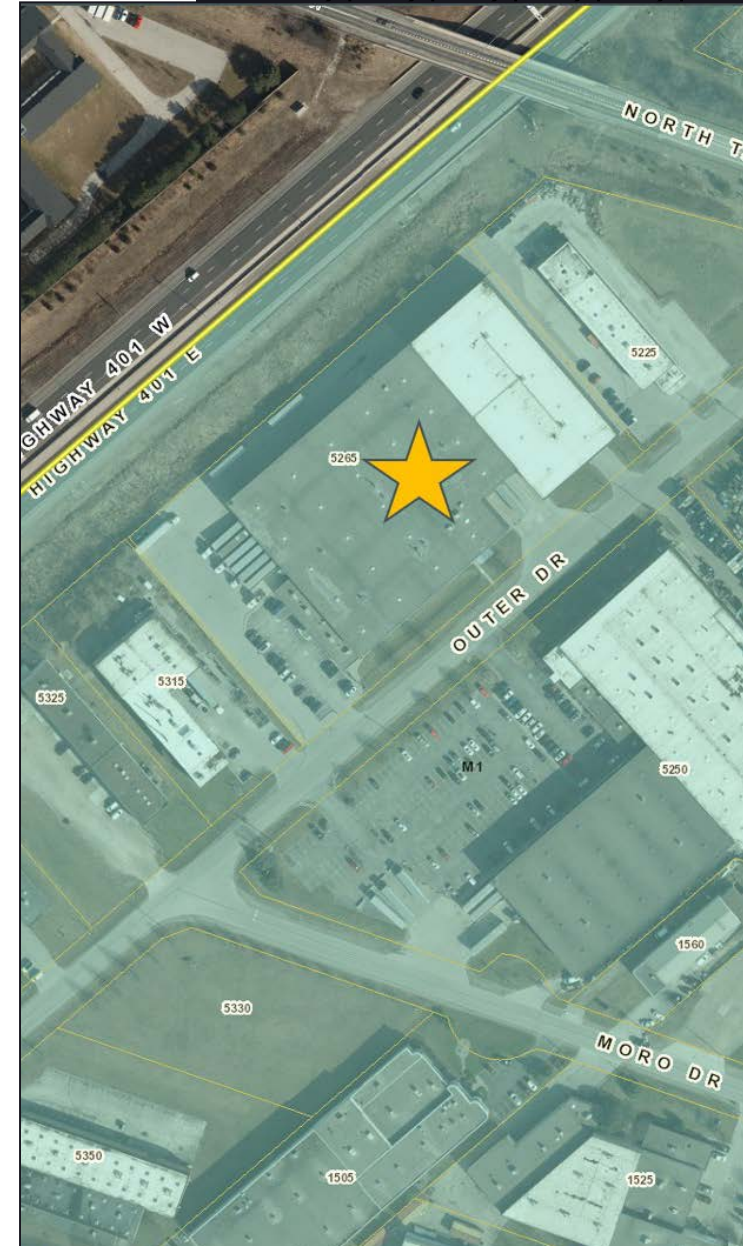
- + Buildings and structures for the permitted uses;
- + Accessory buildings and structures for the permitted uses.

Provisions

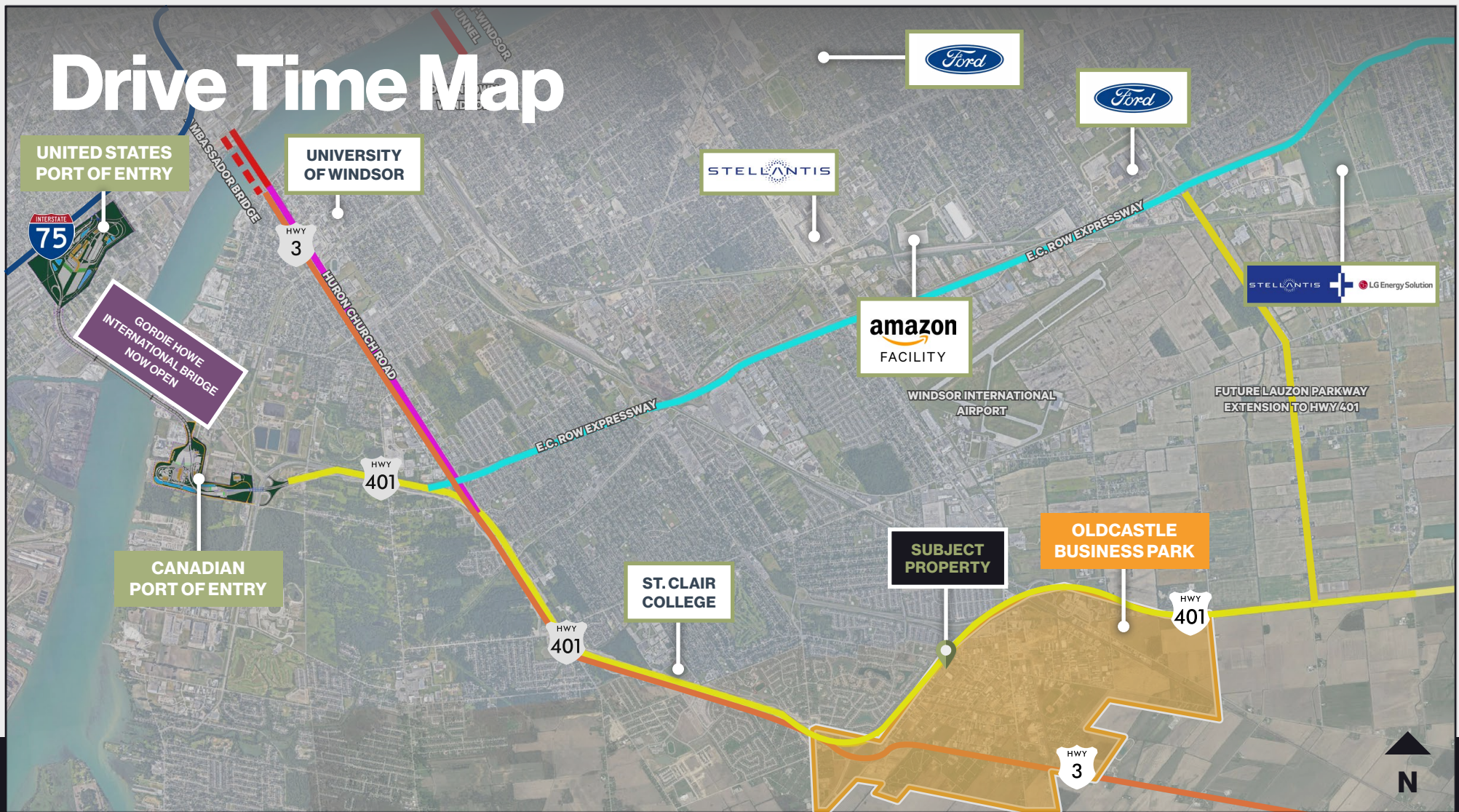
.3 Lot Area – minimum	2,000 m ²
.4 Lot Frontage – minimum	
On a Country Road	61 m
On all other roads	30 m
.5 Lot Coverage – maximum	40%
.6 Landscaped Open Space - minimum	10%
.7 Building Height – maximum	10.5 m
.8 Front Yard Depth – minimum	12 m

[CLICK HERE TO VIEW
COMPLETE ZONING
INFORMATION](#)

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Drive Time Map



Drive Time

2.3 KM | 3 MIN

HIGHWAY
401

7.2 KM | 10 MIN

E.C ROW
EXPRESSWAY

13.1 KM | 14 MIN

AMBASSADOR
BRIDGE

9.6 KM | 16 MIN

AMAZON FULLFILLMENT
PLANT

12.8 KM | 18 MIN

NEXTSTAR ENERGY
BATTERY PLANT

4.4 KM | 7 MIN

WINDSOR INTERNATIONAL
AIRPORT

8 KM | 12 MIN

STELLANTIS WINDSOR
ASSEMBLY PLANT

11.1 KM | 9 MIN

GORDIE HOWE
BRIDGE

11.8 KM | 16 MIN

WINDSOR VIA
RAIL STATION

18.8 KM | 24 MIN

I-75 DETROIT
[USA]

Oldcastle Overview

Oldcastle is widely recognized as the premier industrial and manufacturing node in the Windsor-Essex region, serving as the backbone of the area's automotive, tool & mold, advanced manufacturing, warehousing, and cross-border logistics sectors. Strategically located in southeast Windsor, Oldcastle offers immediate access to Highway 401, EC Row Expressway, Highway 3, and the Detroit-Windsor border crossings, making it one of Southwestern Ontario's most important industrial employment centres.

Why Companies Choose Oldcastle

Proximity to the U.S. market with direct access to Michigan's automotive corridor.

Excellent transportation infrastructure including Highway 401, EC Row Expressway, CP/CN rail connections, and international border crossings further enhanced by the opening of the brand new Gordie Howe Bridge in July, 2026.

Established industrial ecosystem with suppliers, manufacturers, logistics providers, and service companies clustered together.

Highly skilled workforce with generations of experience in automotive manufacturing, tooling, machining, automation, and engineering.

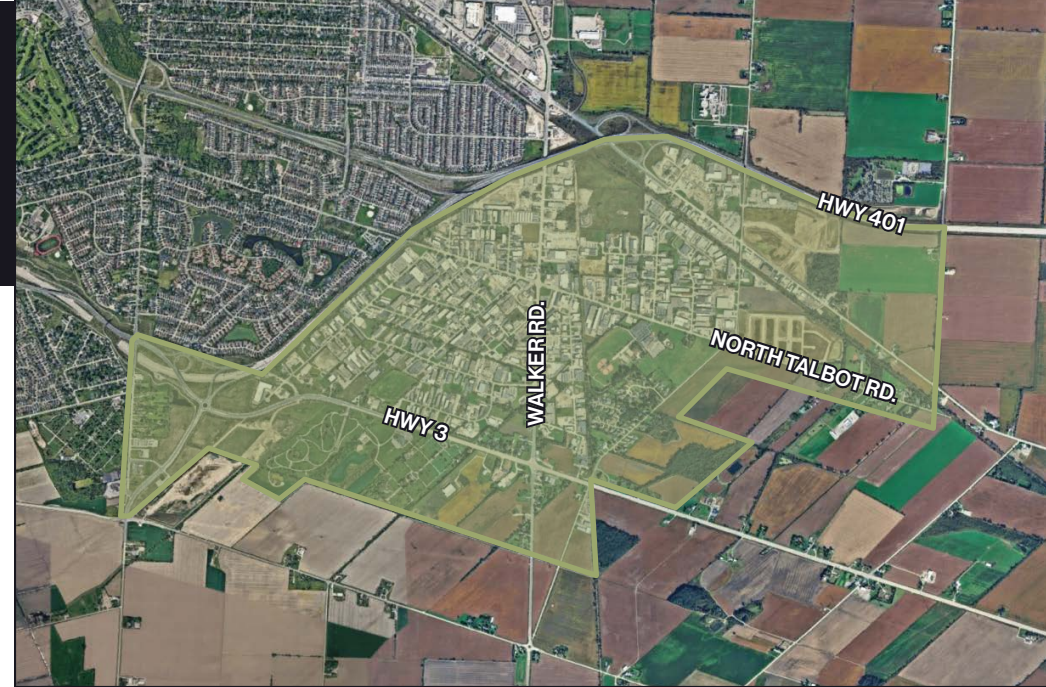
Low industrial vacancy environment, helping support long-term investment and occupancy stability throughout Windsor-Essex. Windsor recorded one of Canada's lowest industrial availability rates in recent CBRE research.

North America's Tool & Mold Capital

Oldcastle sits at the heart of what has long been considered one of North America's most significant tool, mold and die manufacturing clusters. Many global automotive OEMs and Tier 1 suppliers rely on companies located here for:

- + Injection molds
- + Dies and stamping tools
- + Precision machining
- + Automation systems
- + Prototype development
- + Plastic tooling
- + Advanced manufacturing technologies

The area's expertise has evolved over decades alongside Windsor's automotive industry, creating a concentration of engineering talent and specialized manufacturing capabilities that is difficult to replicate elsewhere.



Additional Key Industries

Logistics & Distribution

Its location near major transportation corridors and border crossings makes Oldcastle an attractive location for:

- + Warehousing
- + Cross-border distribution
- + Third-party logistics (3PL)
- + Transportation companies
- + Customs and freight service providers

Advanced Manufacturing & Automation

Many firms specialize in robotics, automated manufacturing systems, industrial controls, and precision-engineered components used throughout North American manufacturing operations.

Competitive Advantages

Oldcastle's greatest strength is its combination of:

- + Cross-border market access to over half of North America's population within a day's drive.
- + Deep manufacturing expertise, particularly in automotive tooling and precision machining.
- + Strong labour pool with skilled trades, engineers, mold makers, machinists, and automation specialists.
- + Established industrial infrastructure featuring modern manufacturing plants, logistics facilities, and industrial services.
- + A collaborative industrial ecosystem where suppliers, manufacturers, transportation firms, and engineering companies operate in close proximity.
- + Transportation companies
- + Customs and freight service providers

Photos by Dan Janisse /Windsor Star



Windsor Market Overview

Located at the southwestern tip of Ontario, Windsor-Essex is home to approximately 430,000 residents and serves as one of North America's most strategic trade, manufacturing, and logistics hubs. Approximately 4.5 million Americans live within a one-hour drive, 11 million within two hours, and more than 25 million within a six-hour drive. The region benefits from exceptional transportation infrastructure, including Highway 401, EC Row Expressway, Highway 3, the Ambassador Bridge, Detroit-Windsor Tunnel, Detroit River Rail Tunnel, and the newly opened Gordie Howe International Bridge, providing direct access to major Canadian and U.S. markets.

The Windsor-Detroit gateway remains the busiest commercial land crossing between Canada and the United States, facilitating approximately one-third of all Canada-U.S. truck trade and supporting one of the world's most significant cross-border economic relationships. The addition of the Gordie Howe International Bridge has further enhanced border capacity, supply chain reliability, and highway connectivity between Ontario Highway 401 and Michigan Interstate-75.

Windsor-Essex is internationally recognized for its strength in automotive manufacturing, advanced manufacturing, logistics, tool and mold production, and agri-business, while also emerging as a key centre within North America's electric vehicle supply chain. Long-term growth is being supported by major infrastructure investments, including the planned Lauzon Parkway Extension and Highway 401 interchange, as well as construction of the new Fancsy Family Hospital, the largest healthcare investment in the region's history. Together, these projects are expected to unlock significant development opportunities across the approximately 1,100 hectares of formerly annexed Town of Tecumseh lands, positioning Windsor for continued economic growth, investment, and expansion.



Economic Highlights

- ✦ Cross-border trade and commerce supported by one of North America's busiest international trade gateways, facilitating approximately one-third of all Canada-U.S. truck trade
- ✦ Manufacturing is Windsor-Essex's largest economic driver, led by automotive, advanced manufacturing, and tool & mold industries.
- ✦ Billions of dollars in public and private investment committed to transformational infrastructure, healthcare, transportation, and advanced manufacturing projects.
- ✦ The Gordie Howe International Bridge, opened in 2026, provides a direct Highway 401-to-I-75 connection, enhancing cross-border trade, logistics, and supply chain efficiency.
- ✦ Construction commenced in 2026 on the nearly 600-bed Fancsy Family Hospital, the largest healthcare project in Windsor-Essex history.
- ✦ NextStar Energy's \$5-billion EV battery plant commenced production in 2024, creating approximately 2,500 direct jobs
- ✦ Nearly 200 hectares of Airport Employment Lands are being developed into shovel-ready industrial sites to support manufacturing, logistics, and EV supply chain growth.
- ✦ The planned Lauzon Parkway Extension and Highway 401 interchange will improve regional connectivity and support future industrial, commercial, and residential growth across Windsor's east and southeast corridors.
- ✦ More than 1,100 hectares of lands annexed from the former Town of Tecumseh in 2003 are being positioned for future employment, residential, and mixed-use development, creating one of Southwestern Ontario's largest long-term growth opportunities.
- ✦ Access to a consumer and tourism market of approximately 4.5 million Americans within a one-hour drive and more than 11 million within two hours.
- ✦ Following completion of its first Windsor plant in 2025, Minth Group announced a second manufacturing facility with AISIN Corporation, further expanding EV supply chain investment in the region
- ✦ Ongoing 2024-2026 modernization of the St. Lawrence Seaway is enhancing marine trade efficiency and strengthening Windsor's position as a key Great Lakes shipping and logistics hub.

Windsor Market Overview

The Gateway to North America

Windsor-Essex host's five Canada-U.S. surface crossings ensuring convenient access and connections to markets across North America and globally:

Ambassador Bridge

The busiest international trade crossing in North America, with more than 40,000 commuters, tourists and truck drivers carrying approximately \$323 million worth of goods across the Windsor-Detroit border each day. The bridge remains the world's largest international suspension bridge.

Detroit-Windsor Tunnel

Providing direct access between Downtown Windsor and Downtown Detroit, the tunnel accommodates approximately 12,000 vehicles daily and more than 4 million vehicles annually, making it a vital cross-border passenger transportation link.

Detroit River Rail Tunnel

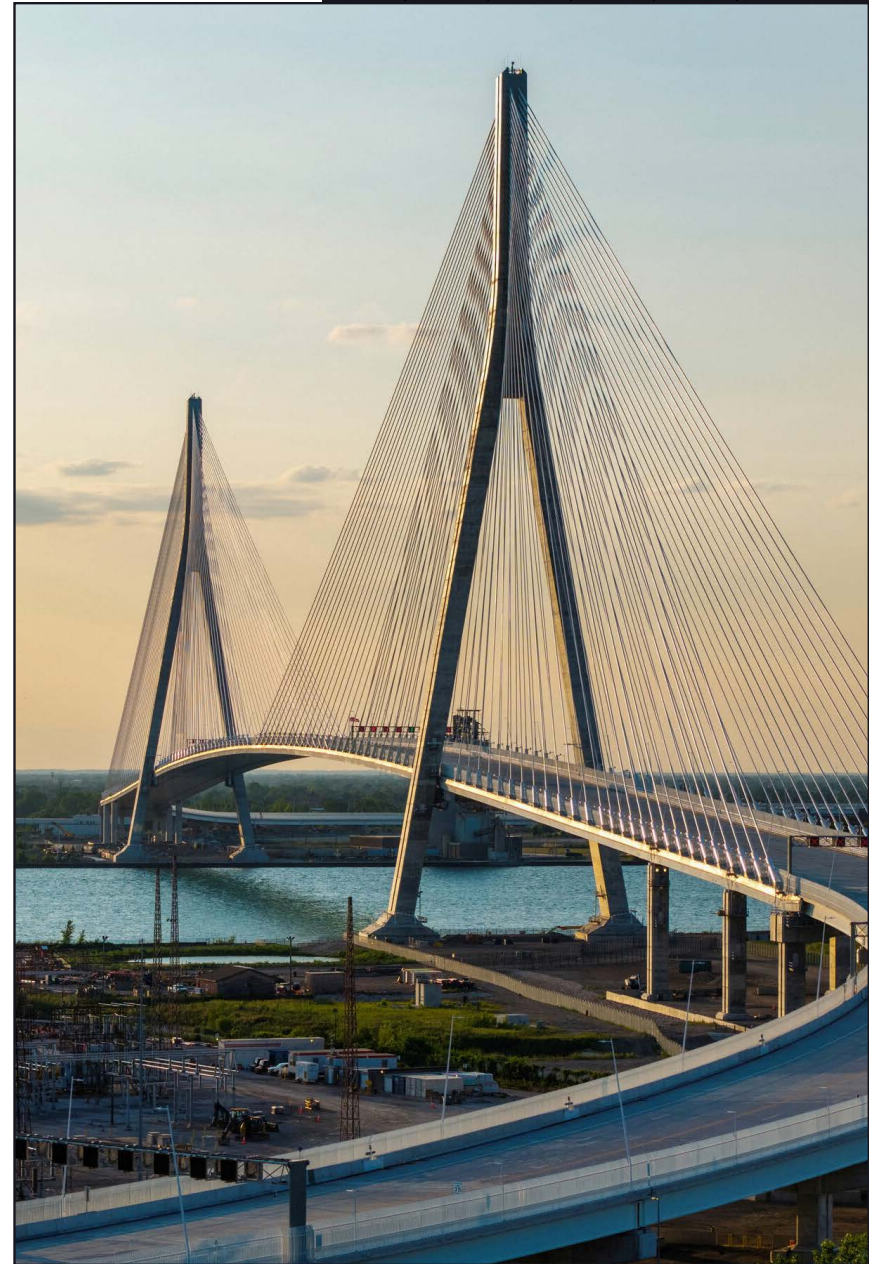
Opened in 1910, this international rail crossing provides a critical freight connection between Canada and the United States, supporting the movement of automotive, manufacturing and consumer goods throughout North America.

Port of Windsor

The third-largest Canadian Great Lakes port by shipment volume, handling more than 5 million tonnes of cargo annually. Strategically located on the Detroit River, the port serves as a key multimodal transportation hub linking marine, rail and highway networks.

Gordie Howe International Bridge

Opened in July 2026, the six-lane Gordie Howe International Bridge is the first new Windsor-Detroit border crossing in over 60 years. Providing a direct highway-to-highway connection between Highway 401 and Interstate-75, the bridge significantly enhances cross-border trade efficiency and further strengthens Windsor-Essex's position as a premier North American manufacturing and logistics hub.





5265 OUTER DRIVE
TECUMSEH / ONTARIO



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Premium A-Class Industrial Facility

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