

 **ENCOR**
ADVISORS™

RE/MAX

395

**PATILLO ROAD
FOR SUBLEASE**





PROPERTY OVERVIEW

Located in the thriving Windsor-Essex region, this **Class A industrial facility** offers prime access to Highway 401, Windsor International Airport, and the U.S. border. Situated within a key manufacturing corridor surrounded by prominent companies, this property is a strategic choice for industrial operations.

Short-term sublease opportunity in **one of Windsor's newest industrial buildings in Lakeshore, Ontario**. Approximately 60,000 SF is available within this recently completed 194,000 SF single-tenant facility.

SPACE PROFILE

Total SF	Approximately 60,000 SF
Clear Height	32 Ft
Number of Doors	4 Truck Level, 1 Drive-In
Possession Date	Immediate
Sublease Term	2 years
Asking Net Rent	Speak with Agents
TMI Estimate	\$3.00 per SF (2025)

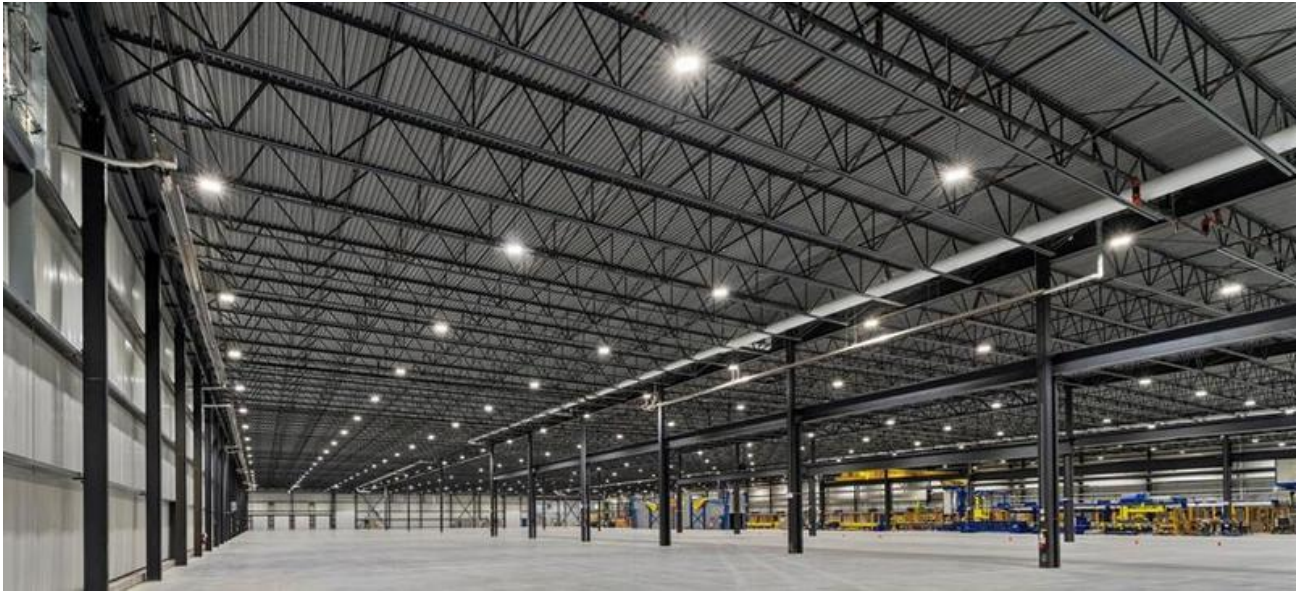


PROPERTY HIGHLIGHTS

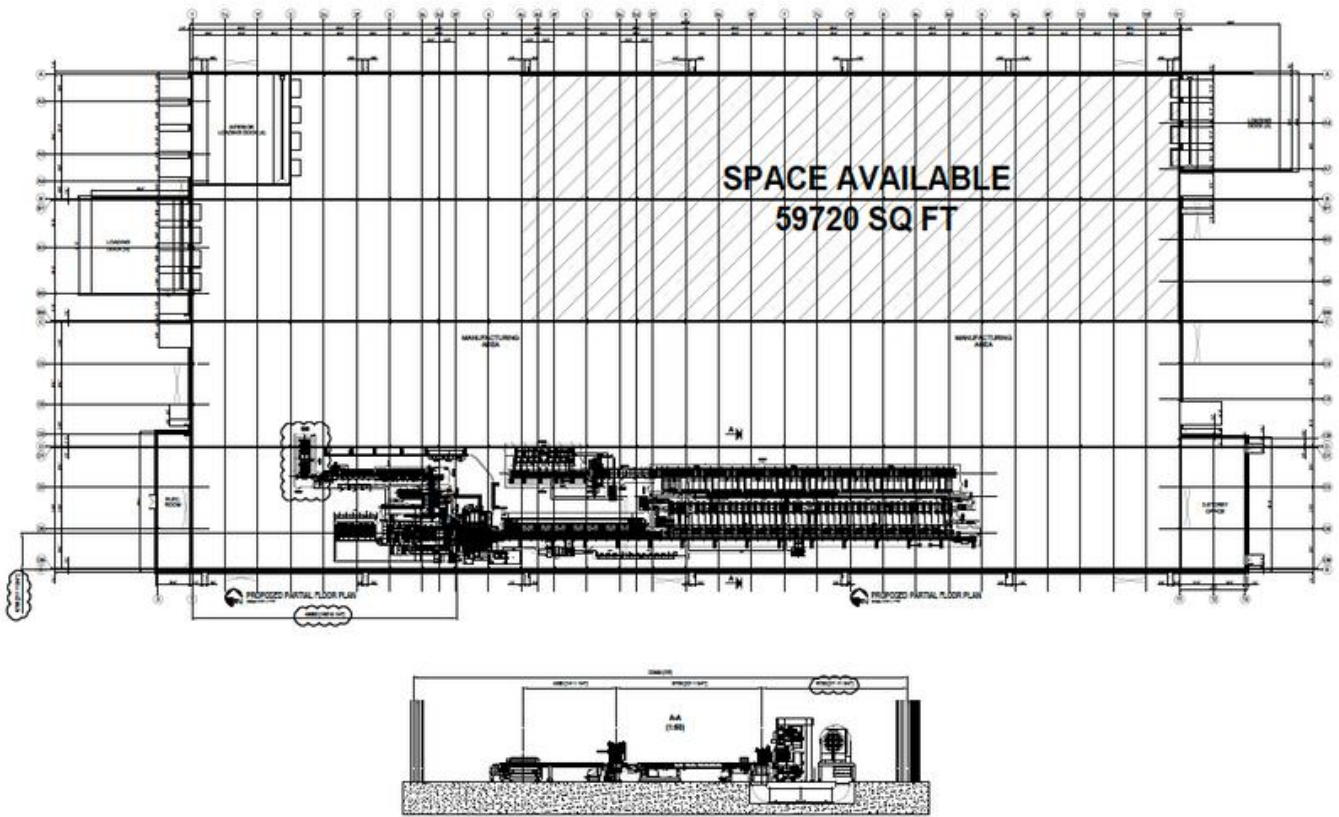
- Class A industrial facility.
- Strategically positioned in a prime manufacturing corridor.
- Conveniently accessible.







59,720 SF AVAILABLE



395

PATILLO ROAD FOR SUBLEASE

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