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# Large Industrial Warehousing Cranes Available

200 Dain Ave.  
Welland, ON

[collierscanada.com](http://collierscanada.com)

## For Lease

\$8.00 PSF

\$2.00 TMI

Unit A: 125,938 SF

Unit B: 44,857 SF

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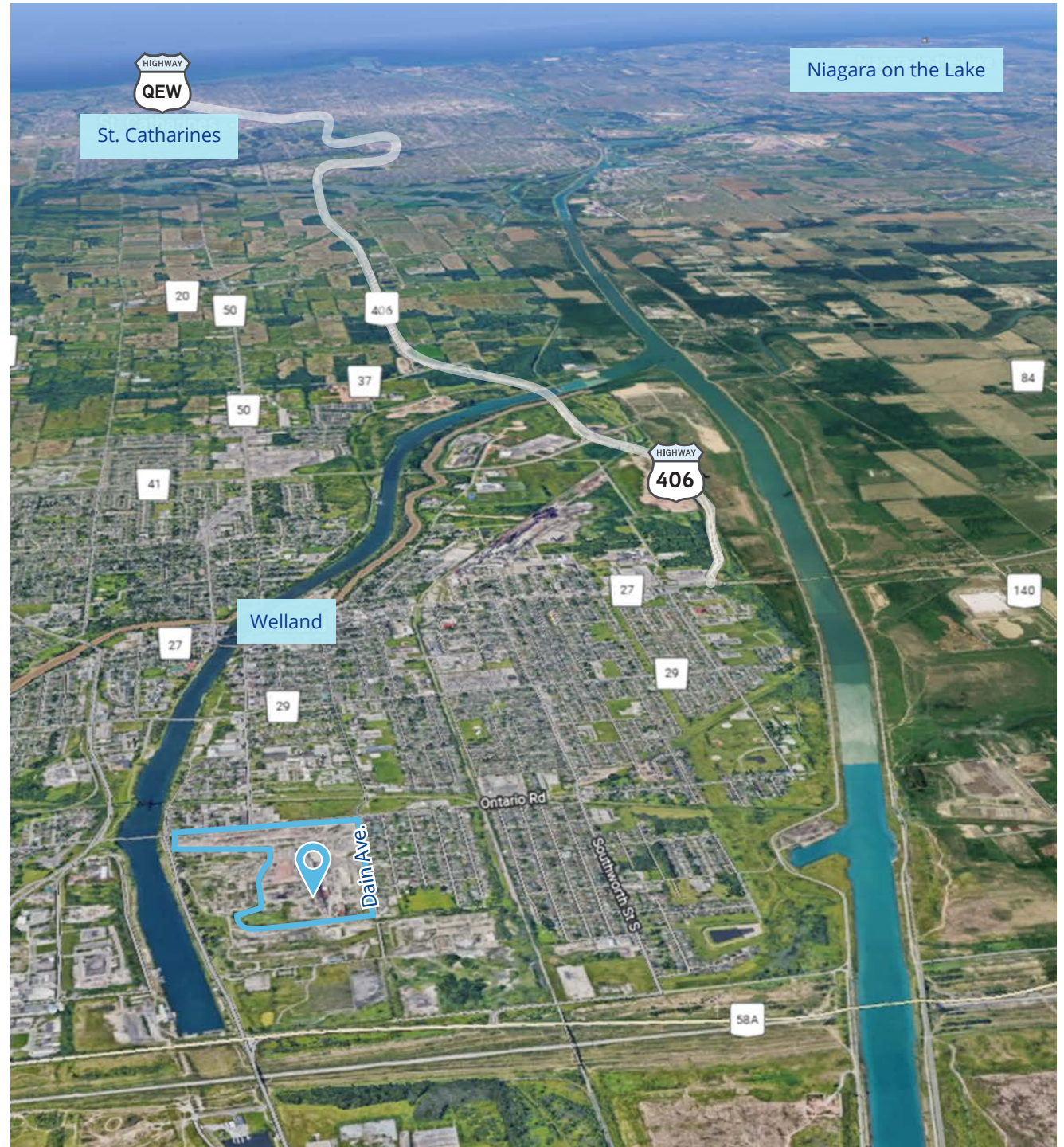
Accelerating success.

# Location Overview

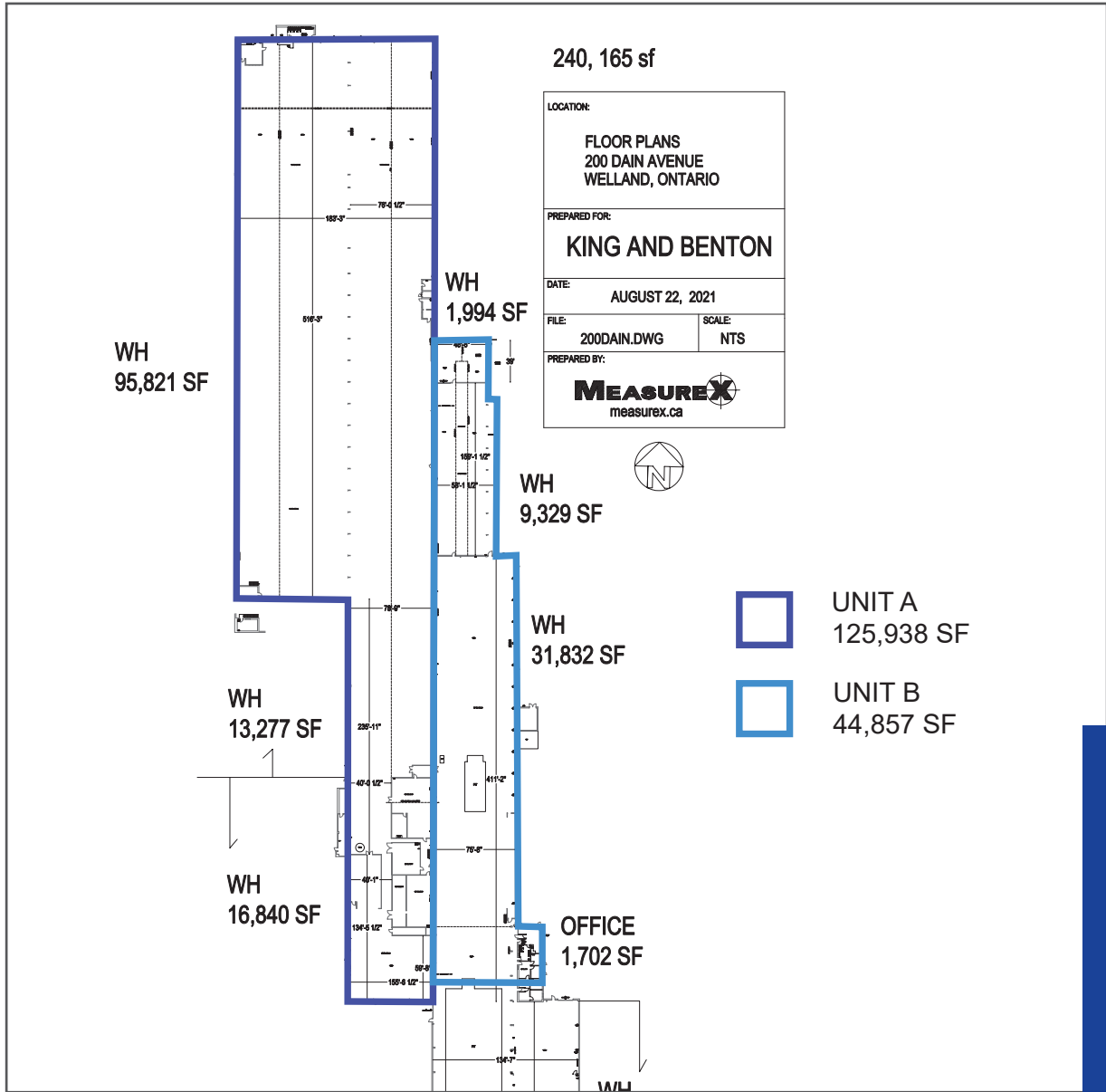
Conveniently located in the south Welland industrial sector, south of HWY 406.

Niagara Falls	20 Mins.
St. Catharines	20 Mins.
Port Colborne	10 Mins.
Fort Erie and the Peace Bridge	30 Mins.
Grimsby	40 Mins.
Hamilton	60 Mins.
Toronto	90 Mins.

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# Floor Plan



## Property Specifications

Civic Address	200 Dain Ave., Welland, ON
Location	The Property is located at HWY 406 and HWY 58
Zoning	GI - General Industrial
Unit A	125,938 SF
Unit B	44,857 SF
Unit A Cranes	3 x 10 Ton Cranes
Unit B Cranes	2 x 5 Ton Cranes 2 x 10 Ton Cranes
Unit A Clear Ceiling Height	33.7'
Unit B Clear Ceiling Height	25'
Net Rent	\$8.00
TMI	\$2.00

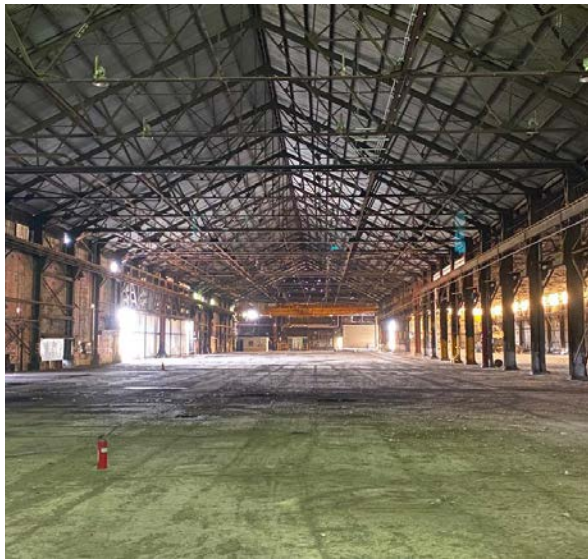
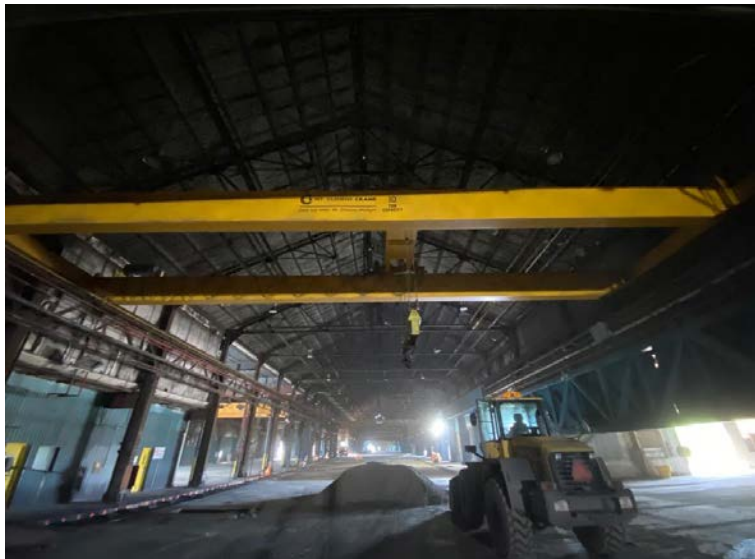
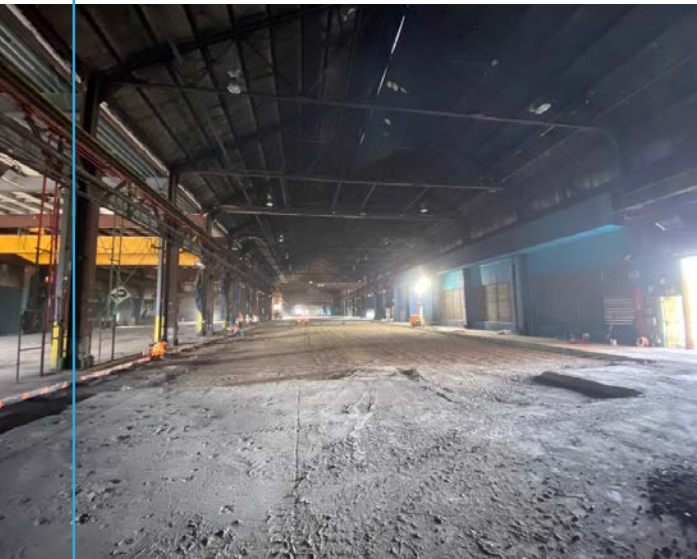
## Features

- Located along the Welland Canal
- Only 7 mins to HWY 406
- Multiple Drive-in and Truck Level Doors
- 25' - 33.7' Ceiling Height
- Ample Parking
- Professional Office Space
- Indoor Cranes Available for Tenant Use
- Water Storage
- Large Power

# Exteriors

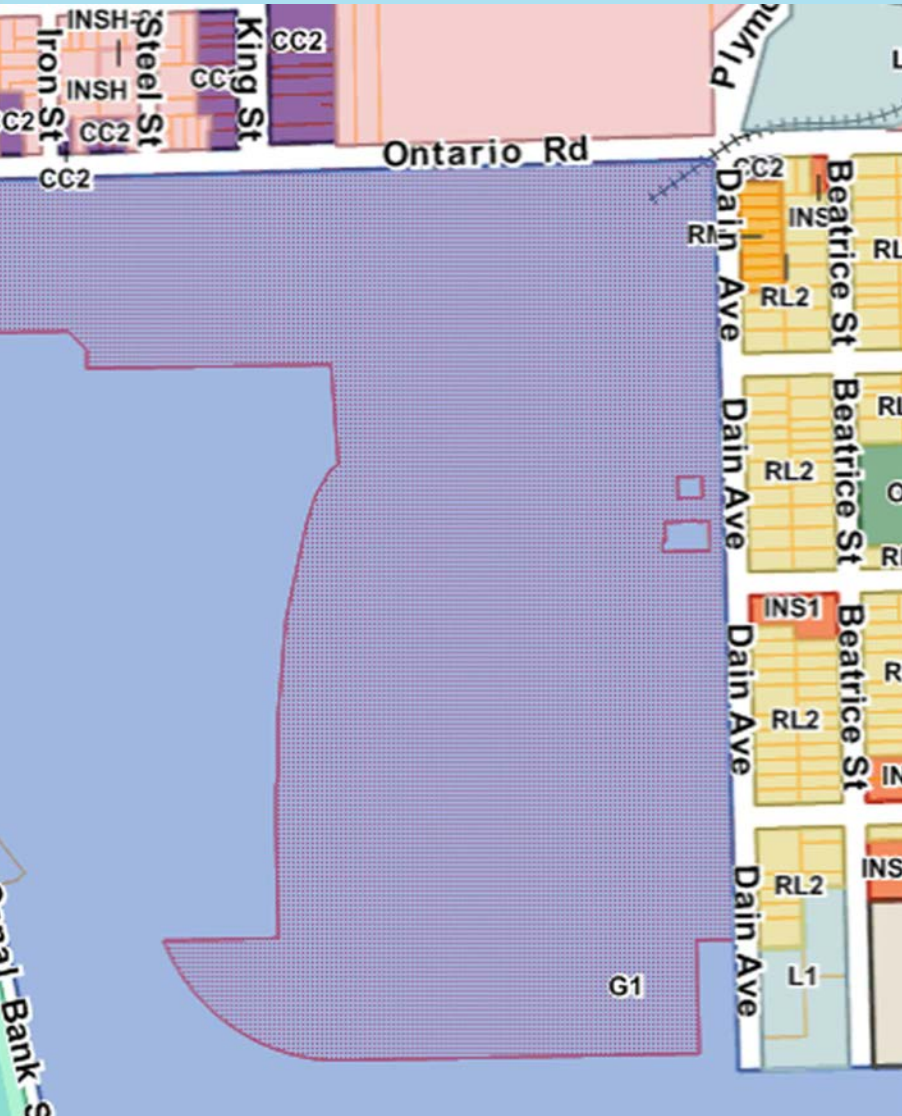


# Interiors



# Zoning Map

## GI - General Industrial Permitted Uses



Column 1	Column 2	Column 3	Column 4	Column 5
Permitted Uses	L1	G1	GEC	X
Accessory Uses, Buildings and Structures	✓(1)	✓(1)	✓(1)	✓
Aggregate Extraction Operation				✓
Animal Shelter	✓	✓		
Athletic/Fitness Establishment	✓(2)	✓(2)	✓(2)	
Building or Contracting Supply Establishment	✓	✓	✓	
Bulk Storage		✓(3)	✓(3)	✓(3)
Commercial Greenhouse	✓	✓	✓	
Contractor's Establishment	✓	✓	✓	
Custom Workshop	✓	✓	✓	
Day Care Centre	✓(2)	✓(2)	✓(2)	
Dry Cleaning and Laundry Plant	✓	✓		
Existing Adult Entertainment Parlour		✓		
Financial Institution	✓(2)	✓(2)	✓(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)	✓(3)	✓(3)	

Column 1	Column 2	Column 3	Column 4	Column 5
Permitted Uses	L1	G1	GEC	X
Market Garden – Open Air Market	✓	✓		
Medical Marijuana Production Facility	✓	✓	✓	
Medical Officer Clinic			✓(2)	
Motor Vehicle Body Shop	✓	✓		
Motor Vehicle Dealership	✓	✓		
Motor Vehicle Repair Establishment	✓	✓		
Motor Vehicle Service Station	✓	✓		
Motor Vehicle Washing Establishment	✓	✓		
Offices	✓(3)	✓(3)	✓(3)	
Office, Major			✓	
Outside Storage	✓(3)	✓(3)	✓(3)	
Parking Lot	✓	✓	✓	
Place of Assembly	✓	✓		
Printing Establishment	✓	✓	✓	
Propane Transfer Facility	✓	✓	✓	
Repair Shops and Services	✓	✓	✓	
Research and Development	✓	✓	✓	
Restaurant	✓(2)	✓(2)	✓(2)	
School, Commercial	✓	✓	✓	
Service Commercial Establishment	✓(2)	✓(2)	✓(2)	
Sleeping Facilities for Occasional Use	✓	✓	✓	
Storage Yard	✓	✓		
Surveying, Engineering, Planning or Design Business	✓(2)		✓(2)	
Technology Industry	✓	✓	✓	
Training Facilities	✓	✓	✓	
Trucking Operation	✓	✓	✓	
Warehouse/Public Storage	✓	✓	✓	
Waste Transfer/Processing/Recycling Facility	✓	✓		
Wholesale Facility		✓		



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