

203 Queen Street North

Tilbury, Ontario



Contact Us

Brook Handysides
Senior Vice President
Sales Representative
+1 519 946 3030
brook.handysides@cbre.com

Brad Collins
Vice President
Sales Representative
+1 519 946 3034
brad.collins@cbre.com

The Offering

Rare industrial lease opportunity with flexible term and size options available

On behalf of United Stars Canada, Inc. (“Sublandlord”), CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to sublease the property located at 203 Queen Street North in Tilbury, Ontario

This offering represents a rare opportunity to sublease a versatile 170,136 Sq. Ft. former manufacturing facility situated on 17.015 acres of land. The Property is well located in Tilbury, Ontario and within minutes of Highway 401 and approximately 45 minutes to the US/Canada border crossing. The facility is comprised of 80,803 Sq. Ft. of production area, 80,803 Sq. Ft. of warehouse area and 8,530 Sq. Ft. of office space over two floors. The Property also exhibits an abundance of on-site parking (over 280 vehicle stalls) with convenient access and turning radius for transport trucks. Short-term lease options are also available from 20,000 Sq. Ft. and up.

170,136

Sq. Ft. Available

17.015

Total Acres

10

Dock Doors

Property Overview

203 Queen Street North represents a rare and versatile industrial facility that can easily accommodate a variety of production, warehousing, and distribution requirements.

PROPERTY OVERVIEW

Property Address	203 Queen Street North, Tilbury, ON Canada
Net Sublease Rate	\$6.95 Per Sq. Ft. (With 2% annual increases)
Lease Structure	Triple Net Lease
Total Facility Area	161,606 Sq. Ft. (Warehouse & Production Area) 8,530 Sq. Ft. (Main & Second Floor Office Area) 170,136 Sq. Ft. (Total Facility Area)
Demising Options	Demising Options from 20,000 Sq. Ft. and Up
Total Site Size	17.015 Acres
Taxes & Insurance	\$0.78 Per Sq. Ft.
Clear Height	26 - 32 Ft. Clear
Access	10 Dock level doors with hydraulic levelers 2 Grade level doors
Year Built	1983 / 1984
Construction	Steel frame with insulated metal siding and concrete block
Parking	Over 280 staff parking stalls with additional truck parking
Roof	Low slope, standing seam, steel roof system (replaced in 2023)
Power	2,500 Amps, 347 / 600 volts
HVAC	Six rooftop HVAC units with electric heating for office area. Suspended natural gas-fired unit heaters in the warehouse and production areas.
Sprinklered Yes	Yes
Zoning	M1

CBRE or the Sub-landlord make no representations or warranties with respect to any Property information provided herein or within any subsequent Sharefile Data room. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.





DOWNTOWN TILBURY



Visitor Parking

203 QUEEN STREET NORTH
Facility Size: 170,136 Sq. Ft.

Trailer Loading Area
10 Dock Doors W / Levelers
2 Drive-In Doors

Staff Parking

Truck Parking

Total Size Size: 17.015 Acres

203 QUEEN STREET N

CLOUTHIER STREET



Total Size Size: 17.015 Acres

Truck Parking

Trailer Loading Area
10 Dock Doors W /
Levelers
2 Drive-In Doors

203 QUEEN STREET NORTH
Facility Size: 170,136 Sq. Ft.

Visitor
Parking

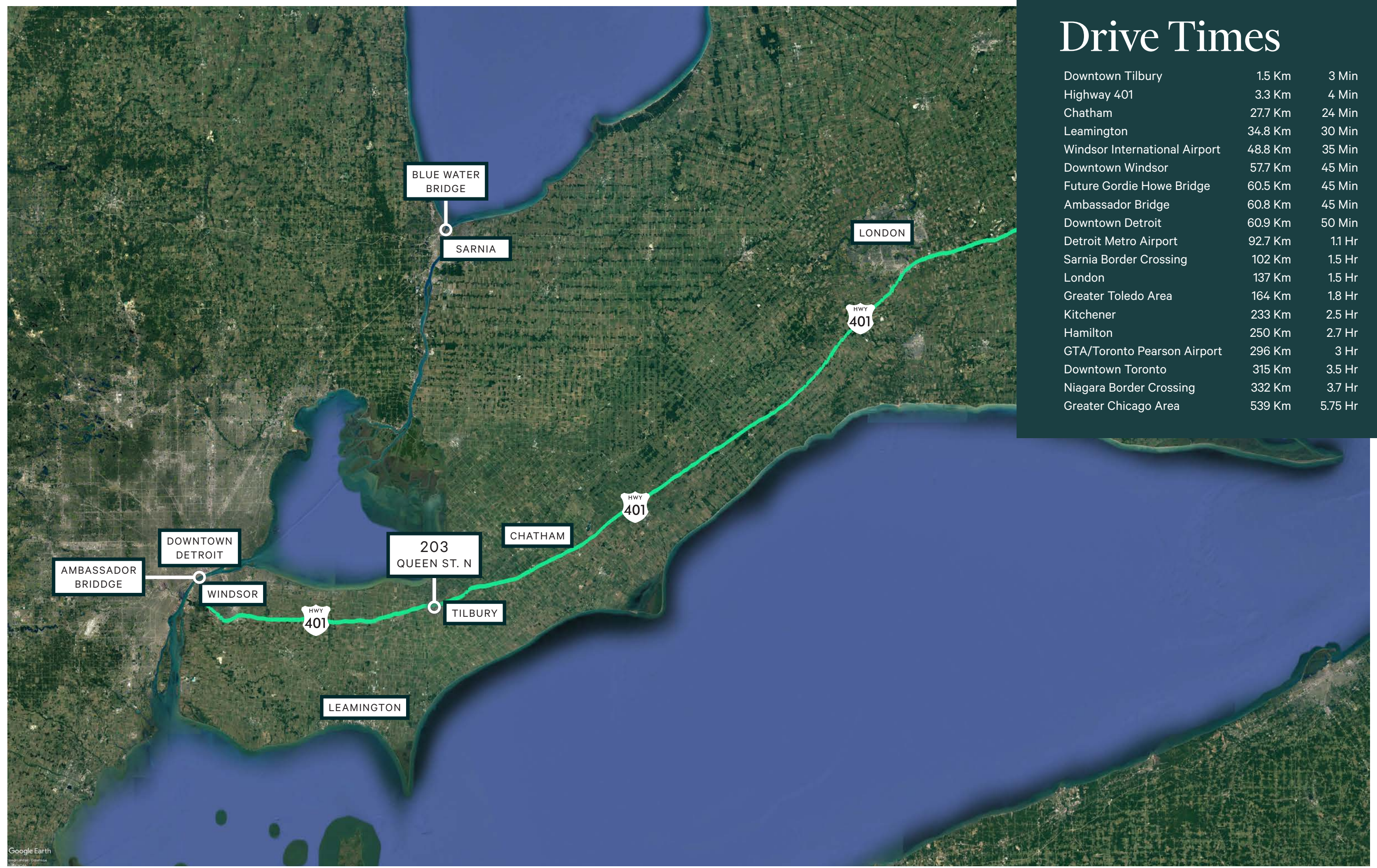
Staff Parking

203 QUEEN STREET N

CLOUTHIER STREET

Drive Times

Downtown Tilbury	1.5 Km	3 Min
Highway 401	3.3 Km	4 Min
Chatham	27.7 Km	24 Min
Leamington	34.8 Km	30 Min
Windsor International Airport	48.8 Km	35 Min
Downtown Windsor	57.7 Km	45 Min
Future Gordie Howe Bridge	60.5 Km	45 Min
Ambassador Bridge	60.8 Km	45 Min
Downtown Detroit	60.9 Km	50 Min
Detroit Metro Airport	92.7 Km	1.1 Hr
Sarnia Border Crossing	102 Km	1.5 Hr
London	137 Km	1.5 Hr
Greater Toledo Area	164 Km	1.8 Hr
Kitchener	233 Km	2.5 Hr
Hamilton	250 Km	2.7 Hr
GTA/Toronto Pearson Airport	296 Km	3 Hr
Downtown Toronto	315 Km	3.5 Hr
Niagara Border Crossing	332 Km	3.7 Hr
Greater Chicago Area	539 Km	5.75 Hr



General Industrial Zone (M1)

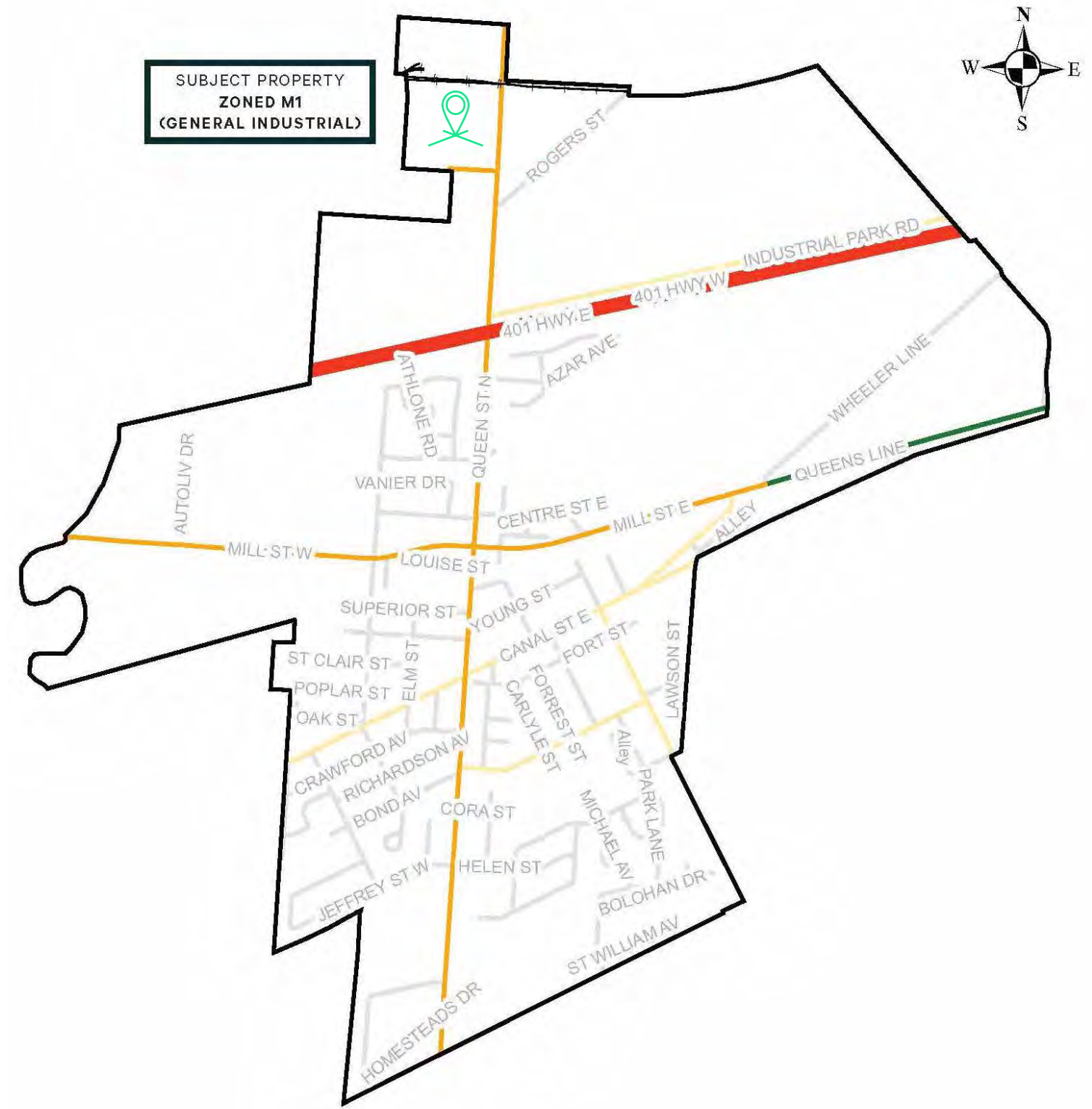
Permitted Uses

No person shall, within any MI Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

- + Agricultural Implements Sales and Service Establishment
- + Animal Grooming
- + Asphalt and Concrete Batching Plant
- + Assembly Hall
- + Automobile Repair Shop
- + Automobile Sales and Service Establishment
- + Automobile Service Station
- + Builder's Supply Yard
- + Bulk Fuel Storage
- + Call Centre
- + Car Wash, Automatic
- + Car Wash, Manual
- + Commercial Entertainment and Recreational Establishment
- + Commercial School
- + Construction/Industrial Equipment Sales and Service Establishment
- + Courier Service
- + Dry Cleaning Establishment
- + Eating Establishment
- + Eating Establishment - Drive-in
- + Eating Establishment - Take-out
- + Factory Outlet
- + Garage, Public
- + Gas Bar
- + Grain Elevator or other Storage Facility for Farm Produce
- + Industrial Mall
- + Industrial Use, which is not noxious
- + Laboratory or Scientific Research Facility
- + Nursery
- + Office
- + Public Storage
- + Rental Establishment
- + Service or Repair Shop
- + Service Trade Establishment
- + Taxi Establishment
- + Towing Establishment
- + Train Depot
- + Truck Terminal
- + Warehouse
- + Wholesale Business with Accessories Retail Business

General Industrial Zone (M1)

Permitted Uses	Lot Area Minimum	Lot Frontage Minimum	Front Yard Depth Minimum	Interior Side Yard Width Minimum	Exterior Side Yard Width Minimum	Rear Yard Depth Minimum	Lot Coverage Maximum	Maximum Density per Lot	Landscaped Open Space Minimum	Maximum Building Height	Other Provisions
M1 General Industrial - See Section 5.14 of this By-law											
Uses permitted in a M1 Zone	N/A	30 m	9 m	3 m or 7.6 m if abutting a Residential Zone	3 m or 7.6 m if abutting a Residential Zone	7.6 m or 15 m if abutting a Residential Zone	60%	N/A	10%	N/A	Open storage: 15% of lot area On site retail: 20% of gross floor area for retail sale of products manufactured and/or warehoused on premises



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Chatham-Kent Market Overview



The Municipality of Chatham-Kent has a population of 108,689 (2022). There are 950,000 Canadians living within a one-hour drive of the municipality. Over 60% of the US population live within a six-hour drive of Chatham-Kent. Chatham-Kent is in the heart of south-western Ontario with Lake Erie on the south and Lake St. Clair on the west. There are three major border crossings within an hour's drive which include Detroit-Windsor Tunnel, Ambassador Bridge, Windsor and Blue Water Bridge, Sarnia.

Chatham-Kent is located directly next to the United States auto manufacturing epicenter, having multiple OEM assembly plants within less than a four-hour drive. Ontario is home to top automakers, 700+ automotive parts manufacturers and 500+ tool, die and mold makers thanks to the infrastructure, skilled workforce, easy access to rail and the NAFTA Superhighway that connects Canadian and United States vehicle manufacturers. Our auto parts manufacturers, makers and suppliers are recognized for their top-quality products, groundbreaking innovation and excellent business practices.

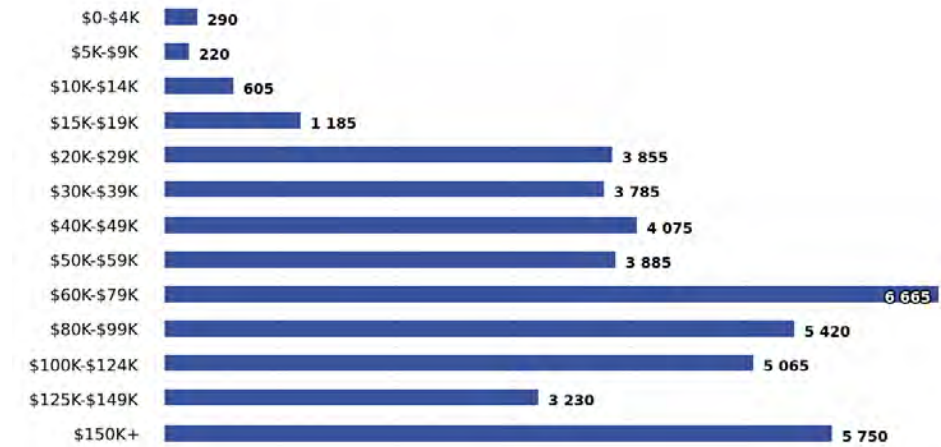
The \$4 billion dollar agriculture and agri-food industries in Chatham-Kent are modern, highly complex and internationally competitive. Our companies are continuously responding to changing consumer demands, advancing technology and globalization. Thanks to the unique combination of rich soil, freshwater, warm Canadian climate, brilliant research and the simple desire to be the best... Chatham-Kent is a key location not only for agricultural companies but also for food processing.

For More Information Visit: www.chatham-kent.ca/EconomicDevelopment.



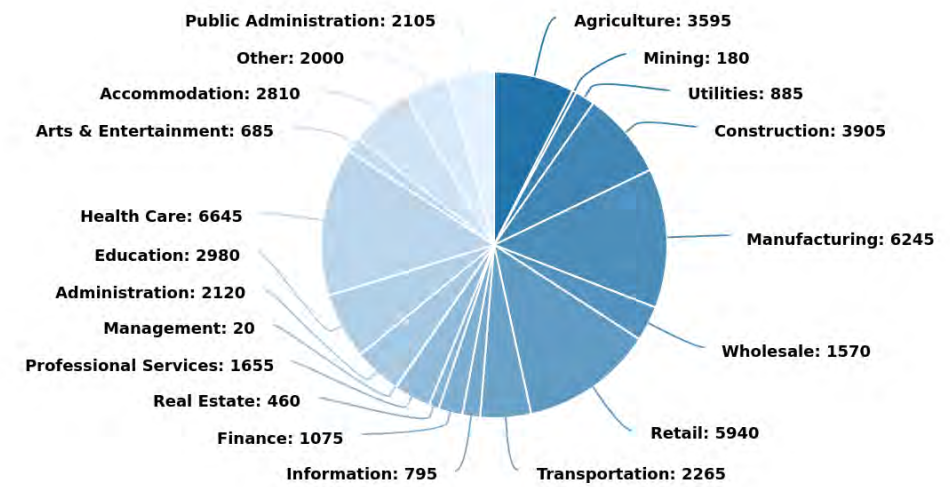
Household Income (Source: Statistics Canada 2022 Census)

Household incomes in the Chatham region remain relatively low as compared to the balance of Ontario markets and generally reflect the relative affordability of the region.



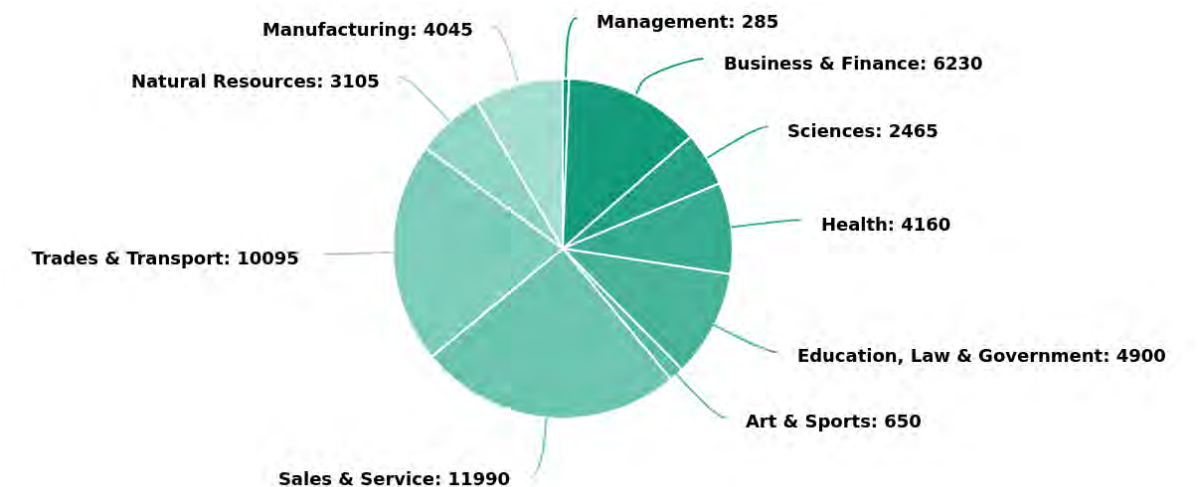
Labour Force by Industry (Source: Statistics Canada 2022 Census)

The Chatham region boasts a well diversified labour force with a strong industry backbone in manufacturing, construction and agriculture.



Labour Force by Occupation (Source: Statistics Canada 2022 Census)

The Chatham region boasts a rich and diverse talent pool, with 1,000's of professionals spread across a plethora of sectors.





For more information on this rare opportunity, please contact CBRE.

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