

For Lease

Office/Retail Space

Gross Lease Rate: \$12.00 psf

11 - 15 Neilson Street
St. Catharines, Ontario



Located in Multi - Unit Industrial Mall on Neilson Street



Three separate units available 1,000 sf, 1,322 sf and 525 sf. This multi unit industrial mall is located in a high traffic area with good access to the QEW and is close all amenities. Cam & Realty taxes \$2.75 (2012 est) are included in Lease Rate.



Attractive Tenant Inducements and

Lease Rate	\$12.00 Gross	Power	220 Volts
Tenant Pays	Heat, Hydro, Water, Gas	Services	Municipal
TMI	\$2.75 (included)	Signage	yes
Square Footage	<ul style="list-style-type: none"> ◆ *±1,000 sf - offices and washroom. ◆ *±1,322 sf - reception area, 2 washrooms, 3 private offices, board room and a small storage area with roll up door at rear of the unit. ◆ ±525 sf - large open area, office and two washrooms. <p style="text-align: center;"><i>* These two units can be combined for a total of ±2,400 sf</i></p>		
Occupancy	Immediate/Vacant	Ceiling Height	
Zoning	E2 - General Employment	Parking	Common
Uses	<ul style="list-style-type: none"> ◆ Industrial ◆ Office ◆ Retail ◆ Service 	Site Influences	<ul style="list-style-type: none"> ◆ High traffic area ◆ Highway access ◆ Ample Parking

***Please contact Doug McNaughton for appointments.
Showing are Monday to Thursday during regular business hours.***

Douglas McNaughton

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