

# Industrial Space for Lease

35 Yale Crescent, Suite 400, St. Catharines, ON

Convenient location just minutes to the QEW

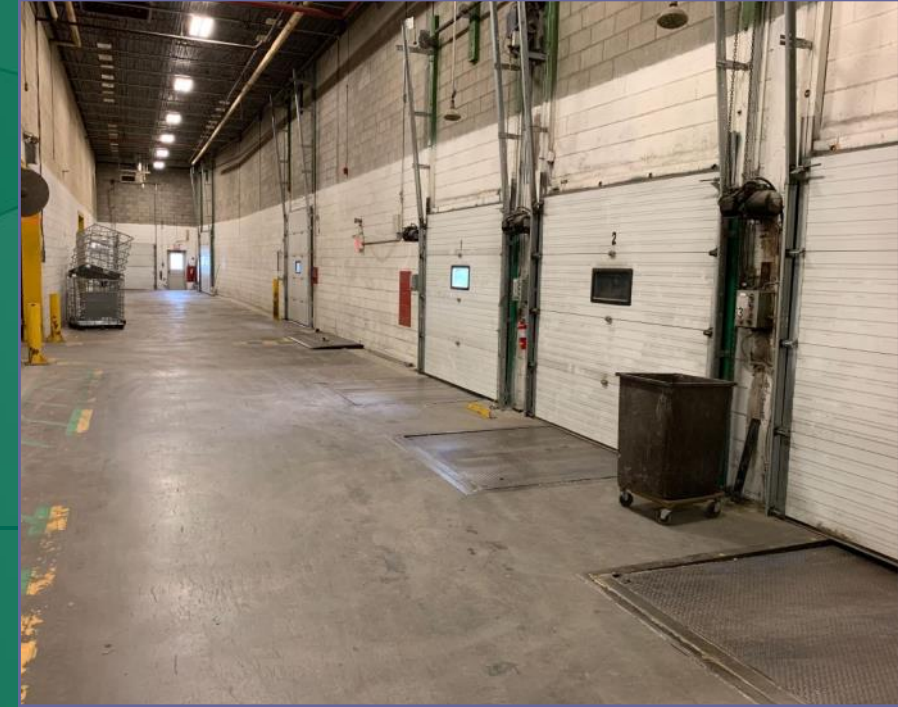
 **BLAIR  
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STAPLETON LIMITED**  
REAL ESTATE BROKERAGE  
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Ancaster ON L9G 4V5

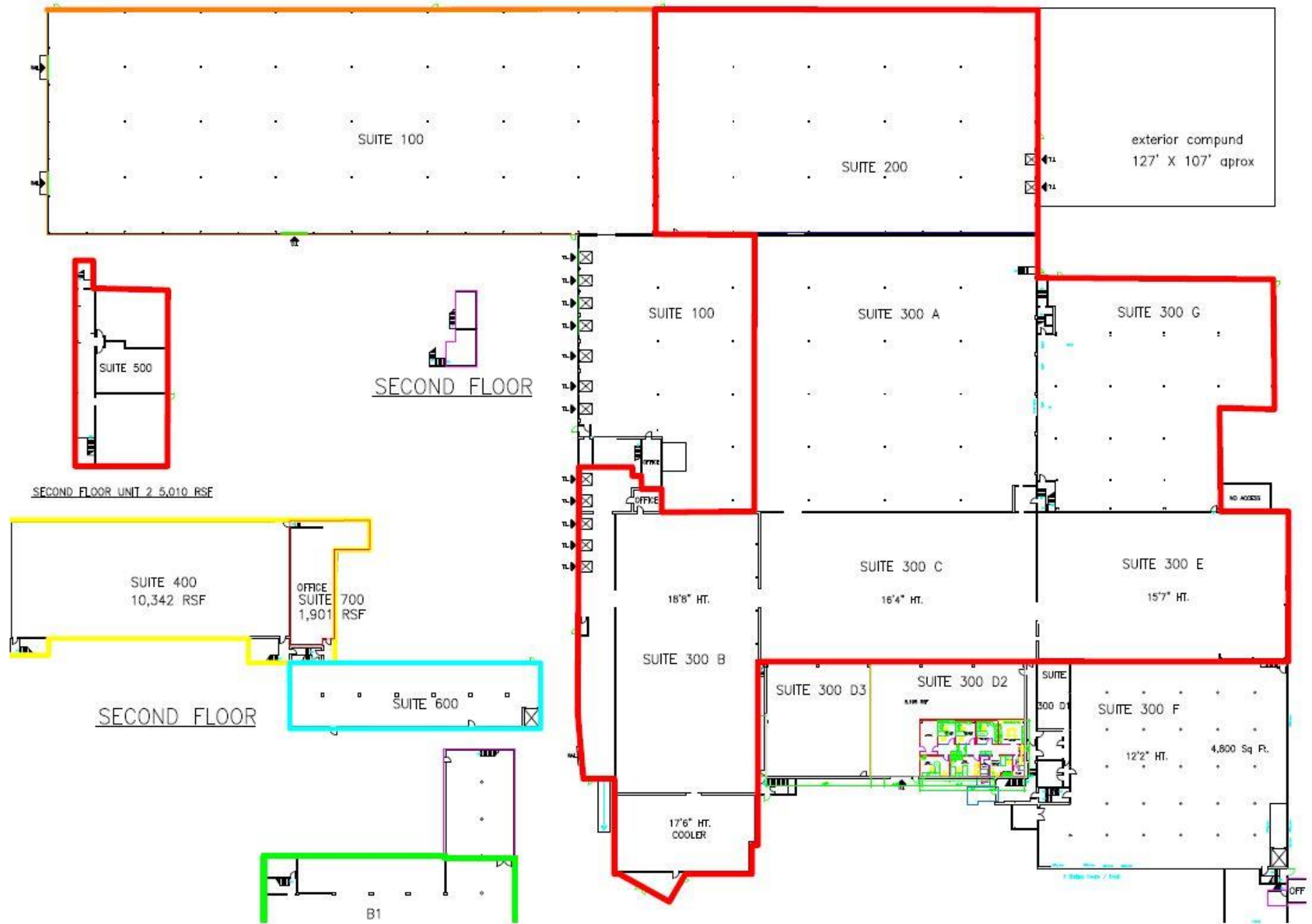


## Features

- 115,360 square feet of industrial space, including 5,000 square feet of second floor office
- One grade level and 6 loading docks (9' x 8')
- Two train docks on an active spur
- Clear heights range from 18' to 20'
- One 24,000 square foot area is already set up as a cooler









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## Property Information

**SPACE AVAILABLE:** 115,360 square feet, including 5,000 square feet of second floor office

**NET RENTAL RATE:** \$3.75 per square foot

**OPERATING COSTS:** \$3.30 per square foot (est. 2019)

**LOADING:** 1 grade level door, 6 loading docks (9' x 8'), 2 train docks on active spur

**CLEAR CEILING HEIGHT:** 18' to 20'

**ZONING:** M1

### FEATURES:

- 24,000 sqft area already set up as a cooler
- Located less than 1 km off the QEW
- New heating and roof
- Large hydro service to the site can be utilized
- Two train docks on active spur
- Ample parking
- Available July 1, 2019

## Contact Us:

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**Sales Representative**

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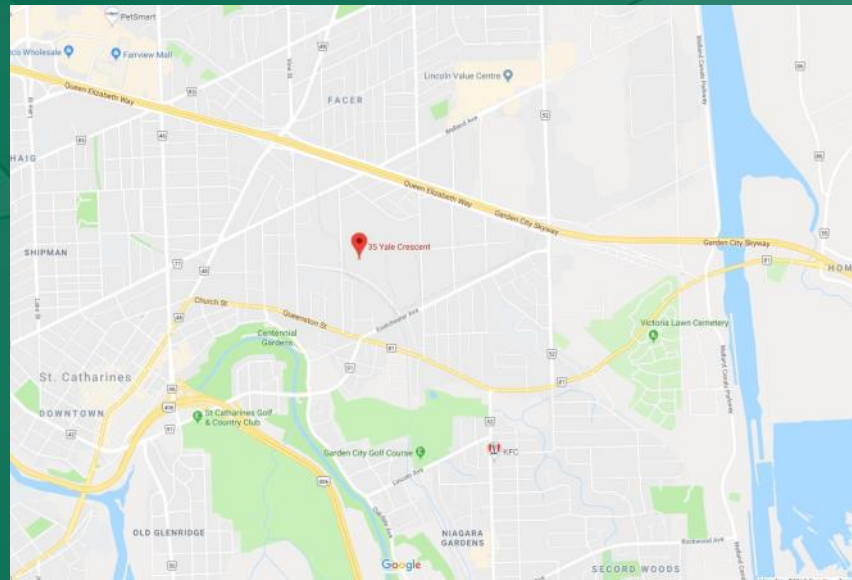
### Rob Miles

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