



**113-115 Cushman Rd., St. Catharines, ON**

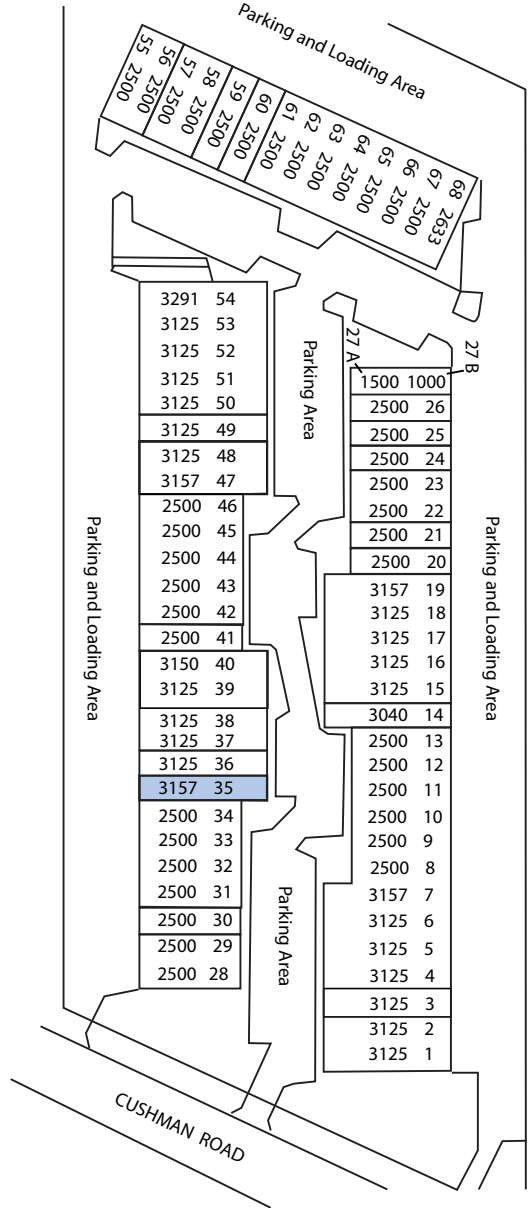
# Industrial Units For Lease

## Warehouse Units with Office

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**Colliers**

# Site Plan



# Property Overview

Civic Address	113-115 Cushman Rd, St. Catharines, ON
Net Lease Rate	\$10.00 PSF
TMI	\$4.00 PSF
Unit 35	3,157 SF
Ceiling Height	17' 6"
Shipping Doors	1 - 12' x 14'
Power	60 Amp 3 phase 600 Volt
Lighting	LED and Natural Light
Parking	Ample On-Site Parking
Zoning	E2 - General Employment



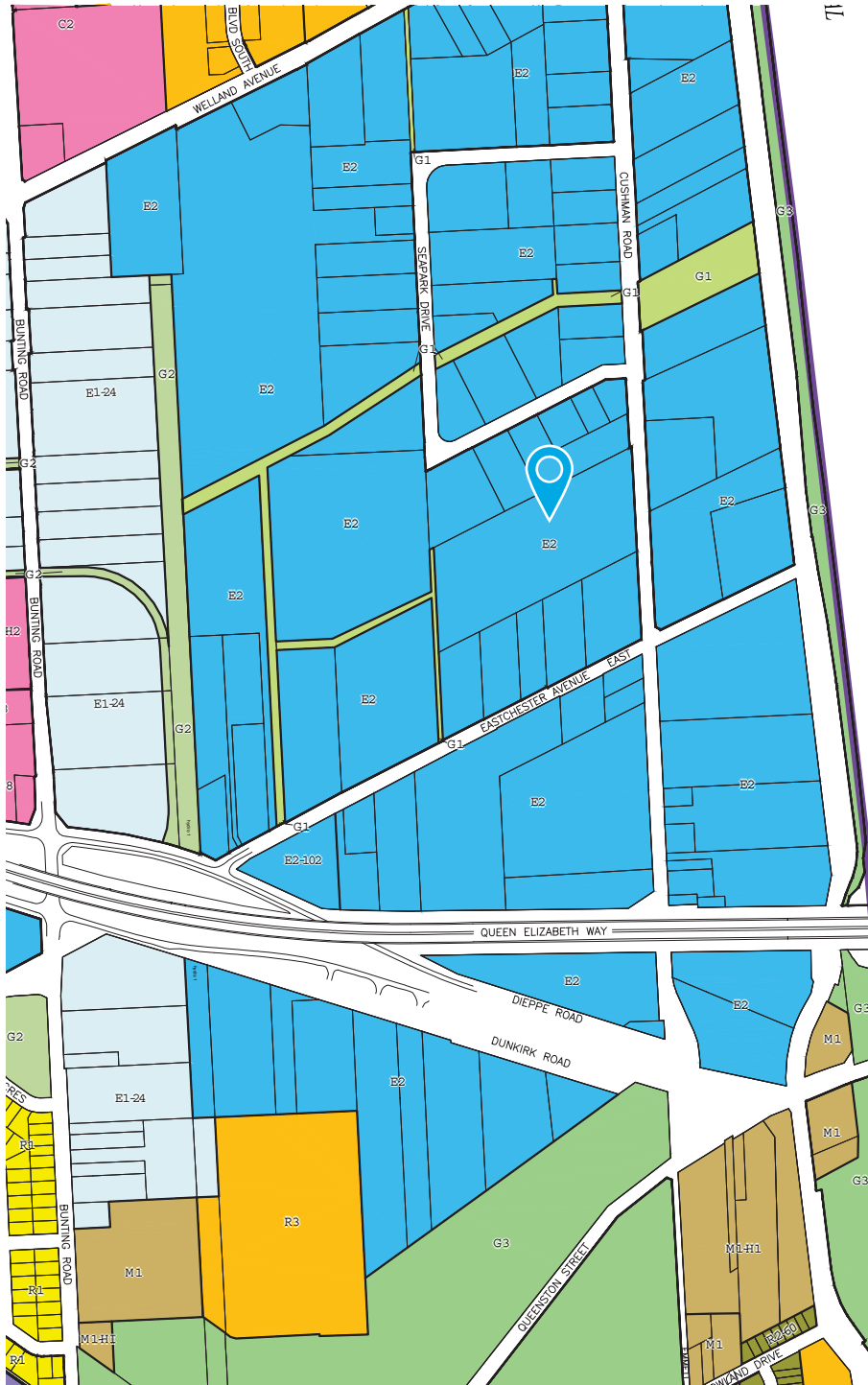
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# Building Photos



113-115 Cushman Rd, St. Catharines, ON





# Zoning - E2

## General Employment

### Permitted Uses

- Adult Oriented
- Entertainment Establishment
- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales and Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot

### Accessory Uses

- Animal Care Establishment
- Office
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial



# A Few Highlights



Subject Property

- Close to QEW
- Central Niagara location
- Plenty of natural light
- Large warehouse spaces
- Ample parking
- Grade level shipping doors
- Close proximity to the US Border

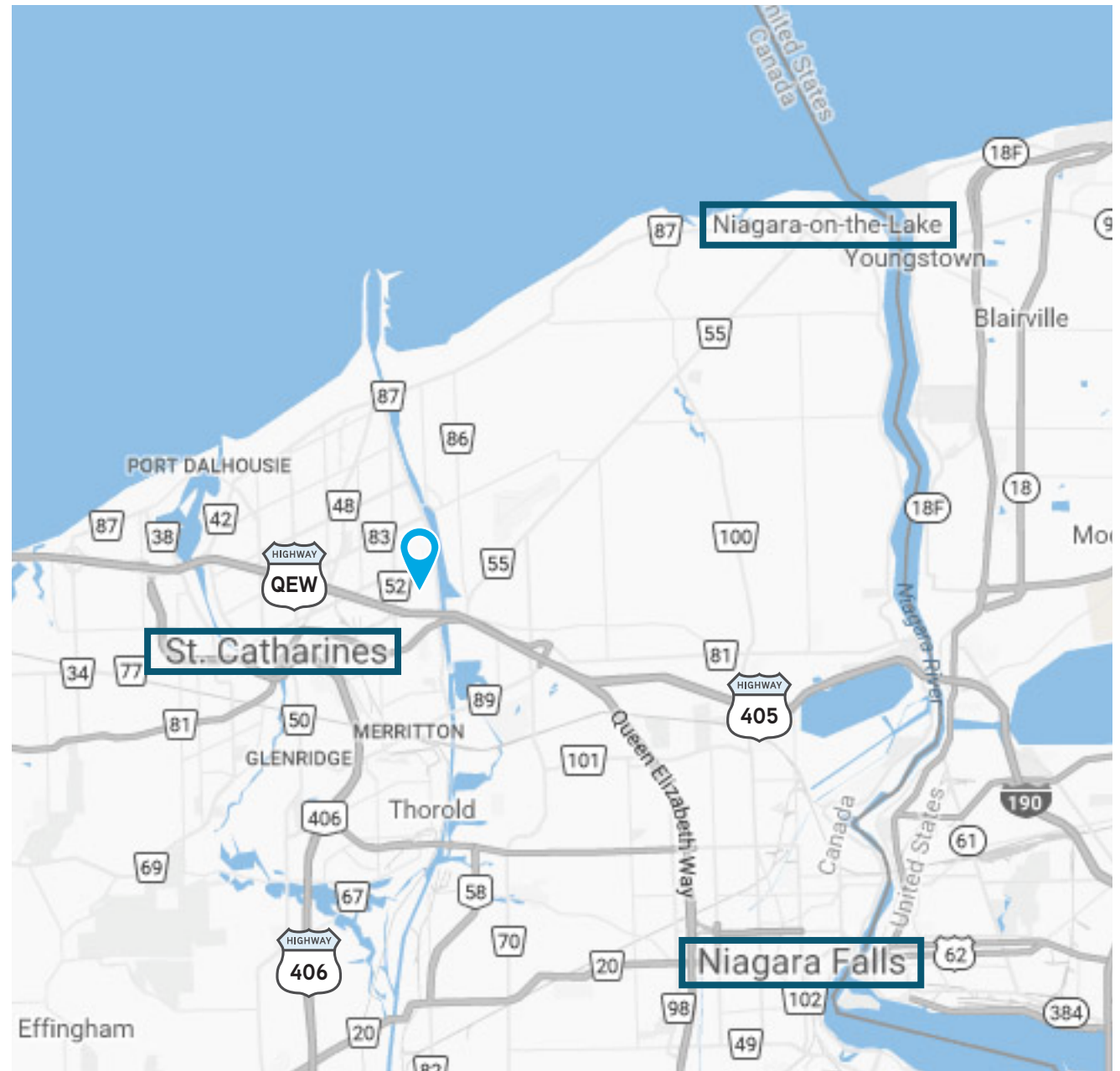


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