



## WAREHOUSING

# Small box industrial centre grows

BY RON STANG

**E**co Developments owner Terry Aldea is growing his "small box" commercial warehouse centre yet again, this time adding an 11,000-square-foot building among the several others he's put up over the past 10 years along Rhodes Drive.

The almost \$1-million building to be completed by September will see the arrival of tenant **Fastenal Canada**, an industrial hardware store. The other half is available for lease.

The building joins three others – 5900, 5950 and 6000 Rhodes Drive – in what Aldea calls his unique warehousing development near **Windsor Airport**.

Aldea bought the former airport lands in 2002 that comprise 46,000 square feet. He said the site appeals to businesses that have combination of warehouse-retail operations and focus largely on commercial customers.

Fastenal, for example, has product lines ranging from abra-

sives and welding equipment to hydraulics. The business has two locations locally including one on Rhodes, but is "moving down the street into a newer building," said district manager Dan Rider.

Aldea said Fastenal has also been secured for a third site he's developed in Lakeshore.

Another business is **AMRE Supply** with a product mix including hardware, tools and motors. Branch manager Steve King said AMRE chose the location two years ago. "I tend to call this contractors' row along Rhodes Drive," he said.

AMRE's strong suit is appliance parts where no local competitor has offerings "to the scale" of AMRE's inventory, King said.

Aldea said his site leases to companies that are not wholly office nor pure retail. He said the firms have relocated from other areas to his site's higher visibility along the E.C. Row Expressway. "And they find their sales jump 15 to 18 percent," he said.

**Sherwin Williams** automotive paints, **Electra Supply** and **Transport Training Centres of Canada** round out the site tenants.

Meanwhile, the **City of Windsor** has its own airport lands available for development next door.

Two thousand acres – 500 for strictly aviation purposes and the remainder for a variety of uses – have started to see the first signs of interest.

Airport manager Federica Nazzani said the federal government recently announced \$4 million for construction of an air maintenance building, a tenant for which the city is still looking.

"We certainly have had a number of discussions and hopefully we'll have some answers coming in the next few weeks," she said.

Meanwhile, a joint venture between India-based **Hind High Vacuum** (HHV) and Canada's **Solar Source Corp.** will see construction of a \$40-million plant to build solar panels. **WB**