

AVAILABLE FOR

SALE

VACANT
INDUSTRIAL
LAND

200 Morton Dr
Windsor, ON

DETROIT RIVER

Essex Terminal Railway

OJIBWAY PARKWAY

LIST PRICE: \$ 9,550,000



\$395,986/ ACRE

ZONING: MD2.5

PROPERTY FEATURES

This exceptional industrial land offering combines size, accessibility, and infrastructure potential ideal for a wide range of industrial users and developers.



24.117 Acres
Of Land Available
subject to severance



MD2.5 Zoning
Manufacturing District 2.5



±1,671 FT Frontage
Along Morton Drive



Vacant Industrial Land



Strategic Location
Exceptional Access



Access to Hwy 401,
E.C. Row Expressway & Gordie
Howe International Bridge



**Essex Terminal
Railway Adjacency**



**Rare Opportunity for
Industrial
Development**





ZONING

CITY OF WINDSOR ZONING BY-LAW 8600

The subject property is zoned MD2.5 – Manufacturing District 2.5 under the City of Windsor Zoning By-law 8600, permitting a wide range of industrial uses.

19.5 MANUFACTURING DISTRICT 2.5 (MD2.5)

19.5.1 PERMITTED USES

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

19.5.3 PROHIBITED USES

- Animal Processing Facility
- Distillation Plant
- Manufacture of paper, plywood, pulp, or veneer including a sawmill
- Salvage Operation

19.5.5 PROVISIONS

.2	Lot Area – minimum	4,000 m ²
.4	Building Height – maximum	20.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum From a rear lot line 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



ZONING DESIGNATION

MD2.5

Manufacturing District 2.5



PURPOSE

To provide for a wide range of manufacturing, processing, assembly, warehouse and related industrial operations.



BUYER TO VERIFY

Prospective purchasers are responsible for verifying all zoning, permitted uses, servicing, and development potential with the City of Windsor.

LOCATION & DRIVE TIMES

Strategically located in South Windsor with excellent access to major transportation routes, border crossings, infrastructure and key employment hubs.



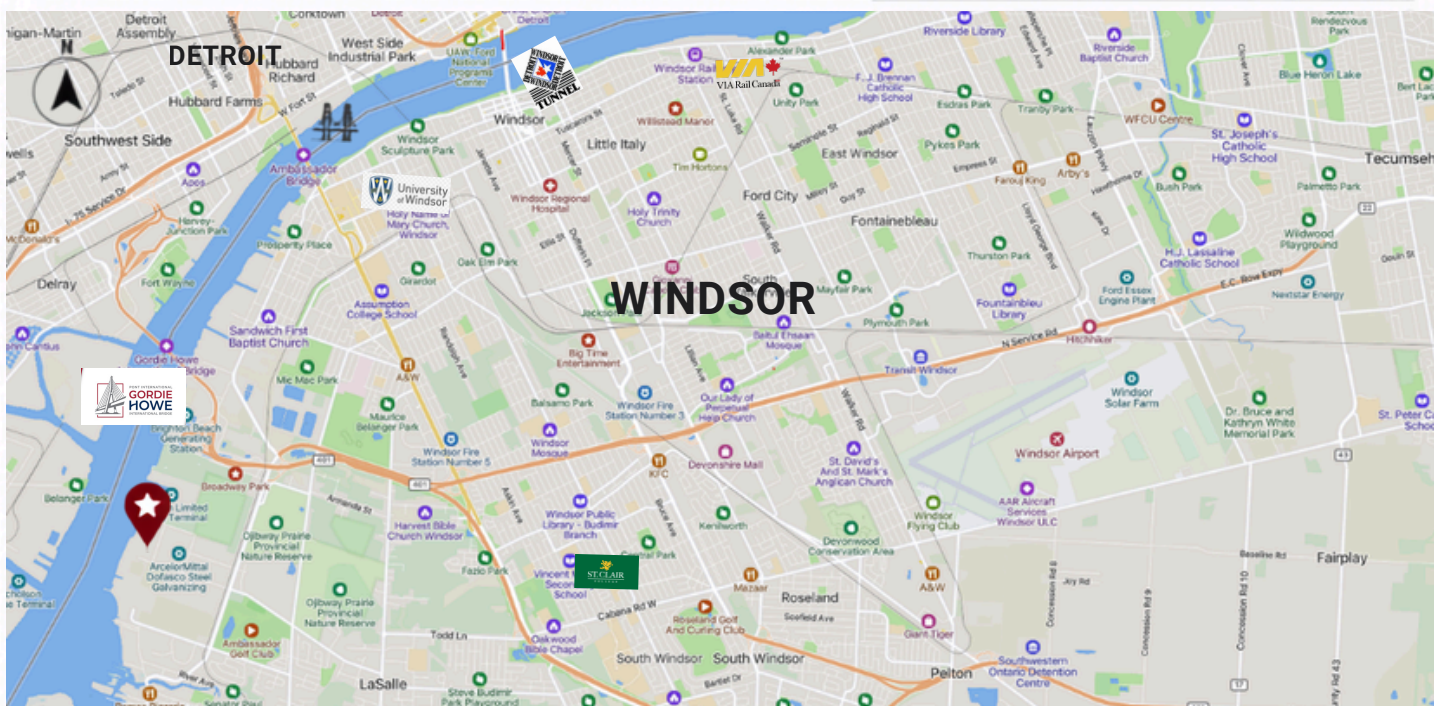
24.117 ACRES
OF LAND AVAILABLE
SUBJECT TO SEVERANCE



1,671 FT FRONTAGE
ALONG MORTON DRIVE



RAIL ADJACENCY
ESSEX TERMINAL RAILWAY



DRIVE TIMES



HIGHWAY 401

4 km
5 min



E.C. ROW EXPRESSWAY

4.3 km
5 min



GORDIE HOWE BRIDGE

4.5 km
5 min



AMBASSADOR BRIDGE

8.3 km
12 min



WINDSOR AIRPORT

14.9 km
14 min



**WINDSOR VIA
RAIL TRAIN**

15 km
15 min



ST. CLAIR COLLEGE

8.4 km
9 min



**FORD (WINDSOR
ASSEMBLY PLANT)**

17.2 km
21 min



STELLANTIS

14.8 km
17 min

200 MORTON DRIVE

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Buyer to verify zoning, permitted uses, servicing and all property information.

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