



360 York Rd., Niagara on the Lake, ON

Prime Industrial Units For Lease

QEW Exposure

Niagara on the Lake / Glendale



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Highlights



Subject Property

- 2 available Units
- Excellent QEW exposure
- Across the Highway from Outlet Collection Niagara
- Professionally managed
- Excellent front fascia signage
- Ample parking
- Just off the QEW Glendale exit
- Minutes from HWY 405 and the US Border
- 14' ceiling heights
- Grade level and truck level shipping doors



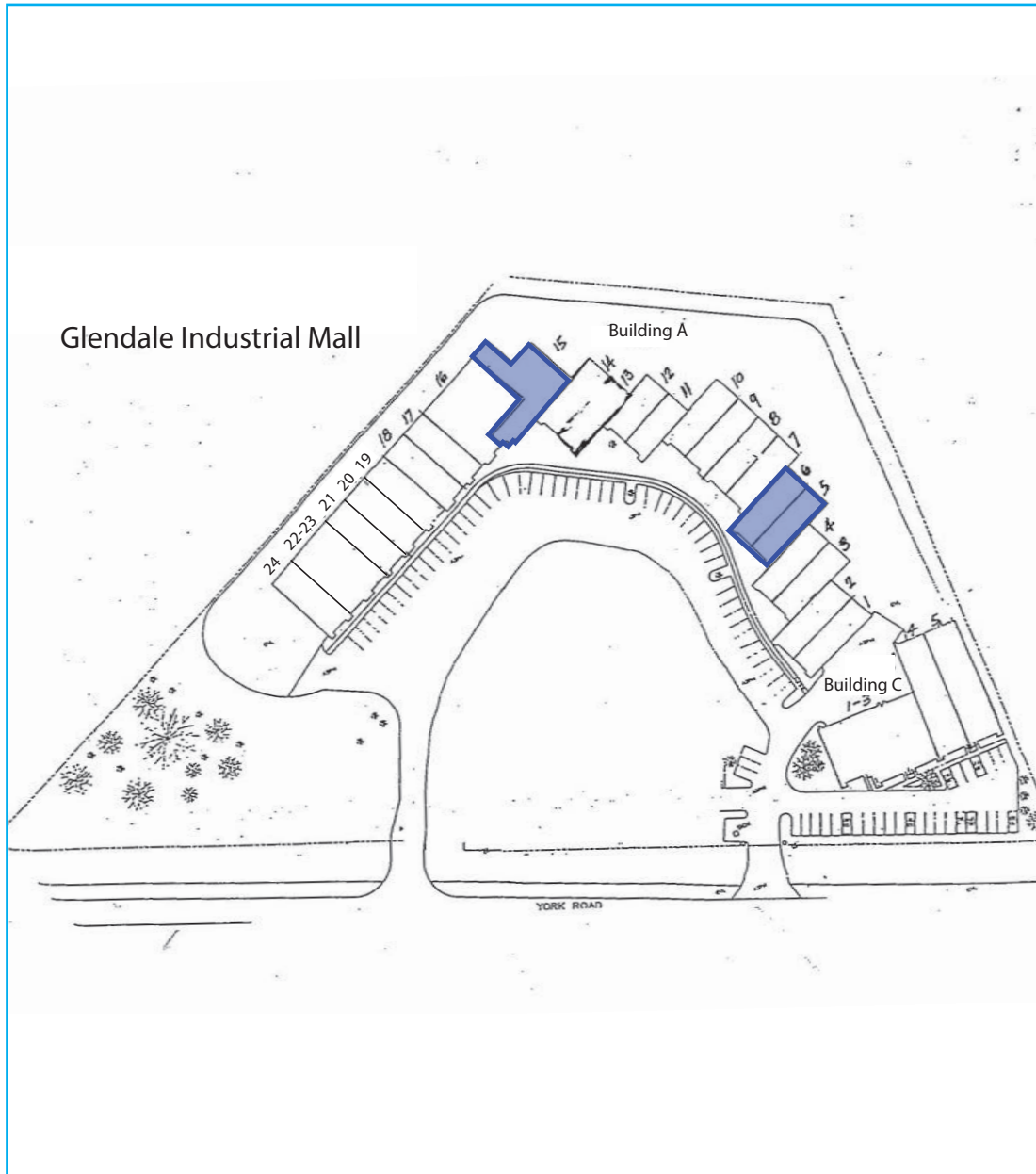
Exterior Photos



360 York Rd., Niagara on the Lake, ON



Site Plan



Property Overview

Civic Address	360 York Rd., Niagara on the Lake, ON L0S 1J0
Legal Description	PCL 3-1 SEC CONCES- SION 9 TOWN OF NIAG- ARA-ON-THE-LAKE; PT LT 3 CON 9 GRANTHAM PT 1 30R2566 ; S/T LT34043 NIAGARA ON THE LAKE
Location	The Property is located just off the QEW and Glendale exit
Site Area	7.48 Acres
Net Lease Rate	\$10.00 PSF
TMI	\$4.00 PSF
Unit 5-6	3,760 SF
Unit 15	5,294 SF
Grade Level Doors	Unit 5-6: 2 Unit 15: 2
Truck Level Doors	Unit 15: 2
Zoning	PI Prestige Industrial



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Zoning - PI

Prestige Industrial Permitted Uses

- (a) *assembly hall*
- (b) *automotive gas and service stations* on sites fronting York Road provided that such areas are not located on a corner lot where two public roads meet.
- (c) *corporate or business office*
- (d) *educational facility*
- (e) *goods distribution and warehousing*, including a mini-warehouse
- (f) *information processing*
- (g) *manufacturing and assembly*
- (h) *one hotel*, including conference facilities, with a maximum of 120 rooms south of the QEW, provided it is a component of an office complex.
- (i) *printing and binding establishment*
- (j) *public use*
- (k) *research and development facility*
- (l) *retail use* as a subsidiary to a permitted use.
- (m) *restaurant use* and convenience store use provided that such uses are located on the ground floor of an office building.
- (n) *secondary uses* in accordance with Section 6.57
- (o) *trade or commercial school*

Exception:

Outside storage may be permitted on properties fronting York Road east of Townline Road, provided that such areas are located entirely behind a building, are screened and do not occupy more than 15% of the lot area.

A Few N.O.T.L. Highlights

Subject Property

1	Niagara District Airport
2	Wayne Gretzky Winery
3	Trius Winery
4	Pillar and Post Hotel
5	Two Sisters Winery
6	Prince of Wales Hotel
7	Queens Landing Hotel
8	Inniskillin Winery
9	Riverbrink Art Museum
10	Queenston Heights
11	Queenston Lewiston Bridge
12	Niagara Falls

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