



Windsor Gains Global Spotlight as Rosati Builds Minth's First Canadian Plant

Minth Group, a Canadian-owned global leader in exterior and structural automotive parts manufacturing, is investing nearly \$300 million in Windsor, Ontario, strengthening its presence in North America, to help meet the growing demand for aluminum, steel and plastic automotive components.

Construction is well on its way of a 380,000 sq. ft. manufacturing plant, representing phase one of a multi-building manufacturing campus on approximately 54 acres of land.

The project leveraged **Rosati's** Design Build Team & Fast-Track Program, which allows construction to begin while the design is still in progress. This method accelerates approvals and shortens project timelines, ensuring efficient delivery.

This new facility marks a major investment in the region, and is expected to create 1,099 direct jobs adding to **Minth Group** global workforce of 25,000 employees, spread across 77 global plants and offices.



“The Rosati Group has shown me Canadian companies can move at a fast pace.”

- William Chin



“The Rosati Group has shown me Canadian companies can move at a fast pace. We are very excited to announce this investment, and we look forward to the continued strong support of the local community.”

■ **William Chin, Chief Strategy Officer, Minth Group**



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Mercato's 4th Location Brings Neighborhood Bodega Charm to Town of Amherstburg



The latest location of Mercato Fresh neighbourhood grocery store has opened its doors to much fanfare including a ribbon cutting with Municipal dignitaries. This is Mercato's 4th location and collaboration with Rosati.

The new store located at 365 Sandwich Street South in Amherstburg, is design-built as a bodega-style market. The store, similar to the other locations features hot and cold prepared foods, a bakery, freshly prepared sushi and poke bowls, as well as usual items such as dairy products, international cheeses, fresh produce, meat, fish and Deli products.

The store measures 9,000 square feet and is in the heart of the town's commercial district. The Amherstburg location marks the fourth in the region.

"Rosati flawlessly brought our vision to life. Their expert project management ensured smooth coordination from start to finish, with meticulous attention to detail and an unwavering commitment to quality that consistently exceeded our expectations. Their dedication to excellence was evident in every aspect of the project, culminating in a beautiful, functional store that perfectly caters to Amherstburg's needs."

■ **Jonathan Reaume, Co-Owner, Mercato Fresh**



A Place to Call Home: Rosati Helps Deliver Senior Housing for Windsor's Muslim Community

With the help of Rosati, the Windsor Islamic Association is now leasing the 30 apartments of its five new two-storey buildings, all geared toward the seniors of the Muslim community.

Located across from the mosque on the corner of Dominion Boulevard and Northwood Street, the buildings feature six apartments each, with unit ranging in size from 1,150 to 1,250 square feet. The well-landscaped, full brick buildings feature an elevator for enhanced accessibility. The units are all noise-insulated, feature large windows, and come equipped with a fridge, stove, microwave, dishwasher and washer/dryer.

"I have nothing but praise for the Rosati Team. As a contractor, they've been unbelievable. They treated the project as if it were one of their own. They noticed everything, even tiny details like grout or caulking, things that a general person wouldn't see, and got it fixed. We couldn't have asked for a better experience from a contractor."

■ **Atiq Nakrawala, Director, Windsor Islamic Association Foundation**



Now Leasing: Take Your Business to the Next Level at Central Wellness Plaza

**CENTRAL
WELLNESS**
P L A Z A

Blending contemporary architecture with optimal convenience, the newly launched Central Wellness Plaza at 2385 Central Avenue is now offering premier commercial leasing opportunities.

Design-built by **Rosati**, this 16,000-square-foot plaza features a modern, sophisticated look with clean overhangs, recessed elements, and beautifully landscaped surroundings. The result is a welcoming, upscale atmosphere ideal for businesses in wellness, healthcare, professional services, and retail.

The plaza is already home to **Central Dental**, led by **Dr. Sam Bazzi**, which officially opened its doors on April 1 — delivering high-quality dental care to the local community. Units range from 1,450 to 12,315 square feet, with flexible

configurations to suit diverse business needs. Ideal for professionals and retailers, the plaza offers high visibility, steady foot traffic, and easy access to major roads and transit. Take the next step—secure your space at **Central Wellness Plaza** today.

“Rosati brought their reputation for quality and reliability to every phase of the project. They made the entire process smooth and stress-free. Their attention to detail and commitment helped bring our vision to life seamlessly.”

■ **Dr. Sam Bazzi, Owner, Central Wellness Plaza**



For Leasing Information Please Contact:
Raz Mag at 519-817-7746 or raz@themagteam.ca



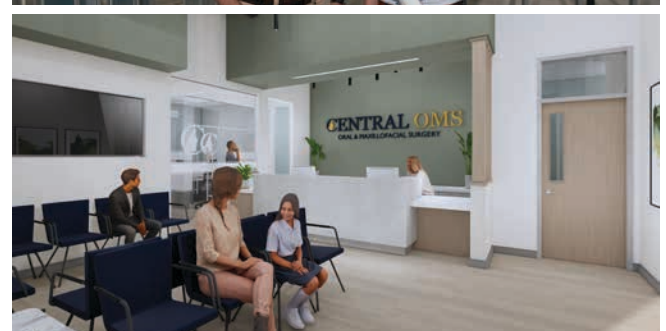
Building Smiles: Central OMS Set to Open High-Tech Surgical Clinic

CENTRAL OMS
ORAL & MAXILLOFACIAL SURGERY

Construction for an Oral Surgery Practice is in progress, the practice will be located at 3475 North Service Road East, just off Central Avenue.

Central Oral and Maxillofacial Surgery, at 4,000 square feet, is set to open early this fall. It will feature six operating rooms, four plumbed with general anaesthesia medical gases, a CT scanner, dental laboratories with 3D printers, and a sterilization centre. It will also offer patient recovery rooms, doctor's offices, administration and staff rooms. The leasehold project is design-built by Rosati in collaboration with **Patterson Dental**.

Central OMS is co-owned by **Dr. Cameron Walker** and **Dr. Michael Laschuk**. He specializes in procedures such as head and neck surgery, dental implants, wisdom teeth, surgeries for facial trauma, and reconstruction for facial tumours.



“Rosati is super-attentive to detail. They handled all of the design and construction. They also coordinated with medical instrument suppliers to make sure all the specs matched. They're just great people to work with.”

■ **Dr. Cameron Walker, Co-Owner, Central OMS**

Prime Cuts & Perfect Pastries: Coming Soon to South Windsor

This fall, a Butcher and Bakery Shop is set to open its doors at 3850 Dougall Avenue, bringing a unique blend of premium meats and artisanal baked goods to South Windsor—all under one roof.

Filling a much-needed gap in the community for a locally owned, high-quality butcher shop, the new venture is led by newlyweds **Jared Niziolek and Shaylynn Costello**. The couple plans to offer top-tier cuts of meat, house-made specialties, and fresh baked goods, creating a one-stop destination for food lovers seeking quality and craftsmanship.

Stay tuned for more details as the grand opening approaches!

“Working with the Rosati team made the design process smooth, taking a huge weight off our shoulders. Their support is helping bring our vision to life.”

■ **Jared Niziolek, Co-Owner**



Move-In Ready Prime Industrial Flex Space Now Available On Dodge Drive

2820 Dodge Drive is strategically located and is just minutes from the Stellantis Windsor Assembly Plant, and NextStar EV Battery Plant, making it ideal for suppliers, logistics operators, and manufacturers.

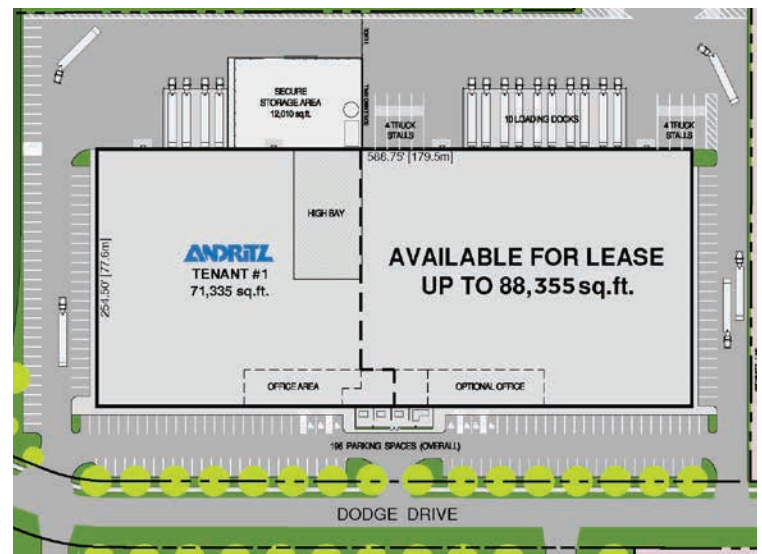
Built on a 9-acre site zoned MD 1.7, the facility was purpose-built to support a wide range of **warehousing and manufacturing needs** and will house multiple tenants. Key features of the remaining 88,355 square feet include:

- 32' Interior Clear Height
- 10 loading docks
- ESFR Sprinkler System
- 32 trailer spots
- 3000-amp Electrical Service
- 63' x 65' bay sizes

The newly completed 150,000 square-foot building is a significant addition to the region's industrial landscape, offering modern, flexible space designed to meet the growing demand from manufacturing and logistics operators.



GRAND
CENTRAL
BUSINESS PARK



For additional information or to view, please contact ROSATI at 519-734-6511