

INVESTMENT READY SITE



120 Broadway Street, Windsor, Ontario

A 15.36-acre (6.2-hectare) parcel with 958' (292m) deep water frontage along the Detroit River, located off Broadway Street in Windsor, Ontario. The site is 1.5 km from Highway 401 and is adjacent to the entry plaza for the new Gordie Howe International Bridge, and within 7km of the Ambassador Bridge linking Detroit and Windsor. The property is zoned for a wide range of industrial and manufacturing uses and is situated within the Port of Windsor. Atura Power (Brighton Beach Generating Station) is located adjacent to the property, and other area businesses include Dainty Foods, ADM Grain, and Windsor Salt.

KEY HIGHLIGHTS

Lot Size: 15.36 acres / 6.2 hectares

Depth: 230.24 metres on south boundary/214.2 metres on north boundary

Frontage: 292 metres

Services: Full municipal services

Zoning: MD2.5 - Manufacturing District 2.5 (Industrial Heavy)

PERMITTED USES

- » Manufacturing Uses
- » Industrial Uses
- » Warehousing and Self-Storage
- » Food Processing Facility

UTILITIES:

- » Existing 27.6 kV feeder in the area suitable for industrial use. The site is serviced by ENWIN Utilities Ltd.
- » 500mm (20") gas line along perimeter road, adjacent to property. The site is serviced by Union Gas.
- » Access to Municipal 300mm (12") water line, 150mm (6") valve and service on property, existing sanitary available at site perimeter.
- » Full telecommunication servicing available, including fibre-optic.



The first of its kind in Canada, **ONTARIO'S INVESTMENT READY: CERTIFIED SITES** represent pre-qualified industrial properties that have met a consistent set of stringent standards. Proactive due diligence has been performed, confirming site viability to make the decision-making process easier and faster for investors and site consultants.

Ontario is a place where businesses can expand and thrive, unencumbered by excessive red tape and over regulation. **Ontario is open for business.**

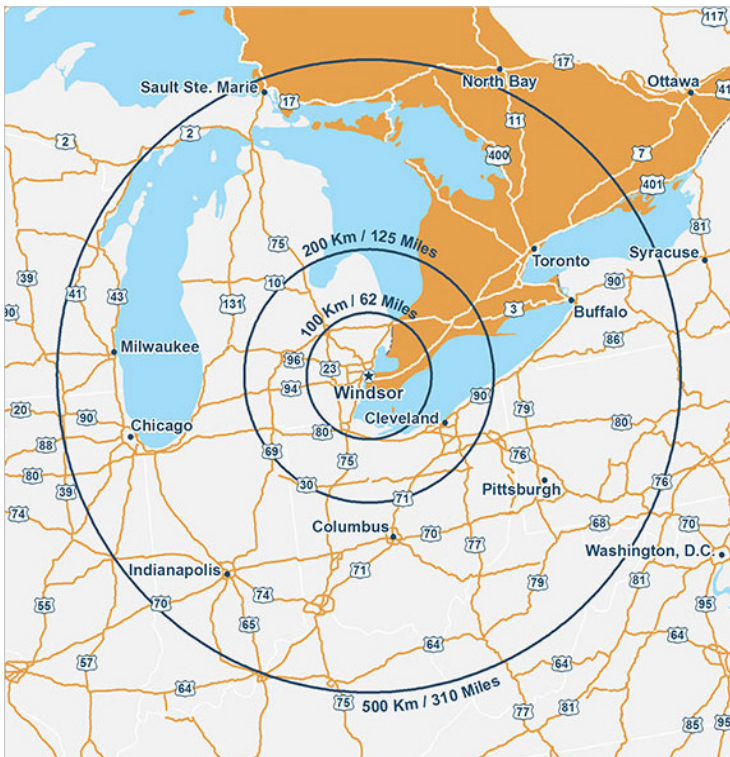
FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

MINISTRY OF
ECONOMIC DEVELOPMENT,
JOB CREATION AND TRADE
Investment Ready:
Certified Site Program
InvestmentReady@ontario.ca
Tel: +1 416-325-5029
InvestOntario.ca/CertifiedSite

FRANCIS KENNETTE
President
BridgePort Windsor,
Marine Terminal Inc.
bedrock@mnsi.net
Tel: +1 519-977-3166

THE WINDSOR ADVANTAGE

- » With a population of over 229,000, Windsor is home to one of Canada's largest urban centre manufacturing clusters. Windsor is a major contributor to Canada's automotive industry and is an international hub for automation. More than 300 companies in the region engineer, design, and produce cutting-edge industrial manufacturing systems across many sectors of Canada's economy.
- » The city offers an experienced and skilled workforce from diverse industries, including advanced manufacturing, clean technologies, life sciences, and major educational institutions. It is also emerging as an important centre of EV battery manufacturing, with work underway to build Ontario's first Gigafactory.
- » As much as \$500 million in international trade crosses the Windsor-Detroit border every day, all heading to consumer-rich markets across North America. The Windsor-Essex region boasts a very significant cross-border logistics industry that facilitates access to U.S. and international markets. As Canada's gateway to the United States-Mexico-Canada Agreement (USMCA) Trade Corridor, Windsor provides unparalleled exposure and easy access to major air, rail, and highway links on both sides of the Canada-U.S. border, making this city significantly desirable for commercial access to Canadian and North American markets.
- » Windsor is within the larger Windsor-Essex region, a designated Foreign Trade Zone (FTZ) that provides local companies with access to a single-window service of government programs and services that can help local firms boost their exports to create more jobs at home.
- » The City of Windsor is committed to supporting business growth through its Community Improvement Plan program, offering tax-increment based grants for eligible businesses that retain or create jobs, as well as waiving development charges for industrial uses.



TRANSPORTATION

- » Less than 500 metres from Essex Terminal Railway (with CN/CP Rail connections available)
- » Located within 1.5 km from Regional E.C Row Expressway & Highway 401
- » Located 7 km from the Windsor-Detroit Ambassador Bridge
- » Located 12 km from Windsor International Airport

TRAVEL TIMES BY CAR TO WINDSOR (actual travel times may vary)

Detroit	15 minutes
London	2.75 hours
Toronto	3.5 hours
Chicago	4.5 hours

US / CANADA BORDER DISTANCES

Detroit – Ambassador Bridge	7 km/4.35 miles
Detroit Windsor Tunnel	12 km/7.5 miles
Sarnia/Port Huron via Highway 401	161 km/100 miles

*A Property with an Investment Ready: Certified Site designation means the Province of Ontario has received from the site owner assessments and other site related information required under the Investment Ready: Certified Site program. The Province has not verified the information and prospective purchasers, lessors and others should conduct their own usual due diligence and make such enquiries as they deem necessary before purchasing, leasing or otherwise investing in the subject site. Prospective purchasers, lessors and other interested in the subject site should check existing laws and regulations to confirm that this particular property is suitable for their intended purpose or use and what permits, approvals and consultations, including with aboriginal communities, are required in order to develop such property, as well as any costs associated with such development. This document, including all related photographs, is for information purposes only and is not intended to provide investment advice. Reliance upon any information shall be at the user's sole risk. All information should be verified independently before being used or relied upon. The Province of Ontario does not guarantee the quality, accuracy, completeness or timeliness of this information; and assumes no obligation to update this information or advise on further developments. The Province of Ontario disclaims any liability for unauthorized use or reproduction of any information contained in this document and is not responsible for any direct, indirect, special or consequential damages or any other damages caused, arising out of or in connection with use of this information. The Province of Ontario is not acting as a real estate broker or agent for any party in connection with the site described in this document.