

Units Now Available

150 Downs Dr., Welland, ON

Brand New Class "A" Industrial Units For Lease

- **1,500-3,000 SF Small Bay Units Available**
- **Up to 7,150 SF Unit also Available**
- **26'-28' clear ceiling, natural light, LED lighting**

150

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Location Overview

Conveniently located near the Woodlawn Rd. exit off HWY 406. Close to many amenities.

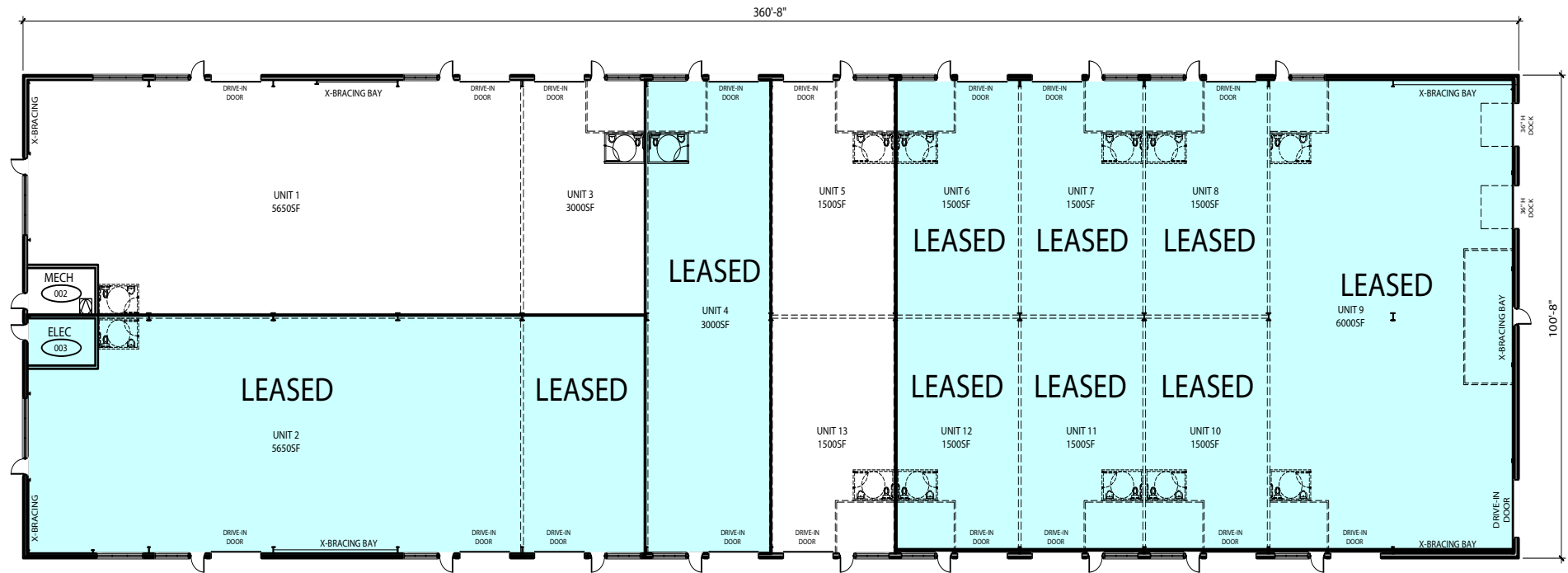
Niagara Falls	15 Mins.
St. Catharines	15 Mins.
Port Colborne	15 Mins.
Fort Erie and the Peace Bridge	30 Mins.
Grimsby	30 Mins.
Hamilton	55 Mins.

Nearby Amenities

- Canadian Tire
- Rona
- Walmart



Floor Plan



Civic Address	150 Downs Dr. Welland
Site Area	±2.59 Acres
Location	North side of Downs Rd. east of River Rd.
Zoning	GEC - Gateway Economic Centre
Building Size	36,000 SF

Unit #'s 3,5,13	1,500 SF	(1) 12x14 Drive-in Door	\$2,250 / Month + TMI \$4.00 PSF
Unit #'s 5,13	3,000 SF	(2) 12x14 Drive-in Door	\$16.00 PSF + TMI \$4.00 PSF
Unit # 1	5,650 SF	(2) 12x14 Drive-in Doors	\$16.00 PSF + TMI \$4.00 PSF
Unit # 1 + #3	7,150 SF	(3) 12x14 Drive-in Doors	\$16.00 PSF + TMI \$4.00 PSF

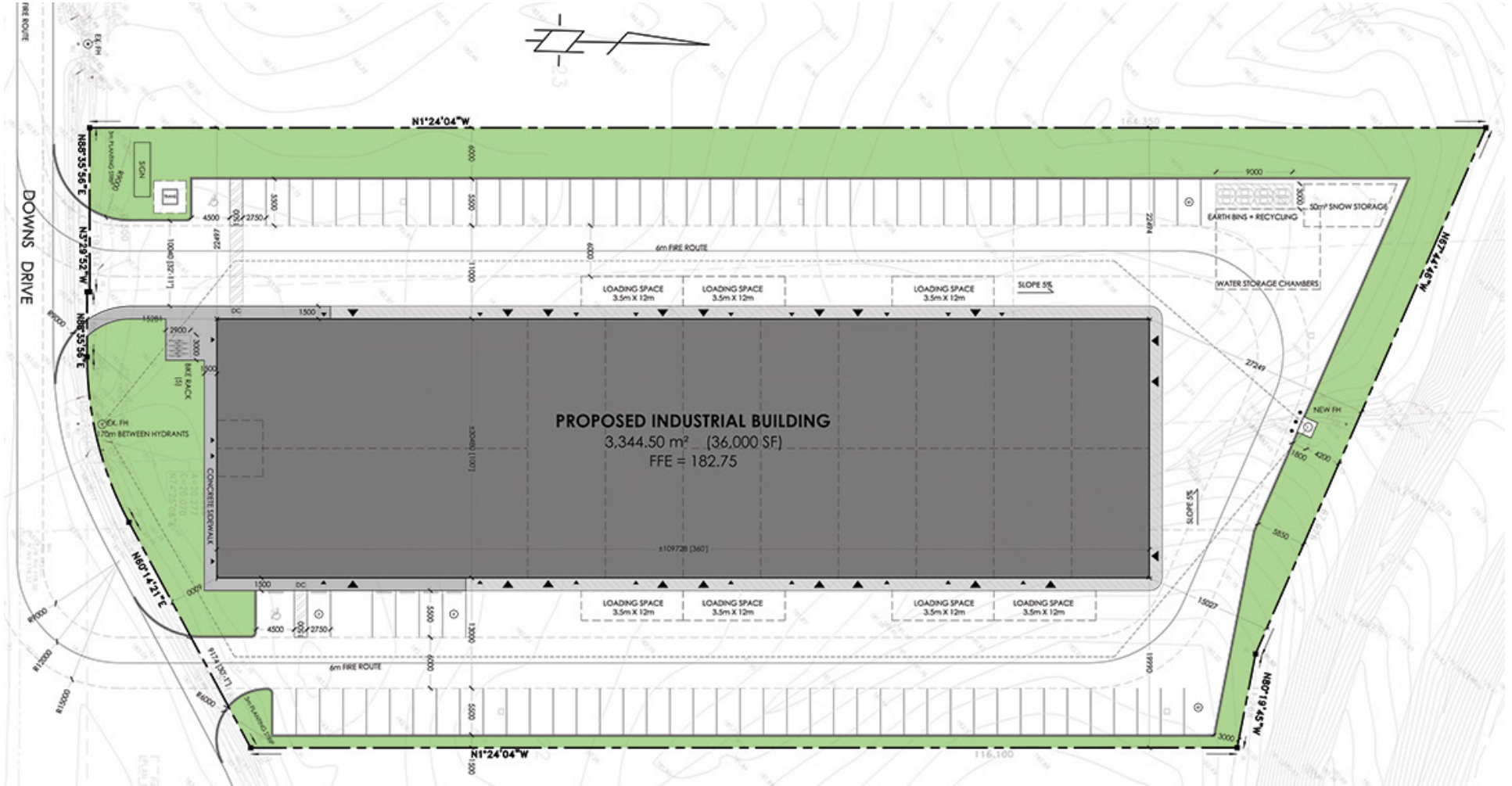
Features

- Easy access to HWY 406
- Part of Niagara's newest Industrial Development
- Small bay door Units available
- Many permitted uses
- 26'-28' Clear ceiling height
- Natural and LED lighting throughout

Units can be combined to create different configurations and Unit sizes



Site Plan



89 Parking Stalls



Excellent front façade and pylon signage opportunities





Side Grade Level Doors



Front South View



West Side View



Truck Level Doors

1,500 SF Floor Plan

Excellent small bay
Unit opportunities for
budding or established
entrepreneurs.



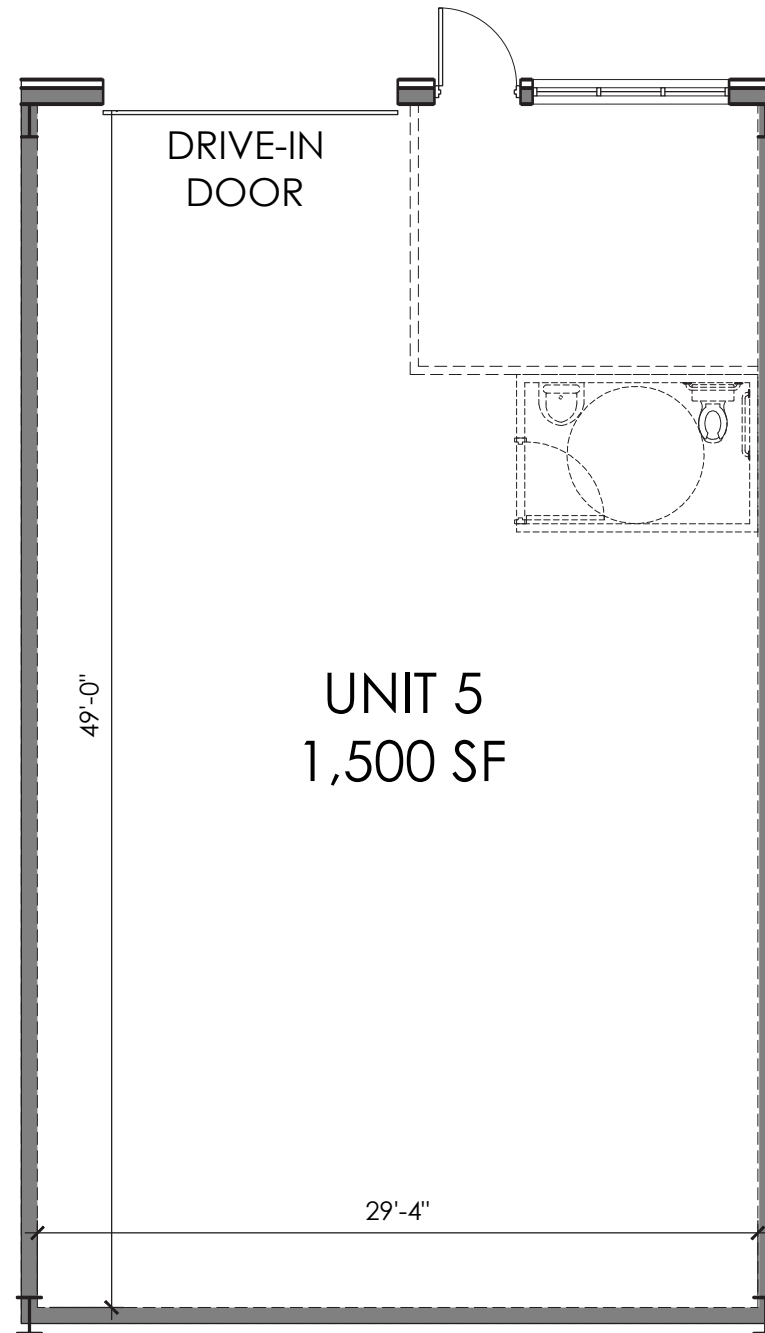
12' x 14' Drive-in Door



Width: 29'4"
Depth: 49'
Ceiling Height: 26'-28'
Lighting: Natural Light and LED



\$2,250 / Month
TMI \$4.00 PSF



3,000 SF Floor Plan

Excellent small bay
Unit opportunities for
budding or established
entrepreneurs.



(2) 12' x 14' Drive-in Doors



Width: 29'4"

Depth: 98'8"

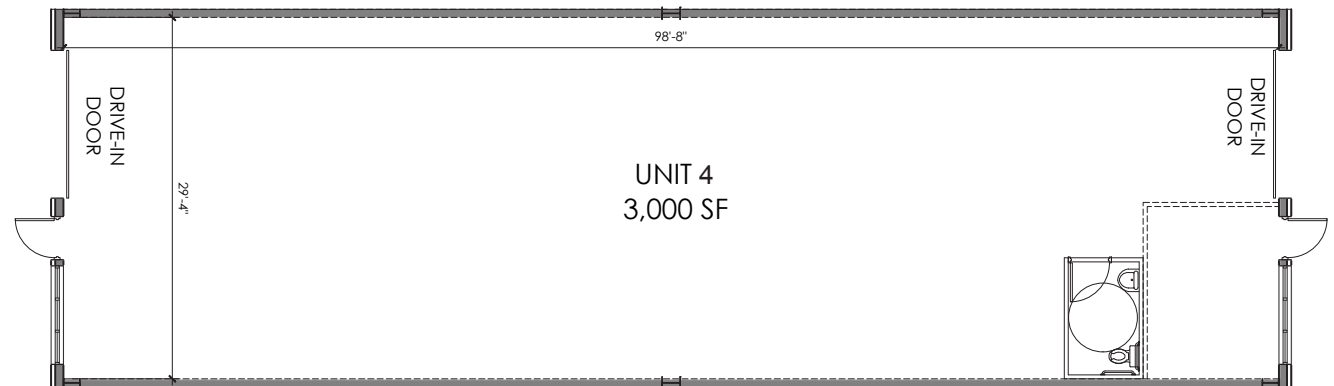
Ceiling Height: 26'-28'

Lighting: Natural Light and LED



\$16.00 PSF

TMI \$4.00 PSF



5,650 SF Floor Plan

Front Units with excellent
exposure on Downs Dr.
Enjoy the benefits of a
Class "A" facility.



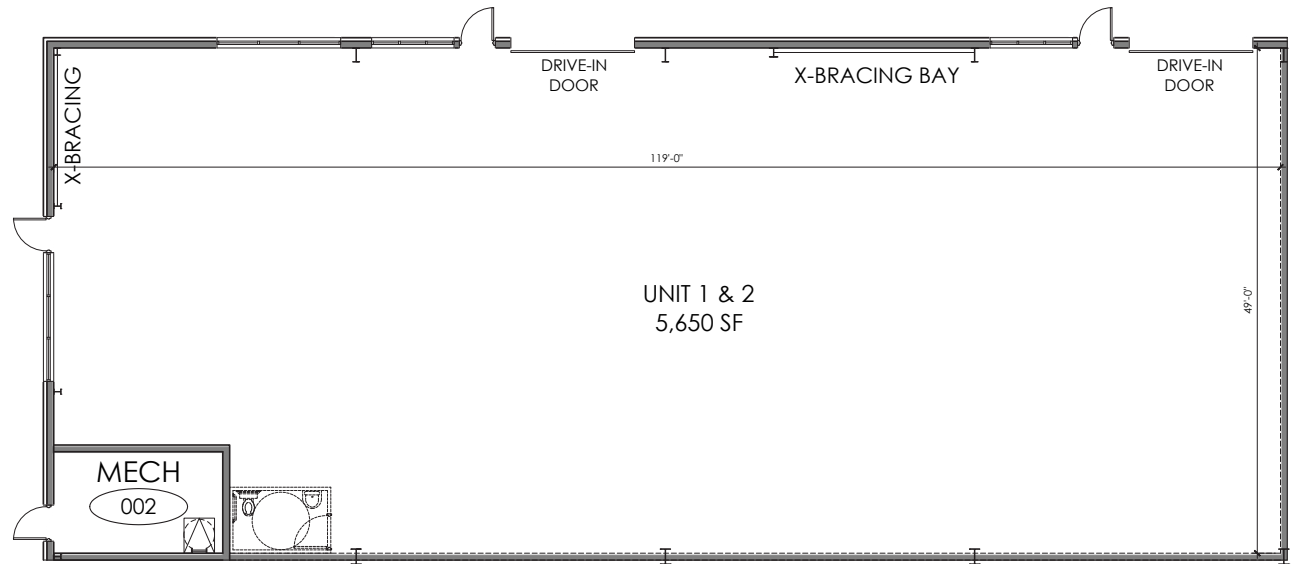
(2) 12' x 14' Drive-in Doors



Width: 49'
Depth: 119'
Ceiling Height: 26'-28'
Lighting: Natural Light and LED



\$16.00 PSF
TMI \$4.00 PSF



Zoning

GEC - Gateway Economic Centre

Column 1	Column 4
Permitted Uses	GEC
Accessory Uses, Buildings and Structures	✓(1)
Aggregate Extraction Operation	
Animal Shelter	
Athletic/Fitness Establishment	✓(2)
Building or Contracting Supply Establishment	✓
Bulk Storage	✓(3)
Commercial Greenhouse	✓
Contractor's Establishment	✓
Custom Workshop	✓
Day Care Centre	✓(2)
Dry Cleaning and Laundry Plant	
Existing Adult Entertainment Parlour	
Financial Institution	✓(2)
Food Production	✓
Funeral Home including Crematorium	
Generating Plant	✓
Heavy Equipment Sales, Rental and Service	✓
Heavy Industrial	✓
Hotel/Motel	✓
Laboratories	✓
Light Equipment/Machinery Sales/Rental and Service Establishment	✓
Light Industrial	✓
Manufacturer Showroom/Accessory Retail Sales	✓(3)

Column 1	Column 4
Permitted Uses	GEC
Market Garden – Open Air Market	
Medical Marihuana Production Facility	✓
Medical Office/Clinic	✓(2)
Motor Vehicle Body Shop	
Motor Vehicle Dealership	
Motor Vehicle Repair Establishment	
Motor Vehicle Service Station	
Motor Vehicle Washing Establishment	
Offices	✓(3)
Office, Major	✓
Outside Storage	✓(3)
Parking Lot	✓
Place of Assembly	
Printing Establishment	✓
Propane Transfer Facility	✓
Repair Shops and Services	✓
Research and Development	✓
Restaurant	✓(2)
School, Commercial	✓
Service Commercial Establishment	✓(2)
Sleeping Facilities for Occasional Use	✓
Storage Yard	
Surveying, Engineering, Planning or Design Business	✓(2)
Technology Industry	✓
Training Facilities	✓
Trucking Operation	✓
Warehouse/Public Storage	✓
Waste Transfer/Processing/Recycling Facility	
Wholesale Facility	



Greater Location



Subject property

1	Niagara College
2	Seaway Mall
3	SmartCentre

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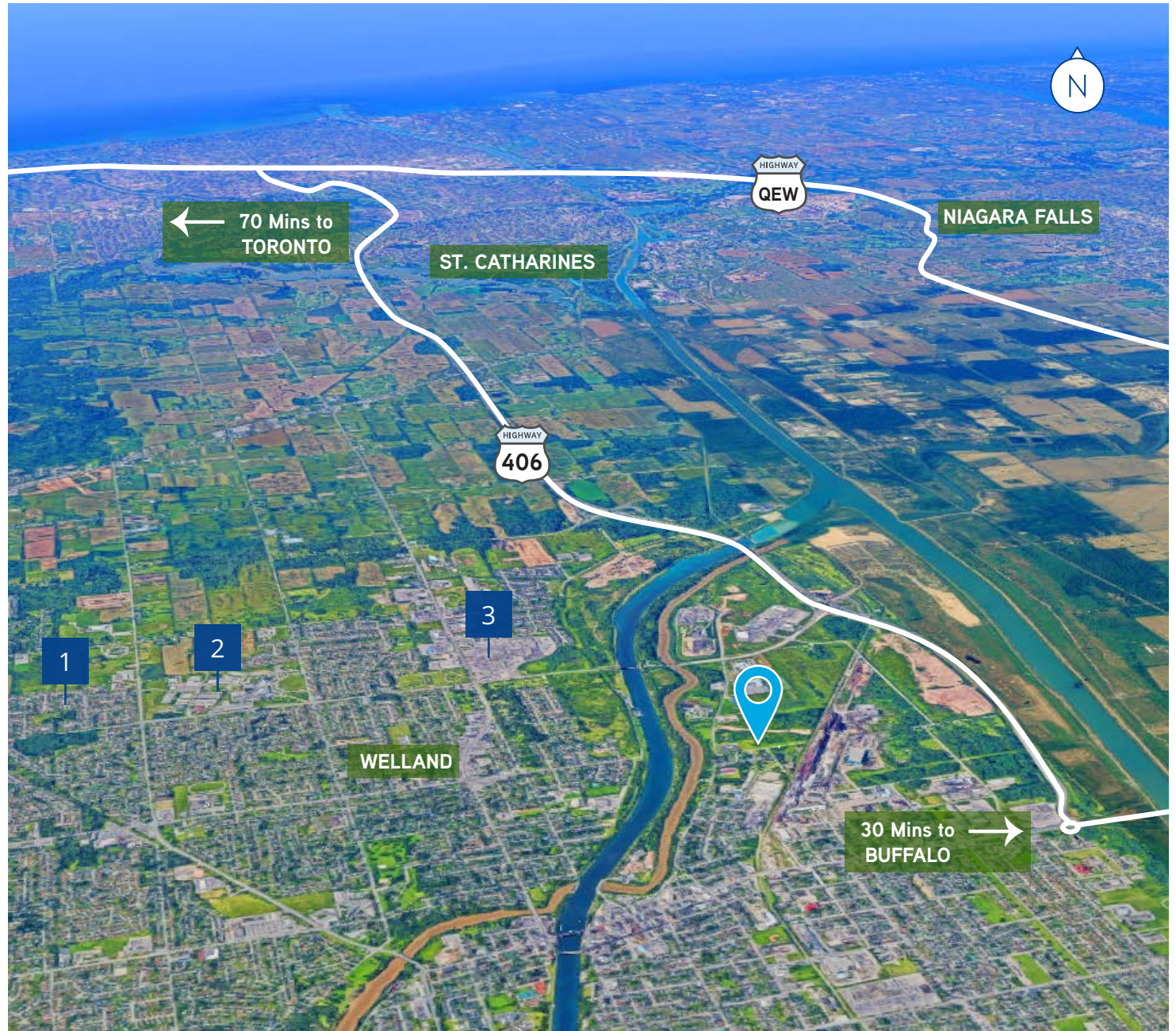
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