



# Commercial for lease

1324 Windsor Avenue & 1261 McDougall Street, Windsor, Ontario

Up to 88,000 sf available | Close proximity to Canada - U.S. Border crossing

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## Property overview

Situated in the heart of Windsor and is conveniently accessible from major transportation routes and enjoys close proximity to residential neighborhoods and other commercial establishments.

Travel times to the United States are approximately ten minutes by car, offering easy access for cross-border business activities. Major highways such as EC Express Way can be reached in under ten minutes, providing convenient connectivity to regional and national transportation networks.



5,500 sf - 88,000 sf available



14' - 18+' clear heights



CD4.1 zoning



Up to six truck level bays

*(Each contain two truck level pads)*

One drive in door

*(option for more)*



Ample onsite parking



Bus routes nearby



Signband opportunity



\$8 - \$12 psf  
Asking net rate



\$3.50 psf  
Additional rent (estimated)

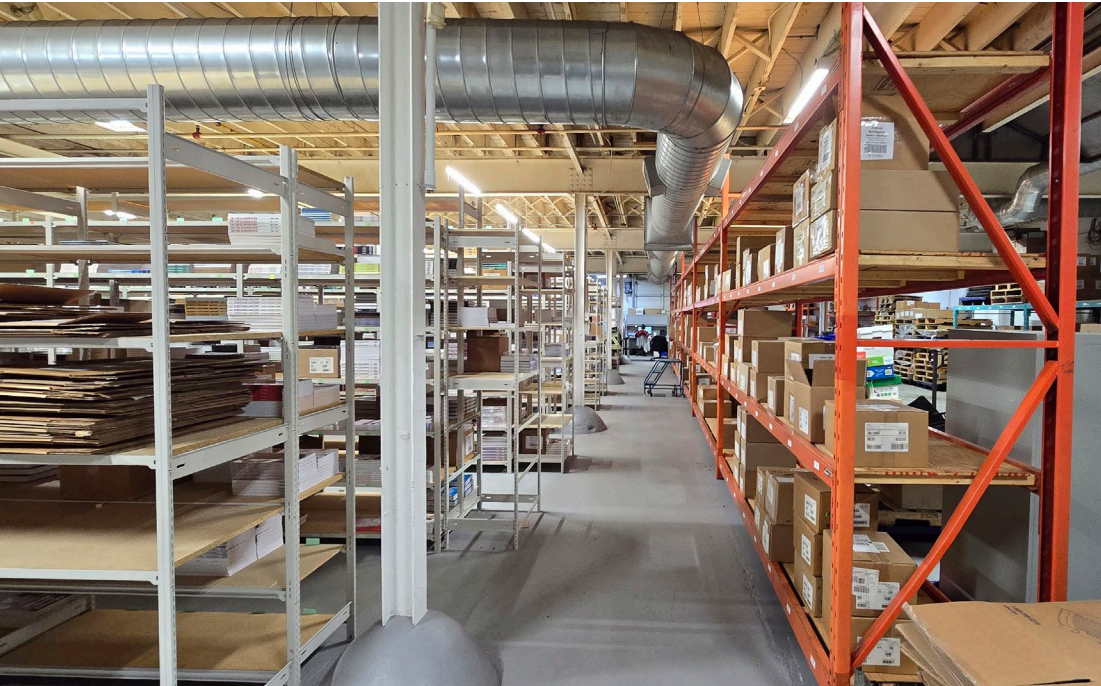
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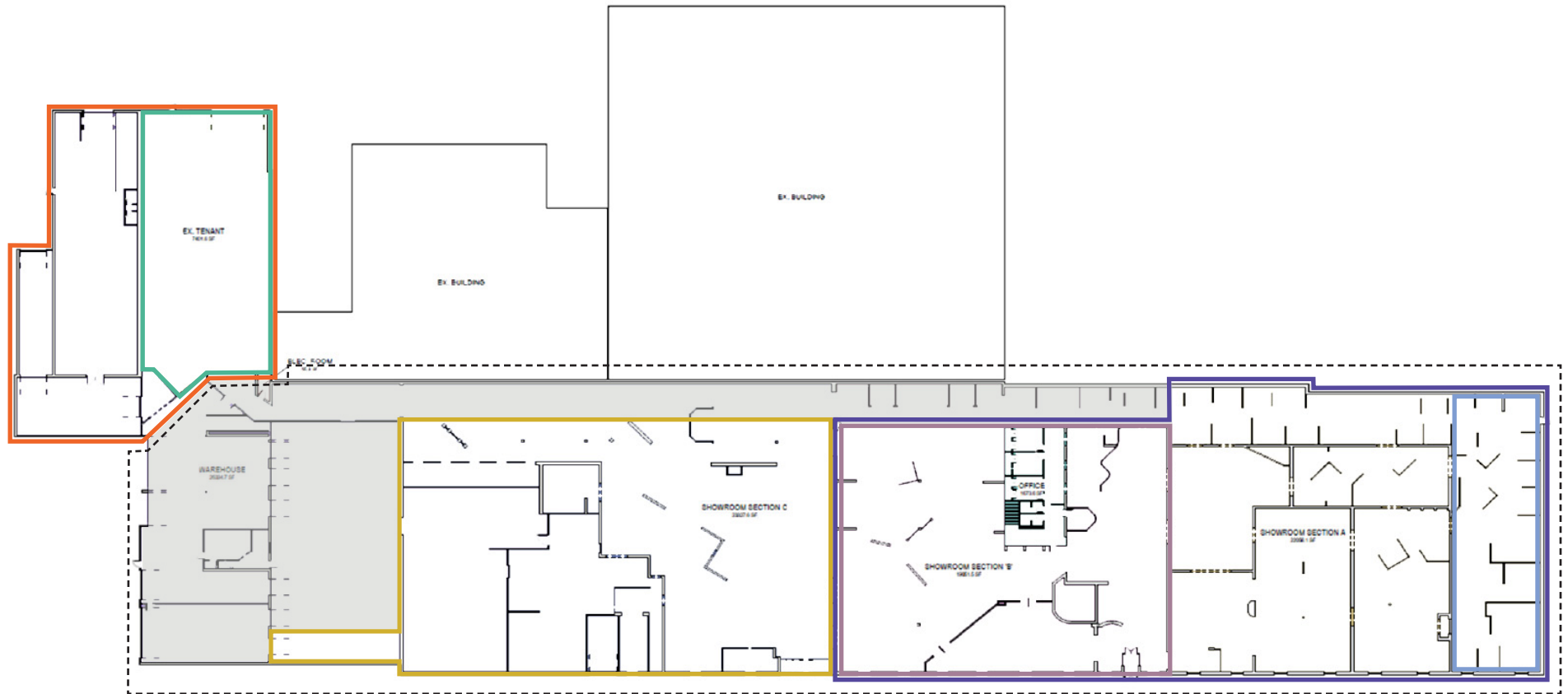
# Commercial for lease

1261 McDougall Street, Windsor



# Commercial for lease

1324 Windsor Avenue & 1261 McDougall Street, Windsor








## 1261 McDougall Street

	Unit 1+2	15,150 sf	\$12 psf
	Unit 2	7,500 sf	\$12 psf

 Common area

## 1324 Windsor Avenue

	Unit A	22,500 sf	\$10 psf
	Unit B	18,000 sf	\$10 psf
	Unit B+C	62,500 sf	\$8 psf
	Unit C3	5,500 sf	\$8 psf
	1324 Windsor	88,000 sf	\$8 psf

# The City of Windsor

Population of Windsor

**226,751** 2022    **226,751** 2027

Average household income

**\$82,765** 2022    **\$92,560** 2027

Median age

**39.7** 2022    **39.7** 2027

Distance to

**Toronto**  
3 hours & 49 minutes

**Mississauga**  
3 hours & 24 minutes

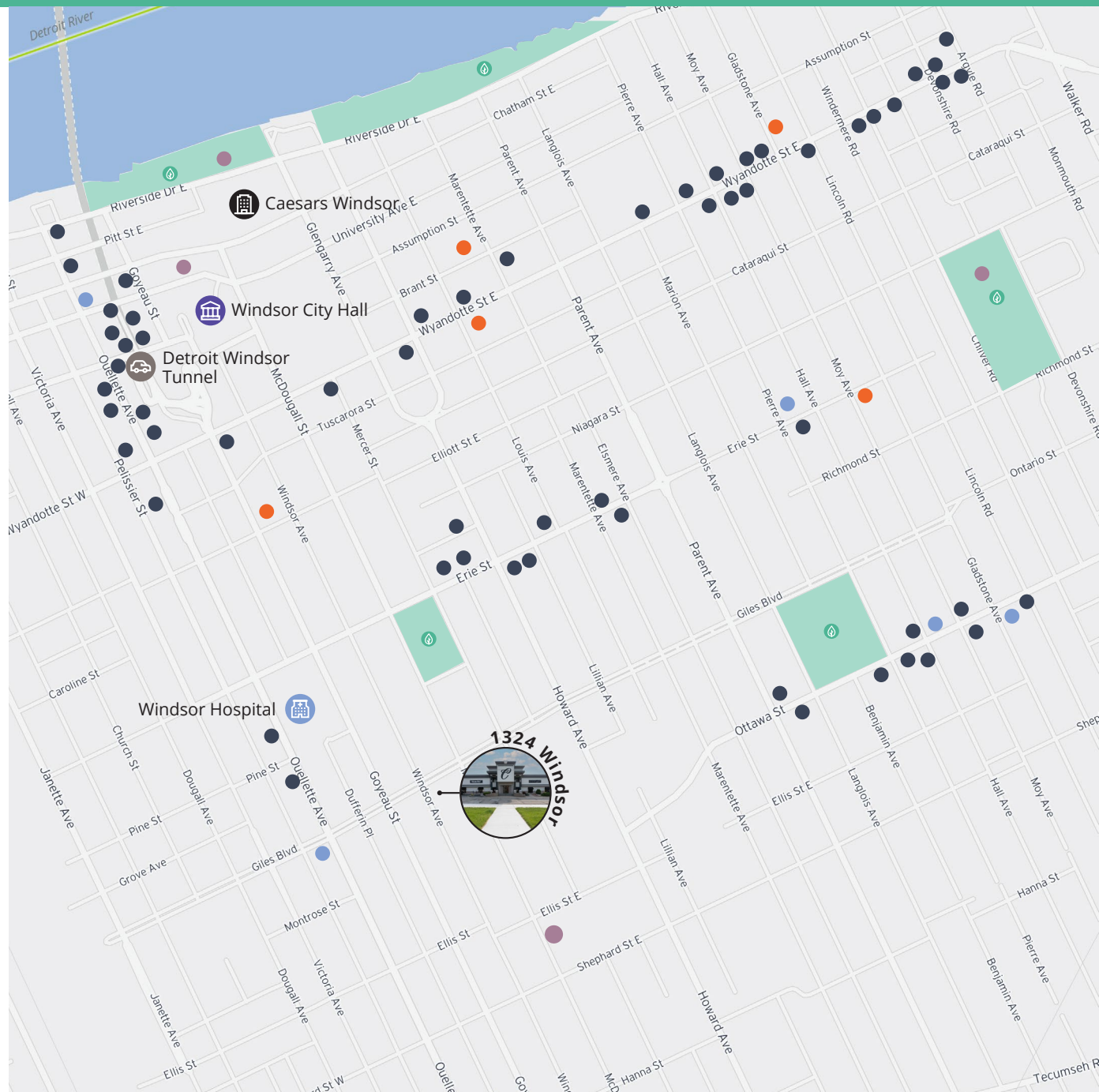
**Hamilton**  
3 hours & 4 minutes

**Niagara Falls**  
3 hours & 38 minutes

**Detroit**  
10 minutes

**London**  
2 hours & 2 minutes

**Port Huron**  
2 hours & 12 minutes



● Shopping    ● Restaurants    ● Attractions / recreation



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## Get more information

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