



326 St. Paul St. W
St. Catharines | ON

FOR LEASE

±6000 SF Warehouse Unit

NET RENT:

\$10.00

TMI: \$3.00

Greg Chew*

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**Sales Representative*



Colliers International Niagara Ltd., Brokerage
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Listing Specifications

326 St. Paul St. W, St. Catharines, ON

ARN / PIN 262902003535600 / 461560023

Unit Size ±6,000 SF

Zoning E2-26 - General Employment

Ship Doors Grade Level Ship Door
13' x 13'

Power 600 Volt

Clear Ceiling Height 13'

Net Rent \$10.00 PSF

TMI \$3.00 PSF

Comments

- **Close to major commercial node along Fourth Avenue including SmartCentres, Fourth Avenue West Plaza and 1st Place Plaza**
- **Minutes to the Greater Niagara General Hospital, Ridley College and the Seymour-Hannah Sports and Entertainment Centre**
- **Ample outdoor surface parking**



Interior Photos - Warehouse



326 St. Paul St. W, St. Catharines ON



Area Neighbours

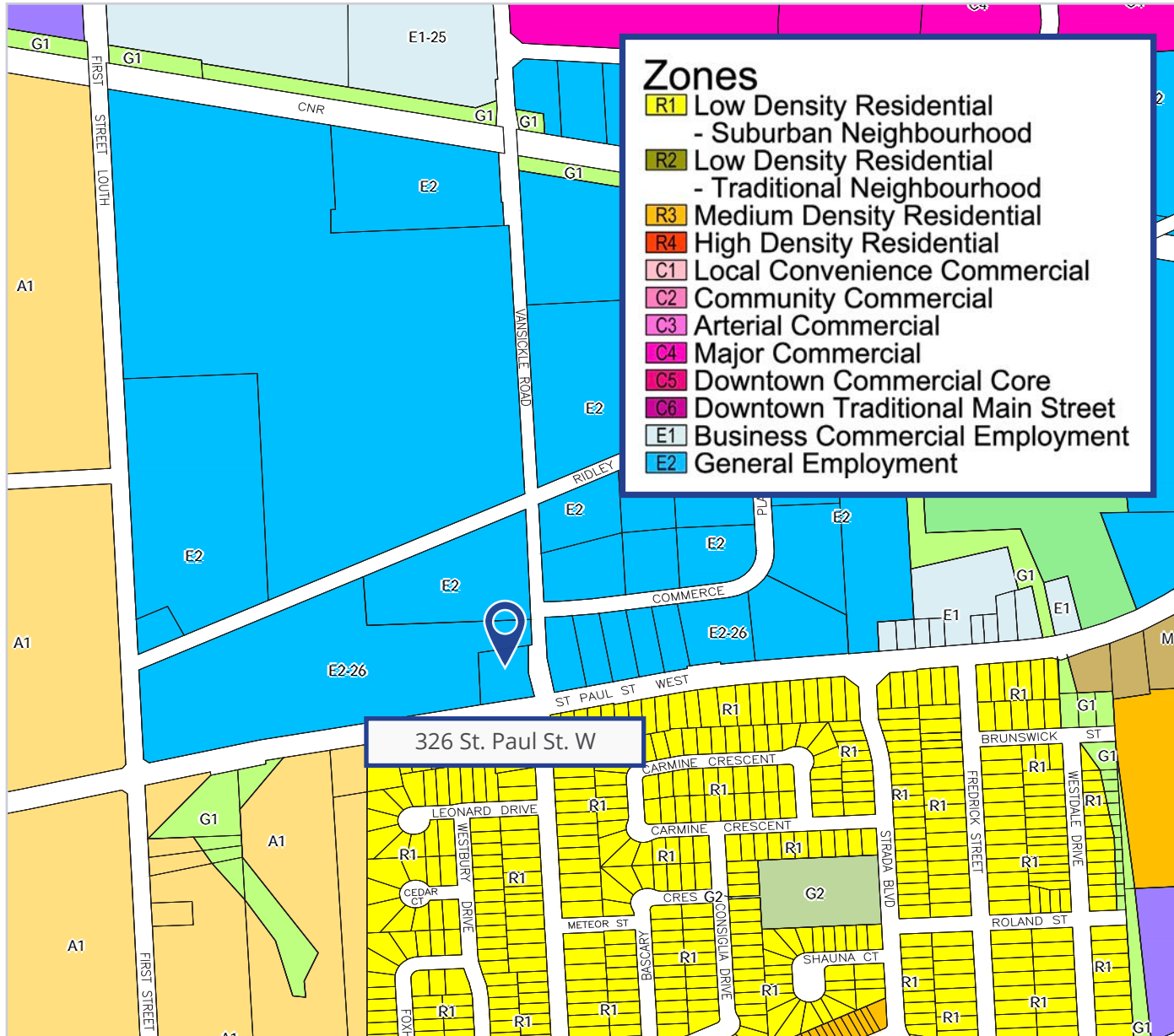
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Zoning E2-26 - General Employment



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Permitted Uses

PRINCIPLE 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

\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

65

Countries we operate in

51,000

lease/sales transactions

collierscanada.com/niagara

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 63 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.6 billion and \$92 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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Statistics are for February 2023 and in U.S. dollars.
Number of countries include affiliates.

CONTACT:

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