

WINDSOR'S FOREMOST BUSINESS NEWS PUBLICATION

Upscale image goal of complex development



BY CATHERINE A. COCCHIO

Two years after ground-work began on developing a build-to-lease complex, the site at the corner of Rhodes Drive and Jefferson is finally beginning to take shape. **Rosati Group** is putting the finishing touches on a 16,500-square-foot building for **Eco Developments Windsor Inc.**

Originally purchased in 2002 from city-owned airport lands, the vacant corner appealed to the new owner as a perfect location to develop rental property for light industrial or commercial tenants. Strategically located in an area central to the Big 3, airport lands development and a proposed alternate truck route

CONTINUED ON PAGE 7

Industrial complex to be upscale

CONTINUED FROM PAGE 4

from Lauzon Parkway to E. C. Row Expressway, the site appeared to have plenty of potential.

However, the same qualities that made the land so appealing to its new owner also delayed its development. "There were problems there whether or not an interchange would eventually be required, because of the improvement of Jefferson and extension through the airport," said Paul Bondy, development commissioner with the **Windsor Essex County Economic Development Commission**.

"The airport lends itself to future development, but the timing is in question at the moment. Council has put a freeze on

activities at the airport and on the newly annexed land. It's related to the border. They don't want to do anything until they see something more clearly about that situation," he said.

The Commission generally acts as the lead agency in terms of promoting, marketing and arranging agreements of purchase and sale. Ultimate cosigning goes to City Hall if the offer is within the parameters set out by city council.

"This arrangement was a little different because it was technically not an industrial park, but it was in an industrial strip from Walker east to Jefferson. We started working with this company about two years ago," said Bondy.

The building joins an existing 10,000-square-foot structure

leased to **Diversified Manufacturing** as part of a site designed to support three more buildings. Half of the newest building is leased to an international electrical distributor, while the second half is available for lease this June. Ideal for light industrial or commercial use, it features a mezzanine bay and is equipped with high-tech video surveillance systems.

Eco Developments management told *Windsor Business* the main idea of the development was to provide light industrial lease property with an office appearance. "It's a simple but attractive looking building. It is all block, using various types and colors to create accents and banding," said Nick Rosati, president of Rosati Group. **WB**