

Phases 1 & 2

Phase 1 Ready for Occupancy

Colliers



Brand New “Class A” Industrial Development

296 Collier Rd. & 1600 McCleary Dr.
Thorold, ON

collierscanada.com/32183

For Lease

\$15.00 PSF

\$4.00 TMI

Various Unit and Building Sizes

296 Collier Rd. **Phase 1:** 2,400–9,600 SF

1600 McCleary Dr. **Phase 2:** 3,025–24,200 SF

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Accelerating success.

Location Overview

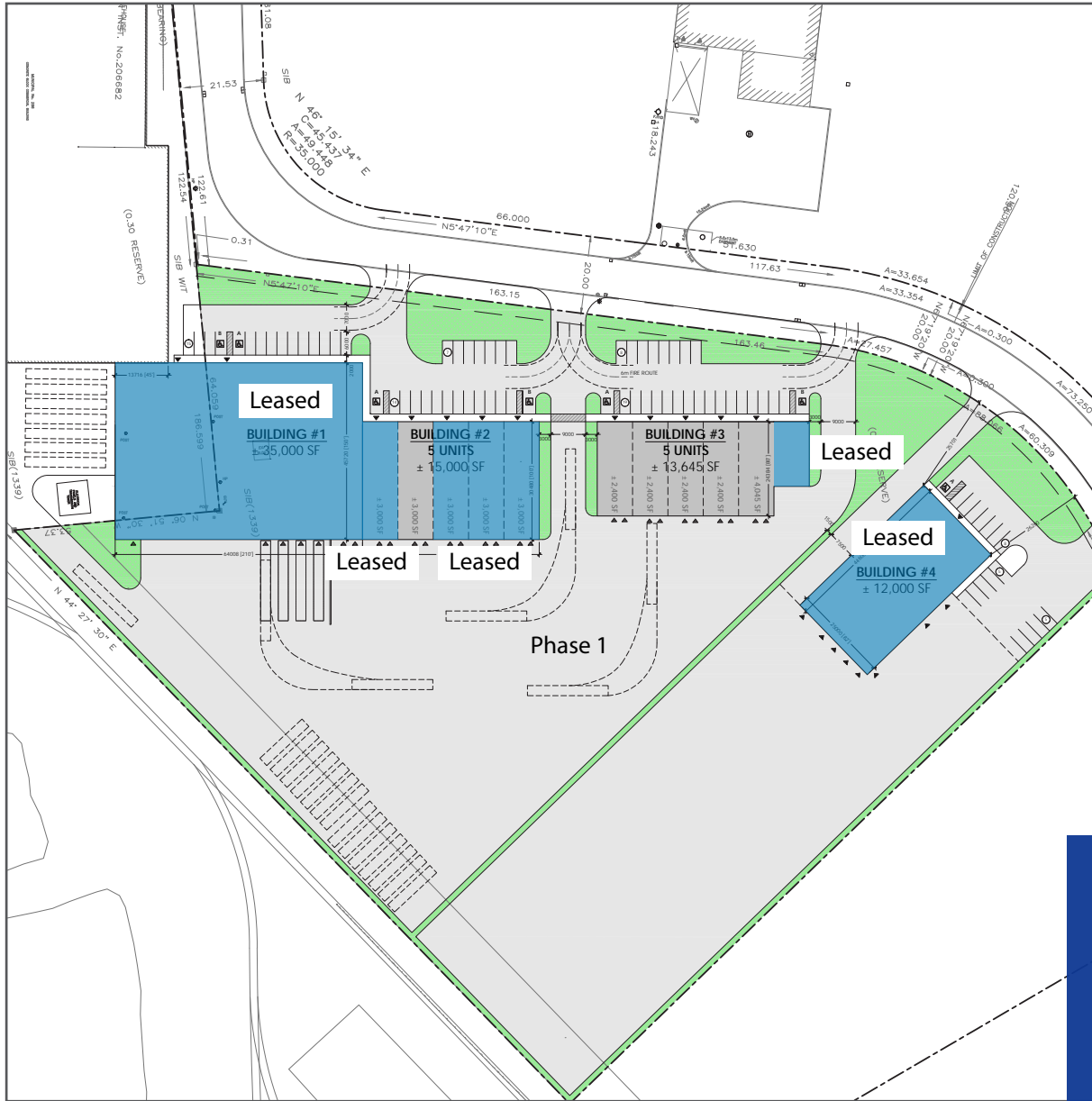
Conveniently located in the heart of Niagara off of HWY 58 with HWY 406 and QEW access.

| | |
|---------------------------------------|----------|
| Niagara Falls | 5 Mins. |
| St. Catharines | 5 Mins. |
| Welland | 10 Mins. |
| Port Colborne | 20 Mins. |
| Fort Erie and the Peace Bridge | 35 Mins. |
| Grimsby | 20 Mins. |
| Hamilton | 40 Mins. |

 HWY 406 AADT Traffic Count - 28,300 (2016)
Traffic counts continue to grow in this area.



296 Collier Rd. - Phase 1 - Now Available



Property Specifications

| | |
|----------------------|---|
| Civic Addresses | 296 Collier Rd., Thorold, ON |
| Site Area | ±8.3 Acres |
| Location | The Property is located at HWY 406 and HWY 58 |
| Zoning | M2 - General Industrial |
| Building 2 - Phase 1 | 15,000 SF |
| Building 3 - Phase 1 | 13,645 SF |
| Unit Sizes | 2,400 SF - 13,645 SF |
| Grade Level Doors | 12' x 14' |
| Clear Ceiling Height | 24' |
| Lighting | LED |
| Power | 100 Amp 600/347V, 3Ph (or as required) |
| Parking Spaces | Ample Parking |
| Net Rent | \$15.00 |
| TMI | \$4.00 |

Features

- Well positioned close to many amenities and seconds away from HWY 406
- Rare opportunity to Lease new industrial space in central Niagara
- Fully accessible
- Ample parking and truck turn around area
- Professionally managed

Building 2 Floor Plan

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



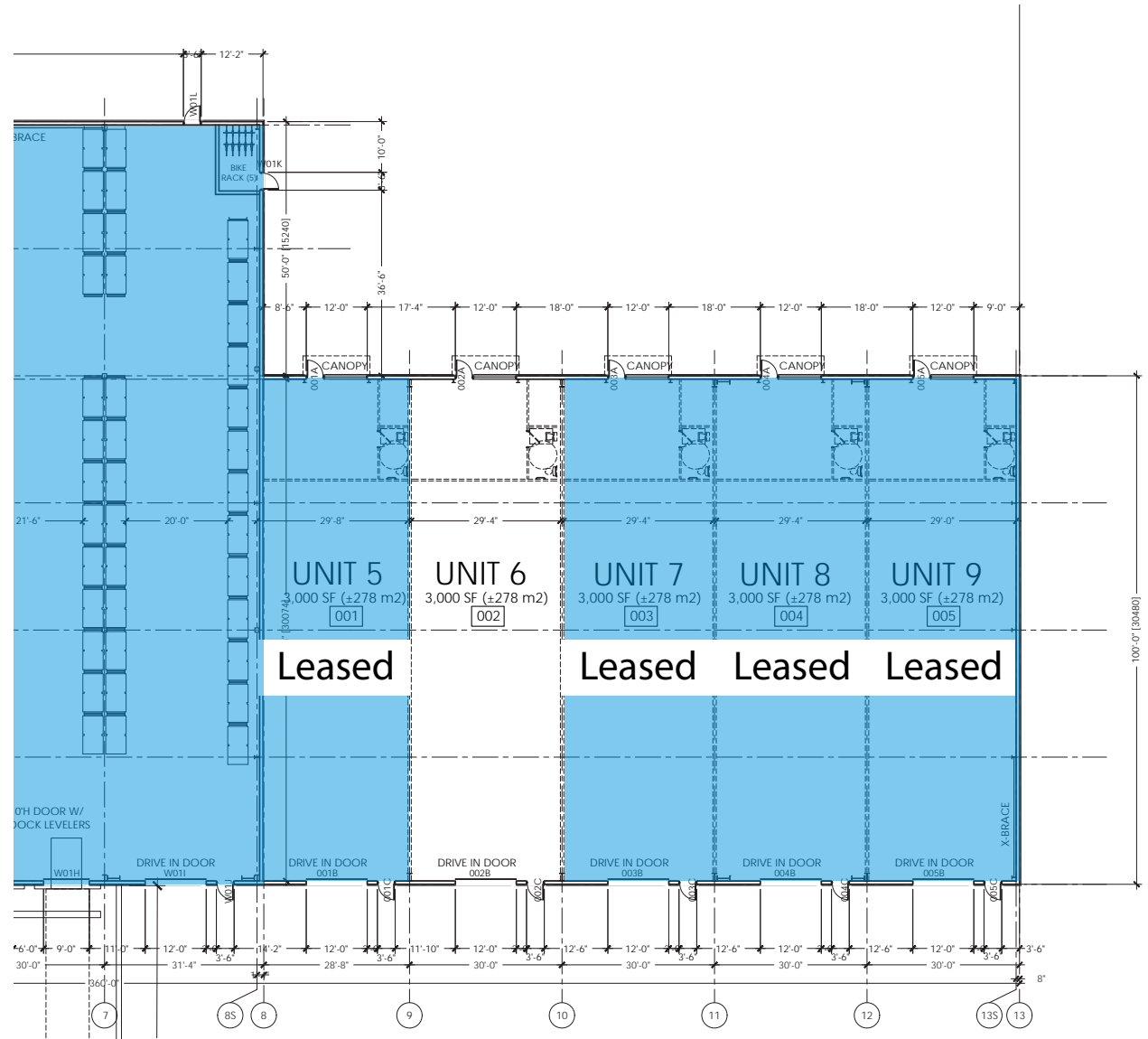
(1) 12' x 14' Drive-in Door / Unit



Unit 6 - 3,000 SF
Ceiling Height: 30'
Lighting: Natural Light and LED



\$15.00 PSF
TMI \$4.00 PSF



Units can be combined to create different configurations and Unit sizes

Building 3 Floor Plan

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



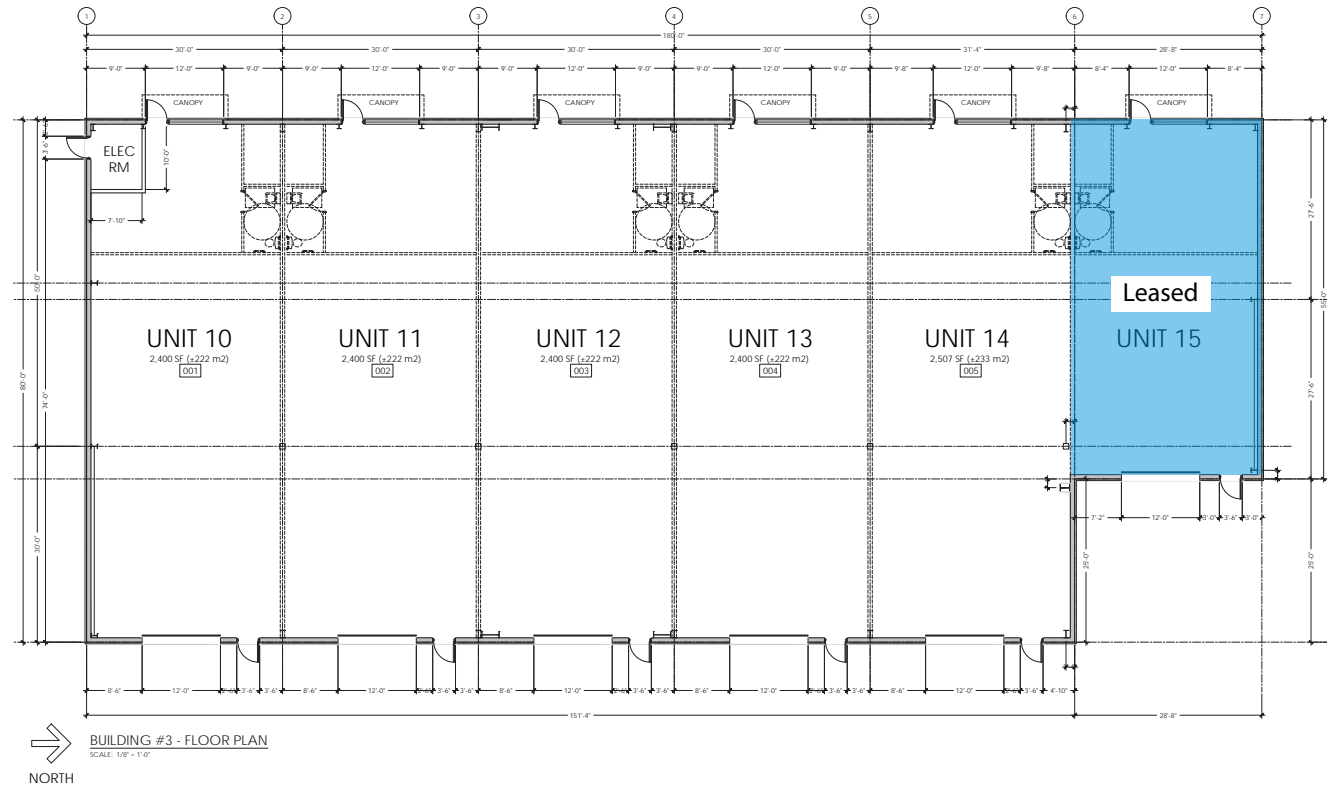
(1) 12' x 14' Drive-in Door / Unit



Units 10,11,12,13 - 2,400 SF
Unit 14 - 4,045 SF
Ceiling Height: 30'
Lighting: Natural Light and LED



\$15.00 PSF
TMI \$4.00 PSF

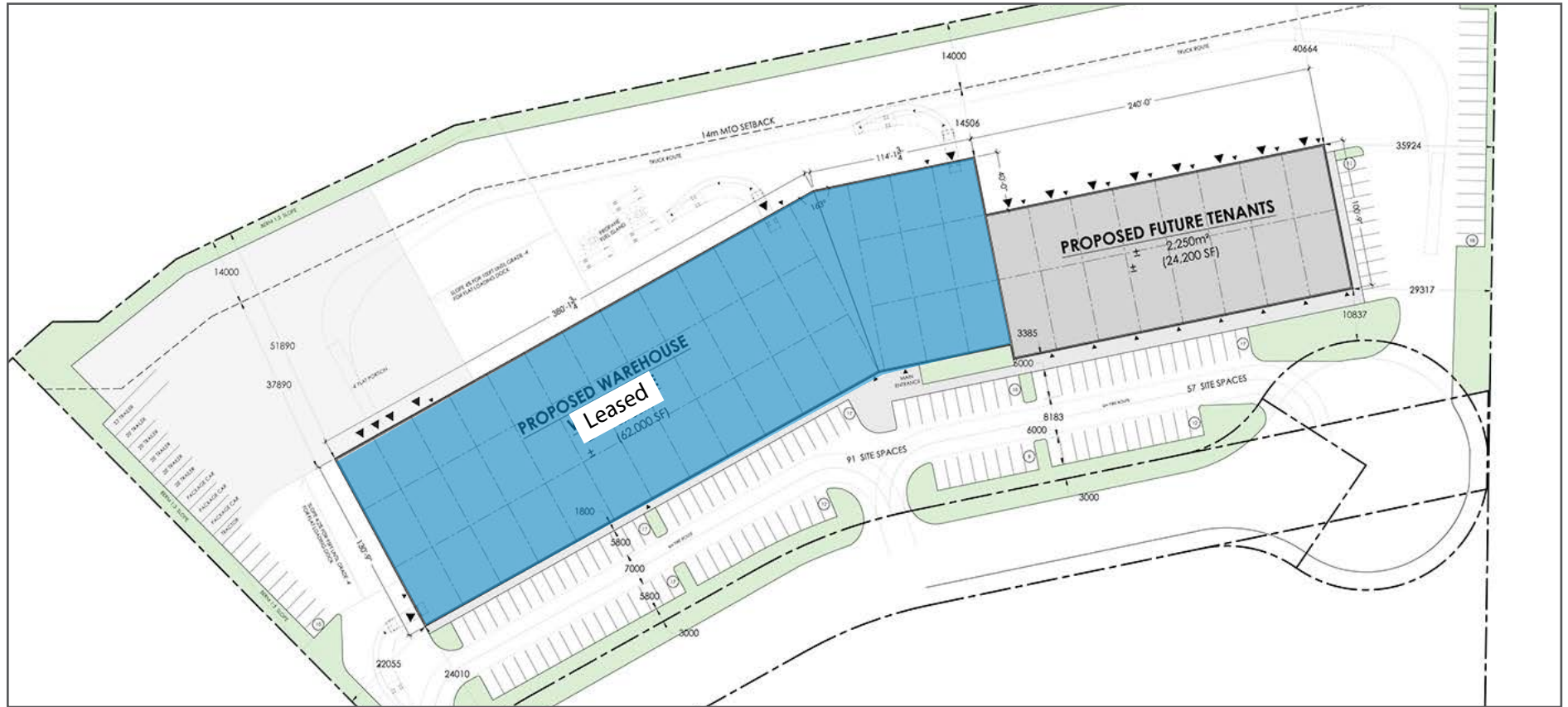


Units can be combined to create different configurations and Unit sizes

Phase 1 - Exteriors



1600 McCleary Dr. - Phase 2 - Spring 2024



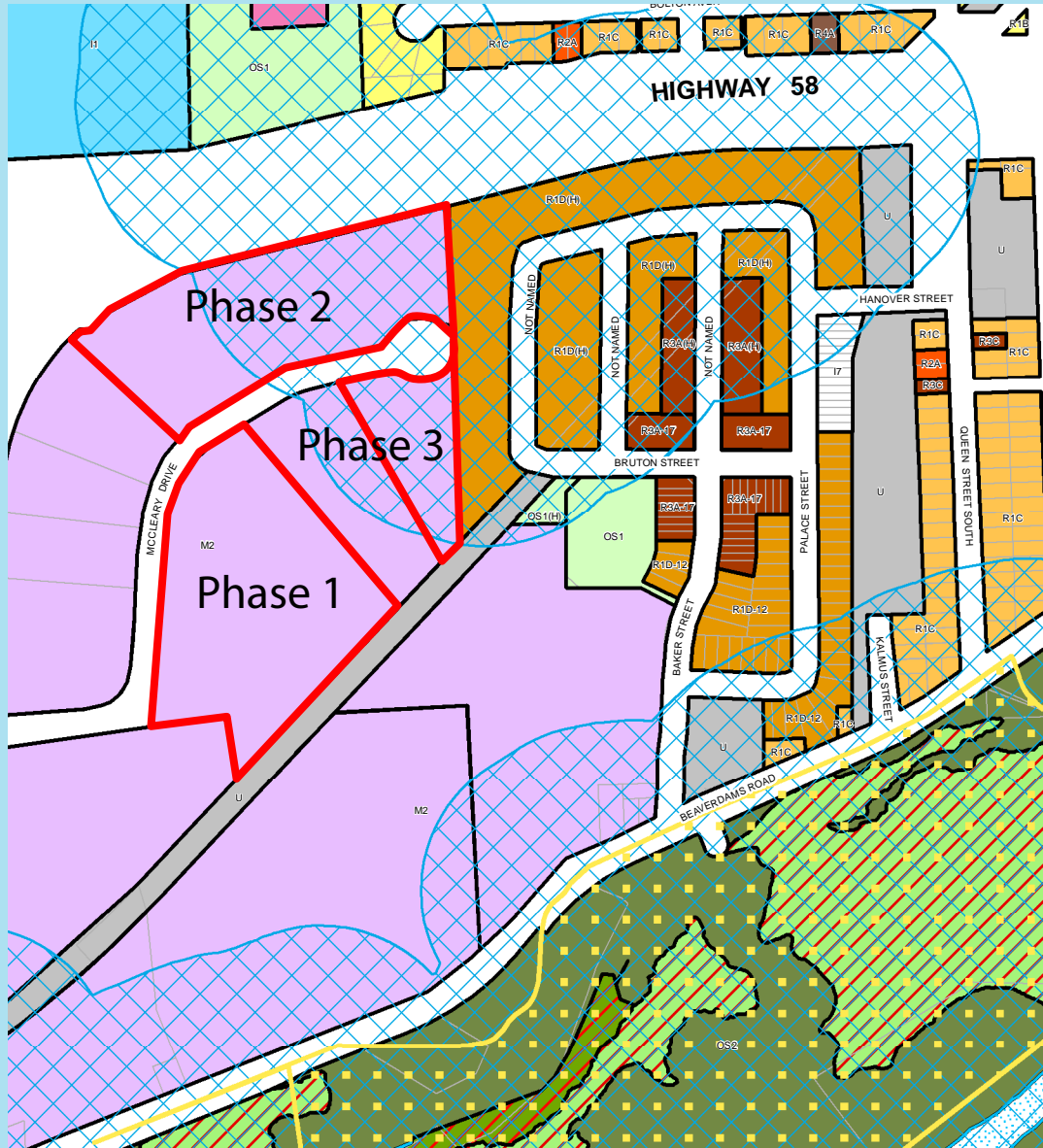
Property Specifications

| | | | | | |
|---------------|---|----------------------|----------------------|-------------------|--|
| Civic Address | 1600 McCleary Dr., Thorold, ON | Building 1 - Phase 2 | 62,000 SF - LEASED | Power | 100 Amp 600/347v, 3Ph (or as required) |
| Site Area | ±7.2 Acres | Building 2 - Phase 2 | 24,200 SF | Grade Level Doors | 12' x 14' |
| Location | The Property is located at HWY 406 and HWY 58 | Unit Sizes | 3,025 SF - 24,200 SF | Parking Spaces | Ample Parking |
| Zoning | M2 - General Industrial | Clear Ceiling Height | 30' | Net Rent | \$15.00 |
| | | Lighting | LED | TMI | \$4.00 |

Phase 2 - Exteriors



Zoning Map



M2 - General Industrial Permitted Uses

Table 8.2 – Permitted Uses in the Employment Zones

| Use | M1 | M2 | M3 | M4 |
|--|----|-------|----|-------|
| Residential and mixed uses | | | | |
| <i>Mixed-use building</i> | | | • | |
| Commercial uses | | | | |
| <i>Bakery</i> | | • | • | |
| <i>Building supply outlet</i> | | • | | • |
| <i>Catering establishment</i> | | | | • |
| <i>Commercial recreation facility</i> | | | | • |
| <i>Contractor's facility</i> | | • | | • |
| <i>Convenience store</i> | | | • | |
| <i>Custom workshop</i> | | • | | • |
| <i>Dry cleaning plant</i> | | • | | • |
| <i>Equipment sales and rental establishment</i> | | • | | • (1) |
| <i>Farm implement dealer</i> | | • | | • |
| <i>Financial institution</i> | | | • | |
| <i>Fitness centre</i> | | | • | |
| <i>Fuel storage depot</i> | | | | • |
| <i>Heavy manufacturing establishment</i> | | • | | • |
| <i>Heavy service shop</i> | | • | | • |
| <i>Hotel/ motel</i> | | | • | |
| <i>Industrial mall</i> | | • | | • |
| <i>Industrial use</i> | | • | | • |
| <i>Intermodal shipping yard</i> | | | | • |
| <i>Laboratory</i> | • | • | • | • |
| <i>Licensed Marijuana Production Facility (2)</i> | | | | • |
| <i>Light equipment/ machinery rental establishment</i> | | • | | • |
| <i>Light manufacturing establishment</i> | • | • | | • |
| <i>Light service shop</i> | • | | | • |
| <i>Motor vehicle recycling</i> | | | | • |
| <i>Motor vehicle repair shop/ garage</i> | | • | | • (1) |
| <i>Office</i> | • | | • | |
| <i>Personal service shop</i> | | | • | |
| <i>Pharmacy</i> | | | • | |
| <i>Post-secondary institution</i> | | | • | |
| <i>Printing establishment</i> | | • | | • |
| <i>Propane dispensing station</i> | | | | • |
| <i>Public service facilities</i> | • | • | • | • |
| <i>Pulp and paper mill</i> | | | | • |
| <i>Recycling facility</i> | | | | • |
| <i>Research and development</i> | • | • | • | • |
| <i>Restaurant</i> | | | • | |
| <i>Retail store</i> | | | | • |
| <i>Scrap yard</i> | | | | • |
| <i>Self-storage establishment</i> | | • (4) | | • |
| <i>Shipping container (2)</i> | | | | • |
| <i>Storage trailer (2)</i> | | | | • |
| <i>Supermarket</i> | | | • | |
| <i>Transportation depot</i> | | | | • |
| <i>Veterinary clinic</i> | | | • | |
| <i>Warehouse</i> | | • | | • |
| <i>Wholesale establishment</i> | | • | | • |
| Specified accessory uses | | | | |
| <i>Office</i> | | • (3) | | • |
| <i>Open/ outside storage (2)</i> | | • | | • (5) |
| <i>Outside display and sales area (2)</i> | | • | | |
| <i>Retail uses accessory to industrial uses (3)</i> | | • | | • |
| <i>Storage container (2)</i> | | • | | |
| <i>Showroom</i> | | • | | • |



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