



FOR LEASE | PRIME COMMERCIAL SPACE

Asking Rent: \$30.00 PSF Net | Additional Rent: \$16.50 PSF | Building Area: 2,839 SF

**1375
HURON
CHURCH
ROAD
UNIT A**

Windsor, ON N9C 0C7



**CUSHMAN &
WAKEFIELD**

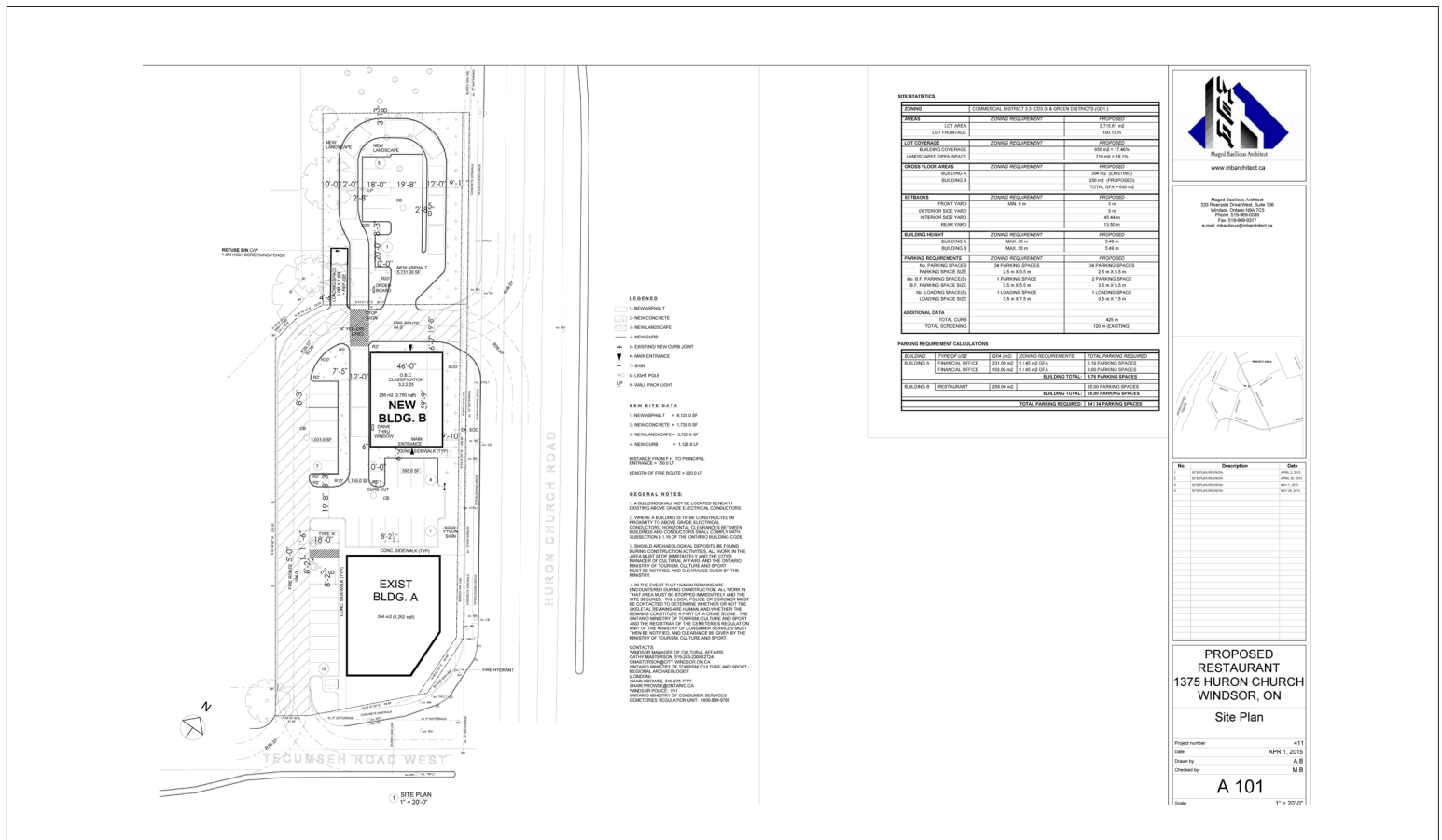
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial space for lease in Windsor, Ontario. Located directly at the corner of Huron Church Road and Tecumseh Road West

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
A	Approx. 2,839 SF	\$30.00 PSF Net	\$16.50 PSF (Est.)

- **Zoning:** CD3.3
- **Parking:** Ample spaces available for both customers and employees
- Offers additional exposure with multiple window fronts and prime signage opportunities
- Prime End Cap Location
- Positioned at a major intersection with high traffic flow, this space is ideal for a wide range of commercial uses and businesses
- Utilities are separately metered in the Tenant's name
- Unit offers exceptional visibility and access in a highly sought-after location
- Strong Tenant Mix, with popular brands like Popeyes and Easy Home Financial already on-site, driving foot traffic and adding to the property's appeal
- Close proximity to major transportation routes, offering ease of access for customers and suppliers alike
- Located on the main route to the Ambassador Bridge to USA



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CUSHMAN & WAKEFIELD
Southwestern Ontario

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