



## Next Star EV Battery Plant Powers Up New Manufacturing Facility in Windsor

South Korean company **Dongshin Motech Ltd.**, which operates in Canada as **DS C&K Inc.**, approached **Rosati** to design-build its first facility in Canada. With a global presence, **DS C&K** will be a direct supplier to the new battery plant currently being constructed in Windsor.

**Rosati** was chosen for its single-source design-build capabilities, and has completed all the processes of this development on Wheelton Dr., allowing the client to focus on its new Canadian business plan and outfitting the facility with its equipment.

The new manufacturing site has three planned phases, with Phase 1 currently under construction. It is comprised of a 15,000-square-foot, two-storey office and 91,670 square feet of a manufacturing area and support spaces. It also includes a specialized 18,000-square-foot electro-static manufacturing area. When all three phases are completed, the facility will include capacity for 10-ton cranes and measure over 271,000 square feet.

**“Rosati understood what we needed with this project, and quickly investigated the right site for our new plant. The team was responsive with any required changes to the initial plan. We’re very pleased.”**

■ **Bruce (Kwanghee) Han, President DS C&K Inc**



**Rosati's Team was quick & responsive for the project.**

- Bruce (Kwanghee) Han  
President, DS C&K Inc



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## Navigating Specialized Foundation & Truss Design at Riverfront Warehouse Expansion

**Rosati** and **Essex Morterm Holdings** have once again joined forces on an exciting project. **Rosati** was selected by Morterm to construct a 52,000-squarefoot warehouse expansion along the Detroit River.



Due to the poor soil conditions near the river, **Rosati** will build a specialized foundation with a pile system, going down to a bedrock depth of 75 to 80 feet. The new structure will also feature a special truss design and a structure built for heavy crane capacities.

**“Rosati has done high quality work for us on various projects, its been very positive experiences. They are an excellent contractor with an excellent supporting staff. We appreciate the site supervision and value-added services such as engineering and design.”**

■ **Tony De Thomas, President & CEO, Essex Morterm Holdings**



## Strength in Collaboration: Rosati & Butler Serve Autoliv

**Rosati's** experience, expertise and attention to detail resulted in winning a competitive bid to manufacture a warehouse addition for **Autoliv**. When the pandemic started affecting delivery schedules and pricing levels, the **Rosati** and **Butler** teams worked to provide \$400,000 in value engineer savings for **Autoliv** to erect a 7,000-square-foot **Butler** pre-engineered warehouse.

**Autoliv**



**“Rosati has been awesome to work with. In my four years here, we've had them on multiple projects. Rosati handles everything and makes it turn-key for us, a very positive experience.”**

■ **Ryan Stevens, Plant Manager, Autoliv**



## Butler Recognizes Rosati with High Performance Building Award



For over 21 years, **Rosati** has teamed with **Butler** as the



Local **Butler Builder**. **Butler** is the foremost leader in quality in the pre-engineered building industry worldwide. **Rosati** was visited by **Butler's** Southwest Ontario's Area Manager, Josh Vanden Hengel, and presented with a **“High Performance Builder Award”** in recognition of **Rosati's** Performance and project volumes in 2022.

## Restored Metropolitan Building's Art-Deco Charm Revitalizing Historic Windsor Landmark

The building renovations are starting to spark the revitalization of a busy downtown corner with Canada Post signing on as a new tenant and another 5,200 square feet available for lease.

Located at the corner of Victoria St. and University Ave. W., the Metropolitan building owner, Virginia Cosco's goals are to do her share and reinvigorate the downtown core. The project includes a ground floor facade renovation, new energy efficient storefront windows, painting of the 1960s-era precast panels, new lighting and signage, all with an art-deco style to honour its original building details. The project includes a ground floor facade renovation, new storefront windows, painting of the 1960s-era pea stone precast panels and new lighting, all with an art-deco style to honour its original building details.

**"Rosati has provided me with a one-stop shop experience! From concept and design, engineering, implementation and even real estate services."**

■ Virginia Cosco, Building Owner

For more Leasing information please contact:

**ROSATI**  
REAL ESTATE GROUP

**ROYAL LEPAGE**  
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## Antonino's Expanding the Pizza Slice Into Two New Markets



After having successfully constructing the flagship **Antonino's Original Pizza** on Howard Ave, pizza icon Joe Ciaravino again approached **Rosati** to design-build two additional restaurants.

The Riverside location, with take-out service only, is at 5410 Wyandotte St. E. At 1,792 square feet, the site underwent a full renovation. Ciaravino decided to add a second location, this one on Erie Street South in Leamington. The restaurant is 2,420 square feet and, similar to the Howard and LaSalle branches also features a dining room. Both are branded to match the other restaurants including the signature awnings, gooseneck lamps and classic Antonino's signs.

## Chatham Retail Revival: Redevelopment Draws National Chains

Having worked with **Brad-Lea Meadows Ltd.** on numerous projects for more than 15 years, the company approached **Rosati** to assist in the redevelopment of a former department store into several commercial spaces.

The existing building was originally constructed as a Zellers in the 1960s; it eventually became a Target department store. The current redevelopment is focused on sub-dividing the 91,000-square-foot building into separate retail spaces.

**Mercato Fresh** and **Planet Fitness** were the first anchors of the redevelopment, and now **Rosati** is design/building to prepare the new units for some national brands such as **The Brick**, **Sephora** and **Ardene**. All are currently finalizing their own leaseholds, and are expected to open later this year. **Rosati** is also developing two pad sites at the plaza, at bringing additional quick-serve eateries to Chatham.

The **BRICK**

SEPHORA

ARDENE

**"We've worked with Rosati for many years and have come to rely on Rosati team. Their expertise and one-stop construction services make it so easy. Rosati is our go-to for all of our design and construction projects. When you are comfortable with a contractor, you develop a level of trust which makes it easy to continue collaborating with them."**

■ Dean Bradley, President of Brad-Lea Meadows Ltd.

## Grand Cantina coming soon to The Strathcona Building A Perfect Pairing in the Heart of Walkerville

Well-known local eatery, **The Grand Cantina**, will soon be moving to a new home in the heart of the flourishing Walkerville Distillery Square District ([distillersquare.ca](http://distillersquare.ca)).

The new location, at the corner of Wyandotte St. E. and Devonshire Rd., is being design-built by **Rosati** in collaboration with **F & B Hospitality Group**.

The 2,000-square-foot eatery is designed to be a vibrant indoor space with a large, L-shaped bar and two dining areas, a full commercial kitchen and additional prep area on the lower level. The décor will continue the skull-themed art prominent in its original Ford City store, while the owners plan to expand their cocktail menu.

**“The Rosati team has been completely awesome! They are very responsive to our questions, and so easy to work with. They’re as excited about our ideas as we are!”**

■ Rosemary Woods, Co-Owner, The Grand Cantina



## Rosati Takes On another Walkerville Building Restoration



With the major revamp of the Strathcona Building in Walkerville now complete, Rosati has shifted its attention to another gem in the neighbourhood.

The building at 1801 Wyandotte St. E., is now in the process of being revitalized both inside and out, while maintaining its original charm. When completed, the building's second floor will have been converted from apartments into a new 5,455-square-foot commercial office, to for financial firm **Stewart, Fisher & Associates**.

**THE G.O.A.T.**  
[tap and eatery]



STEWART, FISHER & ASSOCIATES INC.

The former **Twisted Apron** location on main level will also be renovated to become the newest location of **G.O.A.T. Tap & Eatery**. The 4,110-square-foot restaurant will include a new kitchen and updated interior to carry on the **G.O.A.T.** brand and theme.

## Kona Pops Up New location at 2090 Brant

**Kona Sushi**, has relocated to a expanded Pop-Up location at 2090 Brant St. during renovations to their Wyandotte location. They will return to 1801 Wyandotte upon completion of renovations.

**KONA**

