



## New 150,000 Sq.Ft. Build Meets Windsor's Need for Industrial Flexspace

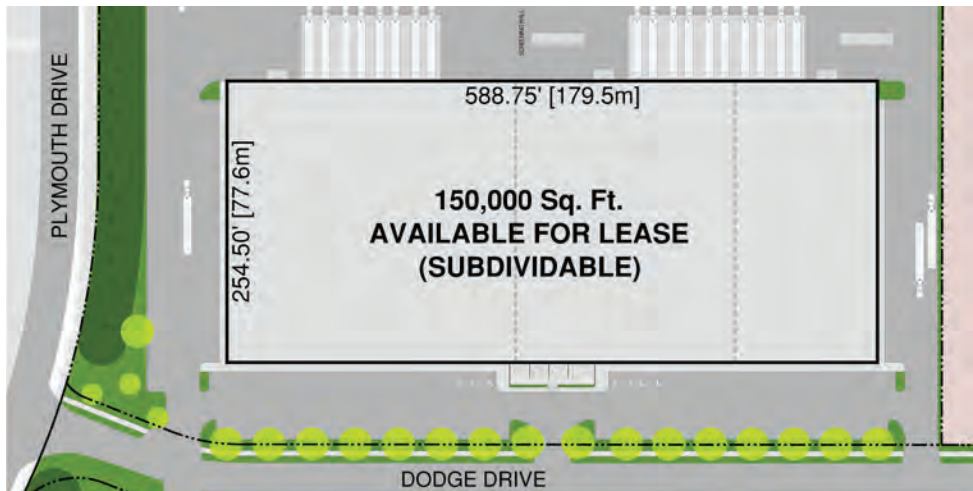
**Rosati** is constructing a 149,835-square-foot Flexspace Facility on Dodge Drive in **Grand Central Business Park**. The large facility is designed to be flexible for warehousing and /or manufacturing uses, and will have multiple tenants. Units are available for lease that range from 33,403 Sq. Ft. to 149,835 Sq. Ft.

The facility will feature up to 14 loading docks, an interior clear height of roughly 32 feet, and large bays of 63 feet x 65 feet. The interior of the leasable Units are available as build-to-suit. Construction has begun and completion is expected by **spring 2025**.

**Rosati** also has a second Flexspace Facility fully designed, ready for construction with site plan control agreements in place. The second facility, also on Dodge Drive is available with Units ranging from 67,000 Sq. Ft. to 298,335 Sq. Ft. The Facility design has interior clear heights of 32 feet and large bays of 63 feet x 65 feet including capabilities of up to 44 loading docks. The 17 acres site can accommodate up to 107 trailer spaces and up to 405 employee spaces.

GRAND  
**CENTRAL**  
BUSINESS PARK

“**The Building will be completed Spring of 2025**”  
- NICK ROSATI



For additional information, please contact **DAVID MADY** at 519-734-6511

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## Mercato Fresh Set to Bring Bodega-Style Market to South Windsor Community!



Mercato again reached out to **Rosati** to design/build this 6,000-square-foot bodega-style store. Much like the other locations, the new site will feature both hot and cold prepared foods, a bakery, freshly prepared sushi and poke bowls, as well as dairy products, international cheeses, fresh produce, meat and fish. The south Windsor location is expected to open in the fall.

**“Rosati Construction combines unmatched expertise, meticulous attention to detail, and a commitment to excellence. They ensure every project exceeds expectations, and each store we open stands the test of time.”**

■ Jonathan Reaume, Co-Owner, Mercato Fresh.



## A Modern Hub for Health and Wellness Coming Soon to Central Windsor



The new **Central Wellness Plaza**, spanning 16,000 square feet on the northwest corner of Central and Ypres Avenues, is being design-built by **Rosati**. The development is designed to have modern professional aesthetics, with unique overhangs and recesses, different from the typical flat-roofed strip plaza. **Dr. Bazzi** is hoping to attract other professionals and medical practices to the development, such as a massage therapist, chiropractor and optometrist. The building can accommodate up to 10 tenants, depending on the size of the units.

The first anchor tenant will be **Dr. Bazzi's Central Dental Office**, which is relocating its practice from Central Mall. Central Dentist's new home will measure 3,000 square feet and include five operatories, three hygiene rooms, a new lab and sterilization areas, storage space, an employee lounge, waiting room, private office and new administration spaces.

**“Rosati has done similar projects in the city, and I wanted our new plaza to be of the same quality. Rosati has a great reputation, and is the best at managing a project from start to finish, from site plan approval to final construction. I'm so happy with the work already.”**

■ Dr. Sam Bazzi, Central Dental



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FOR LEASE INFORMATION, please contact: Russel Lalovich at 519-966-0444 or at russe@lalovichrealestate.com

## Discover Elevated Living and Modern Comfort in the Heart of Historic Amherstburg

Suites are now available for lease at the building known as **St. John's Apartments** located at 207 Brock Street in Amherstburg. The spacious 2 bedroom 2 bathroom suites are nestled within walking distance from shopping, churches, parks, restaurants, and more.

Amherstburg is immersed in history and boasts a lovely waterfront setting. It is the ideal place for anyone who enjoys an active lifestyle, with numerous annual festivals, unique heritage sites, conservation areas, beautiful beaches, wineries, markets, delectable dining spots and waterfront parks and trails to enjoy throughout the seasons.

The thoughtfully designed units boast Modern kitchens with islands, elegant quartz countertops, 4 stainless steel appliances, private in-suite laundry, master bedrooms with luxurious ensuites and walk-in closets. And private balconies to admire picturesque views.

Enjoy the added convenience of In-Suite temperature control, Common Gathering room, outdoor lounge area, dedicated parking, Storage units for each suite, and a state of the art secured entry and security system.

It is aesthetically designed to blend into the surrounding community, including the stone that complements the **St. John's** church and the **Lofts at St. Anthony's**, both historical buildings in the neighbourhood.

**Rosati's** exceptional craftsmanship shines through every detail of **St. John Apartments**, ensuring a superior living experience from start to finish. Don't settle for ordinary—make 207 Brock St. your new address of distinction in Amherstburg!"

**"Rosati's work is exceptional, and they're great to work with. This is not your average apartment building; Rosati did a great job on this project from beginning to end."**

■ **Mackie Jones, Property Manager, Jones Realty Inc.**

**For additional renting information, please contact Peter Crump, of Bob Pedler Real Estate Ltd., at 519-919-3506**



## Prohibition Artifacts Unearthed During Restorations, as The GOAT Opens in Walkerville



The Rosati team uncovered a treasure trove of artifacts hidden within the building's walls which are now proudly on display inside The G.O.A.T.'s new Walkerville location. Among the items found were prohibition era whiskey bottles, a 1909 penny, alphabet blocks, an inkwell and thimble.

The extensive renovations, rejuvenating both the interior and exterior of the structure, and the artifact discoveries provide a fascinating glimpse into the past and add a layer of historical significance to the restoration project.

The G.O.A.T brings together the casual atmosphere of a sports bar with the creative menu of a gastro-pub offering a family friendly venue surrounded by memorabilia from some of the Greatest Athletes Of All Time. The result is a space that honors its historical roots while providing a fresh and inviting atmosphere, continuing to bring new life to the Walkerville neighborhood.

**"Working again with The Rosati team was an absolute pleasure. Their professionalism, dedication and knowledge is second to none and we are all very proud of the final product!"**

■ **Matt Komsa, Co-Owner, The G.O.A.T. Tap & Eatery**

Check out Walkerville's  
Newest Restaurant



## Rosati Recognized by Butler with High Performance Award

Rosati has been a dedicated Butler Builder in the Windsor-Essex-Chatham-Kent region for more than 22 years.

Butler is the foremost leader worldwide in quality in the pre-engineered building industry. Butler's Southwest Ontario's Area Manager, Josh Vanden Hengel, recently visited Rosati to present the team with a "High Performance Builder Award," in recognition of Rosati's performance and project volumes in 2023.



## Rosati Achieves National Placement as Top Contractor

Rosati's commitment to quality and excellent performance once again places the company at the top of a prestigious list.

Rosati was named in the Top Five of Canada's "Top Contractor Under 50 Employees" category by On-Site Magazine. The June 2024 edition of the magazine, one of Canada's leading construction industry publications, featured Rosati as Number Four in the category, based on 2023 volumes.

