



Unit# 2 - 5 GREAT WESTERN Street
 St. Catharines L2S 5K3
 Prop Type: Industrial
 Style: Multi Unit
 District: St. Catharines
 Sub-Area: W Ern Hill 888
 Side of Road: West
 Legal: N/A

 Tot.SqFt:
 Zoning: M5
 Ownership: Lease/Rental

List Price:
 Lease Rate: \$ 12.00 Per Square Foot

 DOM:
 Prop.Offer: Part of Building
 Tx Appl: Y
 Sale/Lease: For Lease Only
 Listed: Part of Building
 Lease Type:
 Base Year:
 Condo Fee:
 Comm: 05/28/13

Property Details

Acreage:	Lot Size:	ACRES: 3 [Imperial]	# of Units: 0
Taxes:	Property Size:		Unit Desc: Res=0 Retail=0 Indus=0
Building Age:	Building Size:		Fin.Statement Avail.:
Occupant: Vacant	Space Allotment: Office/Showroom - 0.00%		Proforma Avail.: No
Mortgage: NAPPL	Warehouse - 0.0%		Elev/Escal:
Parking:	Parking Ratio:		Washrooms:
Use: OFFIC IND			Roof: ASPHS
Off/Ret/Res HVAC:			Floor: Concrete
			Storey(s): 1.000
			Common Charges:
Fire Protection:	Poss: 30-60 Days		Include Property Taxes:
Exterior Fnsh: Combination	Construction: BLOCK		
Features: Air Conditioned - Fully, Divisible & Expandable, Signs Allowed, Suspended Ceilings			

Site Influences: Ample Parking, High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby
 Virtual Tour:

Retail Information

Total Sq.Ft. Available:	Loading: NONE 0	Power:	Volts: 550
Space Allot. - % Retail/Office:	NONE 0	Max.AMP:	Handicap: Y
Space Allot. - % Warehouse/Storage:	NONE 0	Natural Gas: Yes	UFFI: UNKWN
Space Allot. - % Rentable:	NONE 0	Water Supply: Municipal	
Space Allot. - % Gross-Up:	Bay Size:	Sewer Type: Sanitary Connected	

Directions/Cross-Street

Tenant Pays

Internet Comments

1,140 sf fully a/c Office space available in West St. Catharines near Via Rail Station. lots of paved parking. \$12 psf Gross, includes common costs & utilities. First & last months rent as deposit. Attractive LHI's and TI's available

Listing Brokerage: ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129

Presented By: DOUG MCNAUGHTON, Salesperson

dbm@niagararegioncommercial.com

www.niagararegioncommercial.com

Office Information: ROYAL LEPAGE NIAGARA R.E. CENTRE - 2129,

Phone: 905-688-4561

maywood@royallepage.ca



Unit# 4 - 5 GREAT WESTERN Street
 St. Catharines L2S 5K3
 Prop Type: Industrial
 Style: Multi Unit
 District: St. Catharines
 Sub-Area: W Ern Hill 888
 Side of Road: West
 Legal: N/A

 Tot.SqFt:
 Zoning: M5
 Ownership: Lease/Rental

List Price:
 Lease Rate: \$ 12.00 Per Square Foot

 DOM:
 Prop.Offer: Part of Building
 Tx Appl: Y
 Sale/Lease: For Lease Only
 Listed: Part of Building
 Lease Type:
 Base Year:
 Condo Fee:
 Comm: 06/05/13

Property Details

Acreage: 3.0000	Lot Size: ACRES: 3 [Imperial]	# of Units: 0
Taxes:	Property Size:	Unit Desc: Res=0 Retail=0 Indus=0
Building Age:	Building Size:	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment: Office/Showroom - 0.00%	Proforma Avail.: No
Mortgage: NAPPL	Warehouse - 0.0%	Elev/Escal:
Parking:	Parking Ratio:	Washrooms:
Use: OFFIC IND		Roof: ASPHS
Off/Ret/Res HVAC:		Floor: Concrete
		Storey(s): 1.000
		Common Charges:
Fire Protection:	Poss: 30-60 DAYS	Include Property Taxes:
Exterior Fnsh: Combination	Construction: BLOCK	
Features: Air Conditioned - Fully, Divisible & Expandable, Signs Allowed, Suspended Ceilings		

Site Influences: Ample Parking, High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby
 Virtual Tour:

Retail Information

Total Sq.Ft. Available:	Loading: NONE 0	Power:	Volts: 550
Space Allot. - % Retail/Office:	NONE 0	Max.AMP:	Handicap: Y
Space Allot. - % Warehouse/Storage:	NONE 0	Natural Gas: Yes	UFFI: UNKWN
Space Allot. - % Rentable:	NONE 0	Water Supply: Municipal	
Space Allot. - % Gross-Up:	Bay Size:	Sewer Type: Sanitary Connected	

Directions/Cross-Street

Tenant Pays

Internet Comments

2,396 sf fully a/c Office space available in West St. Catharines near Via Rail Station. lots of paved parking. \$12 psf Gross, includes common costs & utilities. First & last months rent as deposit. Attractive LHI's and TI's available .

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Unit# 3 - 5 GREAT WESTERN Street
 St. Catharines L2S 5K3
 Prop Type: Industrial
 Style: Multi Unit
 District: St. Catharines
 Sub-Area: W Ern Hill 888
 Side of Road: West
 Legal: N/A

List Price:
 Lease Rate: \$ 12.00 Per Square Foot

Tot.SqFt:
 Zoning: M5
 Ownership: Lease/Rental

DOM:
 Prop.Offer: Part of Building
 Tx Appl: Y
 Sale/Lease: For Lease Only
 Listed: Part of Building
 Lease Type:
 Base Year:
 Condo Fee:
 Comm: 06/05/13

Property Details

Acreage: 3.0000	Lot Size: ACRES: 3 [Imperial]	# of Units: 0
Taxes:	Property Size:	Unit Desc: Res=0 Retail=0 Indus=0
Building Age:	Building Size:	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment: Office/Showroom - 0.00%	Proforma Avail.: No
Mortgage: NAPPL	Warehouse - 0.0%	Elev/Escal:
Parking:	Parking Ratio:	Washrooms:
Use: OFFIC IND		Roof: ASPHS
Off/Ret/Res HVAC:		Floor: Concrete
		Storey(s): 1.000
		Common Charges:
Fire Protection:	Poss: 30-60 DAYS	Include Property Taxes:
Exterior Fnsh: Combination	Construction: BLOCK	
Features: Air Conditioned - Fully, Divisible & Expandable, Signs Allowed, Suspended Ceilings		

Site Influences: Ample Parking, High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby
 Virtual Tour:

Retail Information

Total Sq.Ft. Available:	Loading: NONE 0	Power:	Volts: 550
Space Allot. - % Retail/Office:	NONE 0	Max.AMP:	Handicap: Y
Space Allot. - % Warehouse/Storage:	NONE 0	Natural Gas: Yes	UFFI: UNKWN
Space Allot. - % Rentable:	NONE 0	Water Supply: Municipal	
Space Allot. - % Gross-Up:	Bay Size:	Sewer Type: Sanitary Connected	

Directions/Cross-Street

Tenant Pays

Internet Comments

828 sf fully a/c Office/Warehouse space available in West St. Catharines near Via Rail Station. lots of paved parking. \$12 psf Gross, includes common costs & utilities. First & last months rent as deposit. Attractive LHI's and TI's available.

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Unit# 2A - 5 GREAT WESTERN Street
 St. Catharines L2S 5K3
 Prop Type: Industrial
 Style: Multi Unit
 District: St. Catharines
 Sub-Area: W Ern Hill 888
 Side of Road: West
 Legal: N/A

 Tot.SqFt:
 Zoning: M5
 Ownership: Lease/Rental

List Price:
 Lease Rate: \$ 12.00 Per Square Foot

 DOM:
 Prop.Offer: Part of Building
 Tx Appl: Y
 Sale/Lease: For Lease Only
 Listed: Part of Building
 Lease Type:
 Base Year:
 Condo Fee:
 Comm: 06/05/13

Property Details

Acreage: 3.0000	Lot Size: ACRS: 3 [Imperial]	# of Units: 0
Taxes:	Property Size:	Unit Desc: Res=0 Retail=0 Indus=0
Building Age:	Building Size:	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment: Office/Showroom - 0.00%	Proforma Avail.: No
Mortgage: NAPPL	Warehouse - 0.0%	Elev/Escal:
Parking:	Parking Ratio:	Washrooms:
Use: OFFIC IND		Roof: ASPHS
Off/Ret/Res HVAC:		Floor: Concrete
		Storey(s): 1.000
		Common Charges:
Fire Protection:	Poss: 30-60 DAYS	Include Property Taxes:
Exterior Fnsh: Combination	Construction: BLOCK	
Features: Air Conditioned - Fully, Divisible & Expandable, Signs Allowed, Suspended Ceilings		

Site Influences: Ample Parking, High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby
 Virtual Tour:

Retail Information

Total Sq.Ft. Available:	Loading: NONE 0	Power:	Volts: 550
Space Allot. - % Retail/Office:	NONE 0	Max.AMP:	Handicap: Y
Space Allot. - % Warehouse/Storage:	NONE 0	Natural Gas: Yes	UFFI: UNKWN
Space Allot. - % Rentable:	NONE 0	Water Supply: Municipal	
Space Allot. - % Gross-Up:	Bay Size:	Sewer Type: Sanitary Connected	

Directions/Cross-Street

Tenant Pays

Internet Comments

1.968 sf fully a/c Office/Warehouse space available in West St. Catharines near Via Rail Station. lots of paved parking. \$12 psf Gross, includes common costs & utilities. First & last months rent as deposit. Attractive LHI's and TI' s available.

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 St. Catharines L2S 5K3
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 Style: Multi Unit
 District: St. Catharines
 Sub-Area: W Ern Hill 888
 Side of Road: West
 Legal: N/A

 Tot.SqFt:
 Zoning: M5
 Ownership: Lease/Rental

List Price:
 Lease Rate: \$ 12.00 Per Square Foot

 DOM:
 Prop.Offer: Part of Building
 Tx Appl: Y
 Sale/Lease: For Lease Only
 Listed: Part of Building
 Lease Type:
 Base Year:
 Condo Fee:
 Comm: 06/05/13

Property Details

Acreage: 3.0000	Lot Size: ACRES: 3 [Imperial]	# of Units: 0
Taxes:	Property Size:	Unit Desc: Res=0 Retail=0 Indus=0
Building Age:	Building Size:	Fin.Statement Avail.:
Occupant: Vacant	Space Allotment: Office/Showroom - 0.00%	Proforma Avail.: No
Mortgage: NAPPL	Warehouse - 0.0%	Elev/Escal:
Parking:	Parking Ratio:	Washrooms:
Use: OFFIC IND		Roof: ASPHS
Off/Ret/Res HVAC:		Floor: Concrete
		Storey(s): 1.000
		Common Charges:
Fire Protection:	Poss: 30-60 DAYS	Include Property Taxes:
Exterior Fnsh: Combination	Construction: BLOCK	
Features: Air Conditioned - Fully, Divisible & Expandable, Signs Allowed, Suspended Ceilings		

Site Influences: Ample Parking, High-Traffic Location, Hwy. Access Nearby, Public Trans. Nearby
 Virtual Tour:

Retail Information

Total Sq.Ft. Available:	Loading: NONE 0	Power: Volts: 550
Space Allot. - % Retail/Office:	NONE 0	Max.AMP: Handicap: Y
Space Allot. - % Warehouse/Storage:	NONE 0	Natural Gas: Yes UFFI: UNKWN
Space Allot. - % Rentable:	NONE 0	Water Supply: Municipal
Space Allot. - % Gross-Up:	Bay Size:	Sewer Type: Sanitary Connected

Directions/Cross-Street

Tenant Pays

Internet Comments

4,364 sf fully a/c Office/Warehouse space available in West St. Catharines near Via Rail Station. lots of paved parking. \$12 psf Gross, includes common costs & utilities. First & last months rent as deposit. Attractive LHI's and TI's available.

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