

**10 ACRE
TRUCKING YARD FOR SALE**

CBRE



FOR MORE INFORMATION, CONTACT US

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**2700
CENTRAL AVENUE**
WINDSOR, ONTARIO

SALES FLYER

PROPERTY OVERVIEW

Rare, 10 Acre Trucking Yard Available For Sale

On behalf of Ernst & Young inc., solely in its capacity as court-appointed receiver of ELI LOGISTICS SOLUTIONS INC., 2679933 ONTARIO INC., and 1000160645 ONTARIO INC. (the "Seller" or "Receiver"), CBRE Limited ("Advisor" or "CBRE") is pleased to present the opportunity to acquire a 100% freehold interest in the property located at 2700 Central Avenue in Windsor Ontario the ("Property").

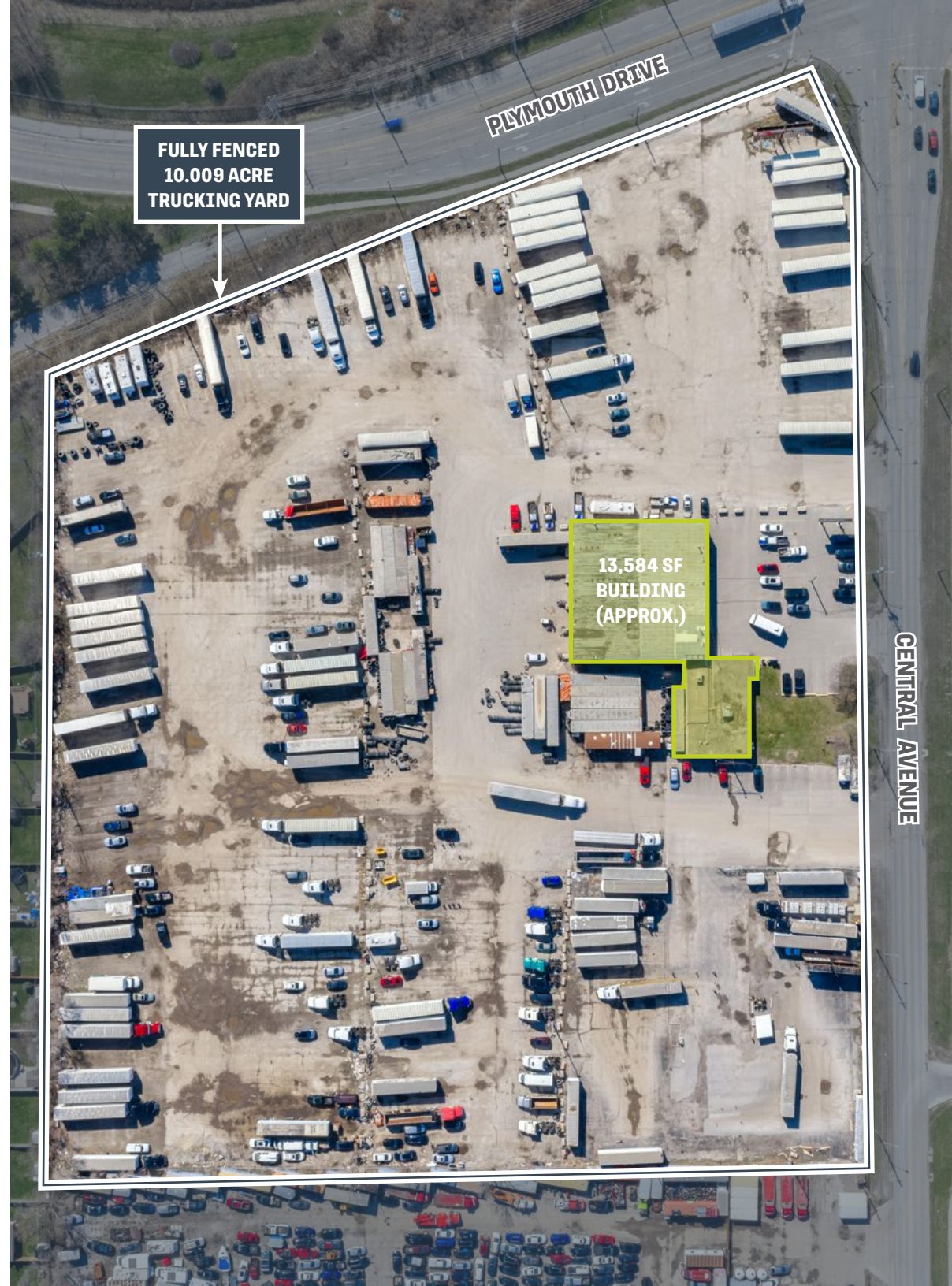
2700 Central Avenue presents a rare opportunity to acquire a strategically located 10.01-acre industrial trucking yard within one of Windsor's established employment corridors, situated at the signalized intersection of Central Avenue and Plymouth Drive. The property includes a fully leased, single-storey 13,584 SF multi-tenant industrial building featuring five grade-level loading doors, complemented by a fenced and partially paved trailer parking yard that generates stable income. Benefiting from a Business Park designation, excellent access to EC Row Expressway and Highway 401, and close proximity to Windsor International Airport, the asset offers both immediate cash flow and compelling long-term intensification potential in a supply-constrained industrial market.

The Property is being sold via court-ordered receivership and on an as-is, where-is basis without any representations from CBRE or the Seller of any kind.

ASKING PRICE: \$8,500,000

TOTAL SITE AREA: 10.01 ACRES

ZONING DESIGNATION: MD1.4





PROPERTY OVERVIEW

ADDRESS	2700 Central Avenue, Windsor, ON N8W 4J5	AREA BREAKDOWN	Industrial Area: 10,200 SF Office Area: 3,384 SF
LEGAL DESCRIPTION	PT LT 103 CON 2 SANDWICH EAST PT 2, 3, 4, 6, 7, 8 & 9 12R17468; S/T R1109324, R143150; WINDSOR	LOADING	5 x grade-level loading doors
P.I.N	013590376	CEILING HEIGHT	17-19 Feet Approx.
TOTAL SITE AREA (ACRES)	10.009 Acres (Approx 8.75 Acres of Truck Parking)	YEAR BUILT	1960-1977
SITE CONDITION	Fully Fenced, Gravel/Asphalt Truck Yard Improved with 13,584 SF Industrial/Office Building	OCCUPANCY	100%
ASKING SALE PRICE	\$8,500,000 (\$850,000 Per Acre Approx.)	TENANTS	Fountain Tire: 11,558 SF Academy Truck Driving School: 2,026 SF ± 50 Month to Month Truck Parking Tenancies
BUILDING SIZE	13,584 SF (As Per MPAC)	ZONING	MD1.4

CBRE, the Seller or Receiver make no 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, lessee's and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.

CORE CENTRAL LOCATION WITH NEAR DIRECT ACCESS TO THE E.C. ROW EXPRESSWAY

ANDRITZ
amazon
STELLANTIS

1.25 Acres
Office Building

Approx. 8.75 Acres of
Truck Parking Area

centralpark
ATHLETICS

STELLANTIS

Stellantis is Windsor's largest employer with over 3,600 employees

E.C. ROW EXPRESSWAY

Signalized Intersection

CENTRAL AVENUE

GRAND MARAIS ROAD EAST

PLYMOUTH DRIVE

CENTRAL AVENUE

Key Area Employers

STELLANTIS

amazon

FLEX|N|GATE

Ford

WINDSOR REGIONAL HOSPITAL
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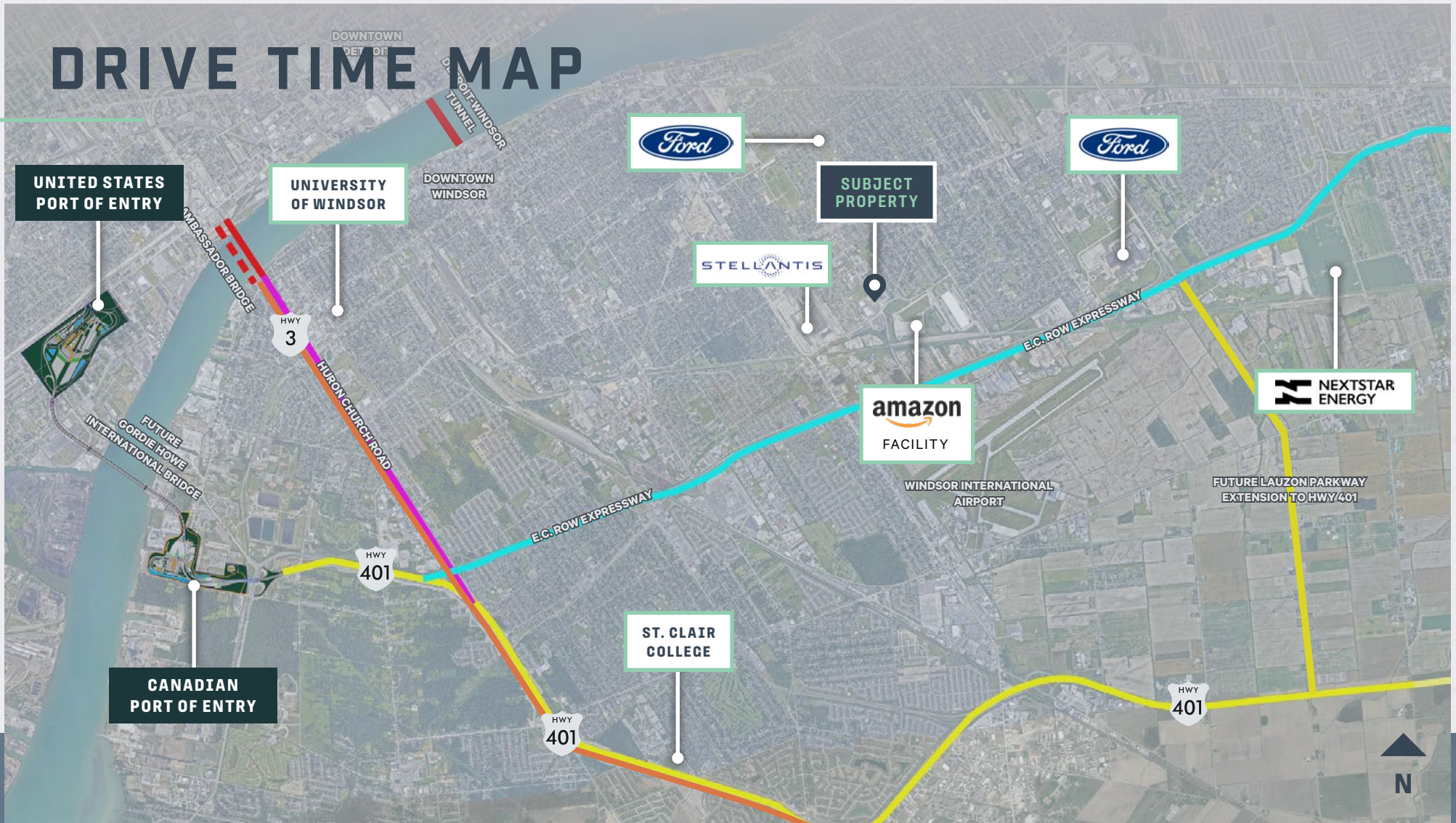
THE NARMCO GROUP

MAGNA

VALIANT TMS

GreenShield

DRIVE TIME MAP



Drive Time

AMAZON FULLFILLMENT PLANT
0.8 KM | 2 MIN

E.C. ROW EXPRESSWAY
1.5 KM | 3 MIN

WINDSOR VIA RAIL STATION
5.2 KM | 9 MIN

FUTURE GORDIE HOWE BRIDGE
12 KM | 9 MIN

HIGHWAY 401
7.5 KM | 11 MIN

STELLANTIS WINDSOR ASSEMBLY PLANT
1.1 KM | 2 MIN

NEXTSTAR BATTERY PLANT
8 KM | 7 MIN

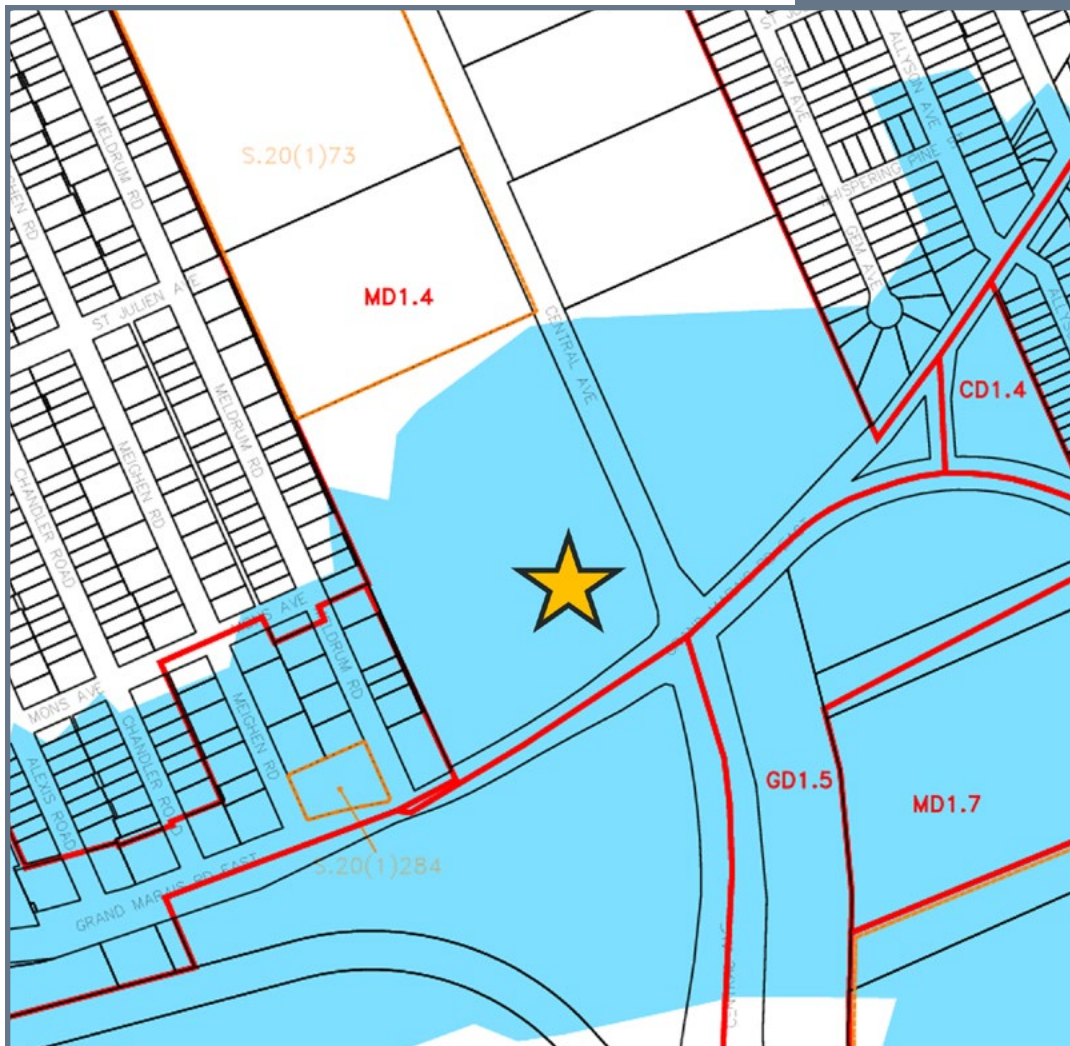
WINDSOR INTERNATIONAL AIRPORT
6.5 KM | 9 MIN

OLDCASTLE
6.9 KM | 11 MIN

AMBASSADOR BRIDGE
12 KM | 12 MIN

ZONING INFORMATION

Manufacturing District 1.4 (MD1.4)



PERMITTED USES

- » Ambulance Service
- » Bakery
- » Business Office
- » Commercial School
- » Food Catering Service
- » Food Packaging Facility
- » Manufacturing Facility
- » Medical Appliance Facility
- » Medical Office
- » Micro-Brewery
- » Professional Studio
- » Research and Development Facility
- » Any of the following Ancillary Uses:
 - » Child Care Centre
 - » Club
 - » Convenience Store
 - » Food Convenience Store
 - » Food Outlet – Drive-through
 - » Food Outlet – Take-out
 - » Gas Bar
- » Health Studio
- » Personal Service Shop
- » Restaurant
- » Restaurant with Drive-through
- » Veterinary Office
- » Warehouse
- » Wholesale Store
- » Any of the following Existing Uses:
 - » Motor Vehicle Dealership
 - » Sports Facility
 - » Transport Terminal
- » Any use accessory to any of the above uses, including a Retail Store

WINDSOR MARKET OVERVIEW

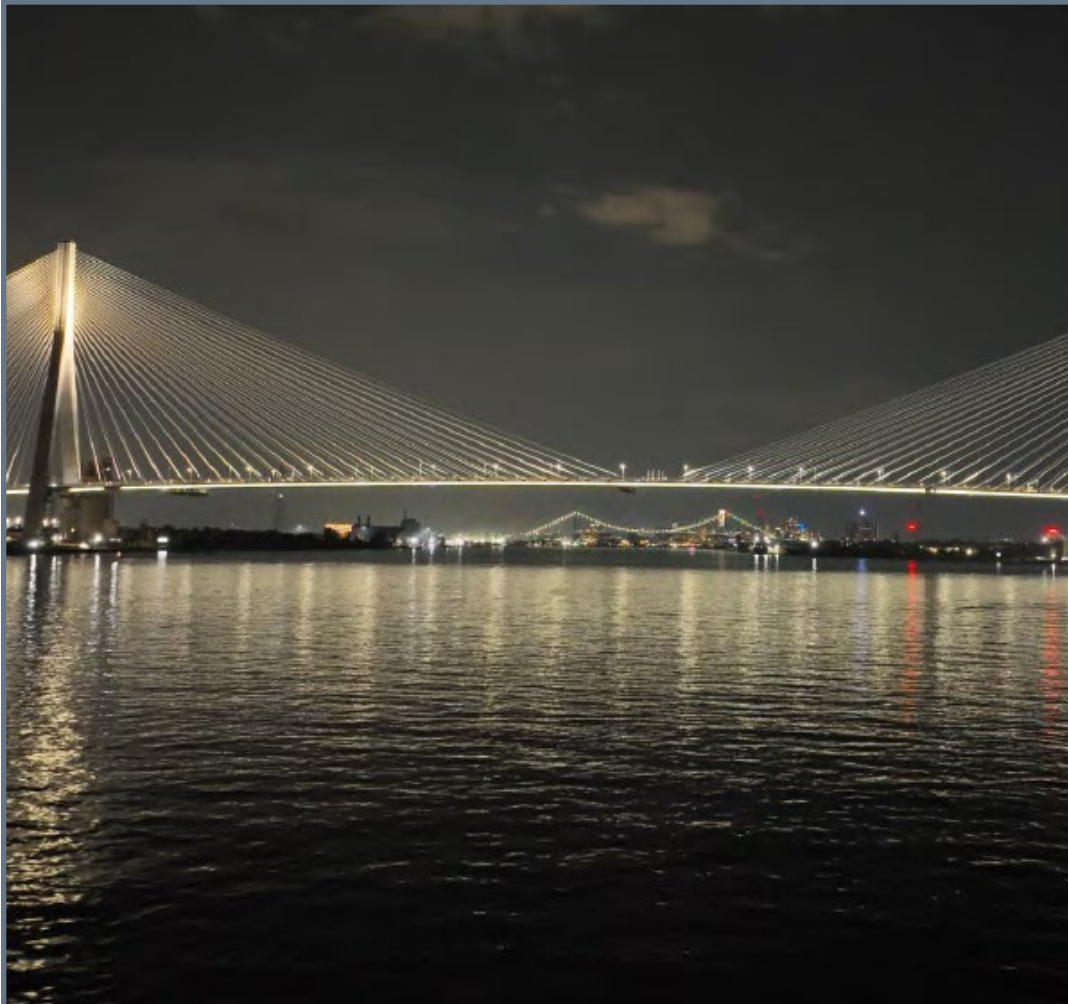
Located in the southwestern tip of Ontario and the southernmost part of Canada, the Windsor-Essex region is home to just under 400,000 people. Approximately 4.5 million Americans live within a 1-hour drive, 11 million within 2 hours and 25 million within 6 hours. Windsor-Essex County is serviced by well-maintained 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.

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

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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WINDSOR, ONTARIO

10 ACRE
TRUCKING YARD FOR SALE

2700 CENTRAL AVENUE

To access the complete version of the Confidential Information Memorandum ("CIM") and gain access to the due diligence sharefile, please return a fully executed copy of the Non-Disclosure & Confidentiality Agreement linked below.

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