



## Grand Central Business Park Highlights the Region's Growing Global Appeal

**Andritz** Feed & Biofuel has chosen Windsor, Ontario, as a strategic location to enhance its investment in the feed and biofuels sector.

A global leader in technology and services for the animal feed, aqua feed, pet food, and biofuel industries, **Andritz** operates across more than 280 sites in over 80 countries worldwide. The Dodge Drive facility will strengthen **Andritz's** machining capabilities in North America, improving proximity and responsiveness to its industry partners.

Construction is progressing well on the multi-tenant industrial flex space building, with **Andritz** scheduled to take occupancy by Q2 of 2025.

The remaining 88,355 sq.ft of industrial flex space offers excellent opportunities for prospective tenants, boasting features like 10 loading docks, 32-foot clear heights, 63'x 65' bays and convenient access to key manufacturing hubs such as the Stellantis Windsor Assembly plant.



“**Only 2 minutes away from the Chrysler Windsor Assembly Plant**”  
- NICK ROSATI

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For leasing inquiries contact Rosati at 519-734-6511.

## Rosati Leverages Butler's 125-Foot Clear Span for Seamless Expansion on Ambassador Drive



In 2012, **Rosati** successfully completed a clear-span **Butler** pre-engineered warehouse on Ambassador Drive in Windsor. Now, the client has returned for a 10,500-square-foot expansion, seamlessly designed to match the original profiles and spans. Leveraging **Butler's** innovative building systems, **Rosati** achieved an impressive 125-foot clear span, ensuring open, column-free space.

Since 1901, **Butler** Building Systems has been synonymous with metal building innovation, offering adaptable structural systems backed by industry-leading warranties. With efficient designs ranging from clear-span buildings to multi-storey facilities, **Butler** provides unmatched flexibility.

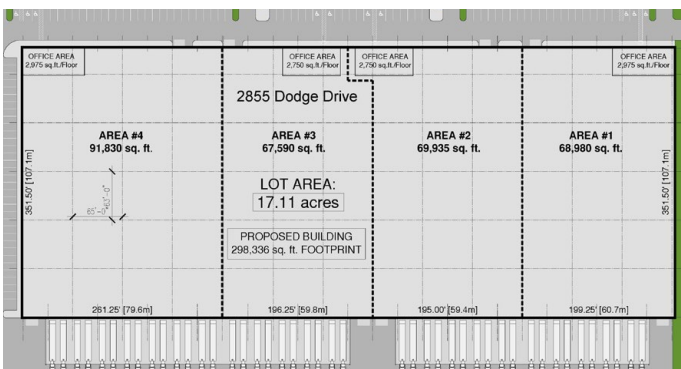
Set for completion in early 2025, this project reinforces **Rosati's** reputation for delivering excellence in design-build solutions. Whatever your project needs, **Rosati's** experienced team is ready to guide you through every step of the process.



## Large Flex Industrial Space Available in Grand Central Business Park

**Drawings are complete and the site is shovel-ready for a 300,000-square-foot flex industrial facility on Dodge Drive in Grand Central Business Park.**

This large property is designed to be flexible as warehousing and/or manufacturing space, available for a single large tenant or sub-divided to house multiple tenants. The building features up to 44 loading docks, an interior clear height of 32 feet, and large 63 feet x 65 feet bay sizes. The interior of the leasable areas are build-to-suit.



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## Tier 1 Automotive Supplier Boosts Capacity with Expansion

**An existing Automotive Tier Supplier's facility at 2570 Central Avenue was originally constructed in 2006, and expanded in 2014. The property owner has again approached Rosati to design-build another 20,075-square-foot expansion to help manage increased demand for its products.**

The newest expansion is designed to match the existing structure, with conventional construction methods and matching building heights. Construction is ongoing, with an expected completion for early 2025.



## Mercato Fresh Opens Third Location, And Brings Bodega-Style Market to South Windsor’s Doorstep

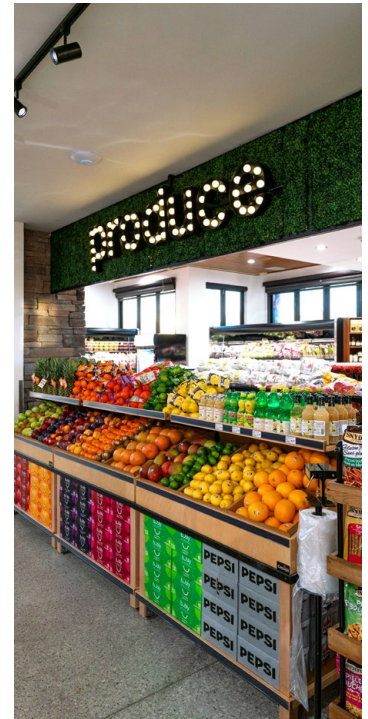


With locations already in Chatham and East Windsor, Mercato Fresh’s new 6,000 square-foot bodega-style location at 326 Cabana Road East was a design-build renovation/conversion of a former restaurant.

Perfectly designed for daily culinary pick up items, the new location mirrors Mercato’s other locations. They all feature hot and cold prepared foods, a bakery, freshly prepared sushi and poke bowls, as well as regular items such as dairy products, fresh meat and fish.

**“Rosati seamlessly transformed our vision in South Windsor into reality. Their expertise ensured smooth coordination from start to finish, while their attention to detail and commitment to quality consistently exceeds our expectations. Their dedication to excellence was evident in every aspect of the project.”**

■ Jonathan Reaume, Co-Owner, Mercato Fresh



## Fresh Convenience Arrives in Amherstburg as Mercato Fresh Builds Fourth Store

Mercato Fresh is expanding its South Western Ontario footprint with a new 8,160-square-foot location in the heart of Amherstburg’s shopping district. This fourth store will replicate the bodega-style concept of its South Windsor counterpart, offering fresh food selections paired with modern convenience. Construction is underway, with the grand opening set for spring 2025.



## Historic Artifact Discovered During Renovation of Kona Sushi's Reimagined Walkerville Location

# KONA

Kona Sushi in Walkerville has reopened following extensive renovations completed by Rosati. The 1,130-square-foot corner unit has been completely redone fitting nicely into the rejuvenated historical charm of the 1801 Wyandotte Street building.

The new Kona included renovations to its entrance façade, new window systems, new dining room, and a complete rebuild of the kitchen and washrooms. A new large private party room was also created for special occasions or groups. During renovations, old relics from the building's past were uncovered including some old signs from its ice cream parlour days.

**"Rosati was easy to work with and they made sure we were happy with the work. They understood our restaurant has a certain flow that is required to service our customers, and worked the project around those parameters. Rosati built everything to last and take pride in their work."**

■ Filipe Braga, Co-Owner, Kona Sushi



## Albert Khan Designed Building Set for Stunning Restoration in Historic Walkerville

# AALTEN GROUP

Designed by renowned architect Albert Khan, 415 Devonshire Road was originally constructed in 1907. With its beaux-arts classicism design, featuring Roman and Grecian detailing in fine grey limestone, this historic Windsor landmark was recently purchased by the Aalten Group with plans of revitalizing the building for its new financial and real estate estate-based offices.

Having seen their restoration work on other Walkerville buildings, Aalten approached Rosati to become construction managers for the restoration and renovation alongside their architect, Architectura Inc. Renovations are underway and going well, with the project's completion expected in Spring 2025.

**"We have worked with Rosati in the past on an industrial expansion and had a positive experience. We have seen their work and investment in the historic Walkerville area, and felt they would be a good fit for the project. We definitely see ourselves working with Rosati again in the future."**

■ Colin McEachran, Aalten Group Inc.

