

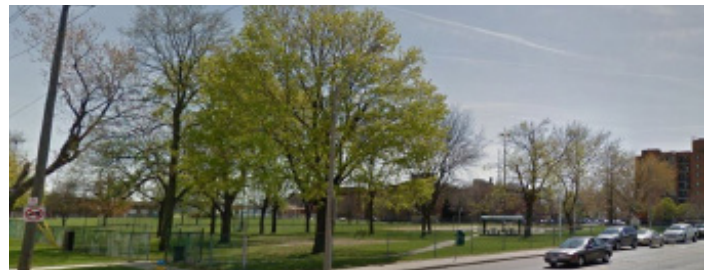


Our Little Italy property is located at the west end of Via Italia, a neighborhood known for its large choice of Italian restaurants, cafes, and shops.

The newly refurbished Wigle Park is within walking distance offering you quick access to green space on your lunch break.

Situated east of the downtown core, with Windsor Regional Hospital just blocks away. The surrounding area consists of community centres, medical buildings, and several high-rise apartment buildings.

To the south is Tecumseh Road E, which runs the limit of the city and is considered one of the city's most traversed arterial roadways. Both Howard and Ouellette Ave are nearby with access to the EC Row expressway and points beyond including Highway 401. Eight blocks from the Detroit river and just minutes from the tunnel to USA, the area is also served by public transportation with the closest stop a short walk away.



AVAILABLE SUITES

Suite 2b with up to 2,760 sf (256.4 m²)

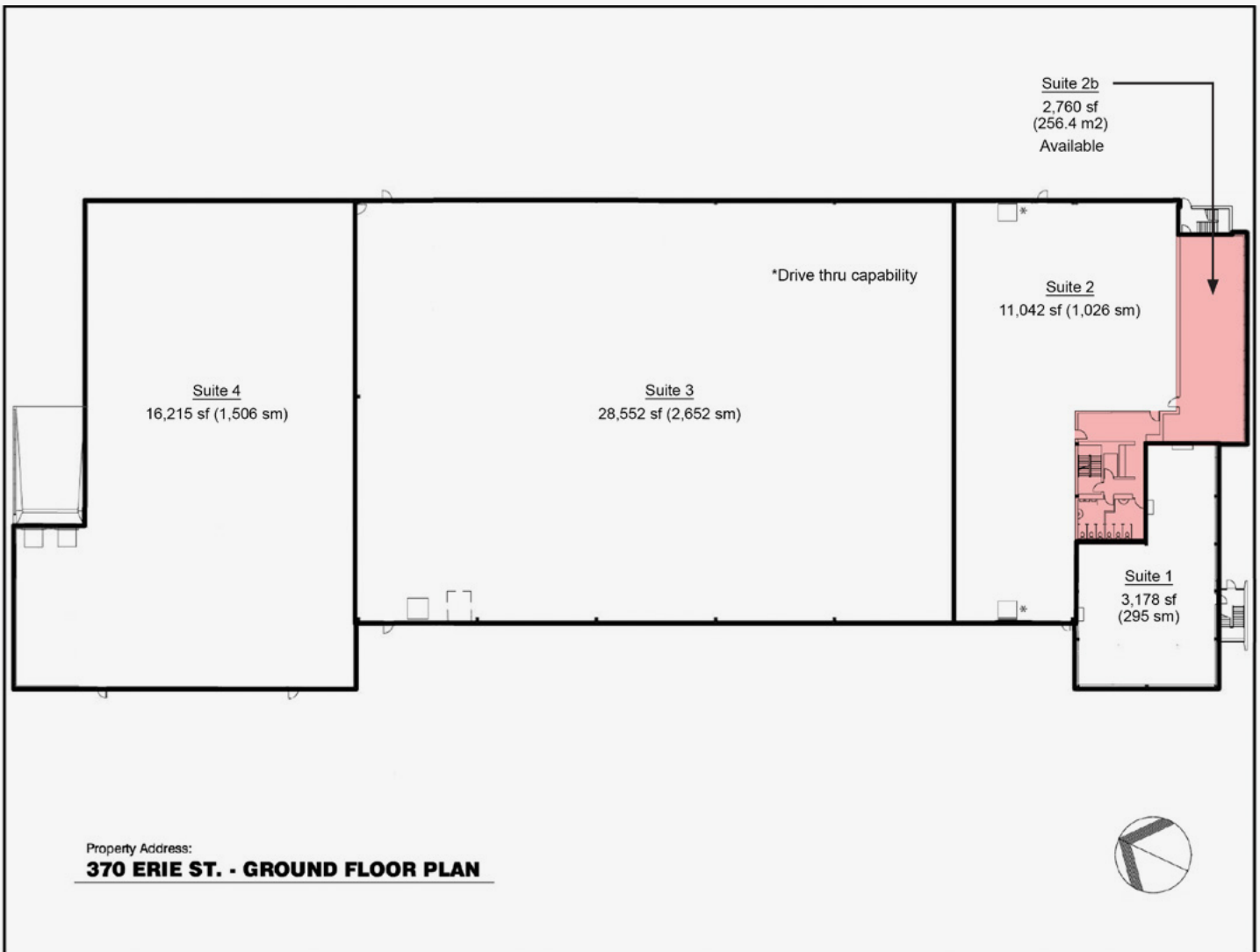
SUITE INCLUDES*:

- 2,760 sf (256.4 m²)
- 4 large office
- Kitchen
- Washrooms
- Storage room

GROSS LEASE RATE INCLUDES:

- Property taxes
- Building repairs
- Parking lot maintenance
- Utilities (gas, water and hydro)
- Building insurance

*Features TBD with tenant



PROPERTY SPECIFICS

The building is divided into 4 units with ample parking along the interior perimeter of the building as well as along Erie and Mercer Street. The front of the building contains a two storey office structure with the balance of the building subdivided into 3 warehouse units.

EXTERIOR FINISH

The building is constructed of brick, concrete block with metal clad siding.

FOUNDATION

Concrete and concrete block with metal siding.

MECHANICAL

The service comprises 600 amp breaker three phase, 600 volt, plus transformers.

UTILITIES

Building is fully equipped with natural gas, hydro, as well as sanitary and storm sewers.

PARKING

Secure parking to accommodate over 100 vehicles.

LAND USE CONTROLS - ZONING BYLAWS

Manufacturing District 1.4 (MD 1.4)

WE DESIGN THE SPACE YOU NEED

STEP 1 **Tell us what you want** (space requirements, use of space, decorating preferences, etc.)

STEP 2 **Let our design specialists take your needs and draw up a plan!**

Visit the HOW WE WORK tab on lessorltd.com for more information.

