



**5 Westwood Court., Niagara on the Lake, ON**

# Industrial Development Land For Sale

- Minor Variance Now Approved
- Site Plan Approval Underway for 12,000 SF Industrial Building

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**Colliers**

# Location Overview

Conveniently located near the Glendale Ave. exit off the QEW. Close to many amenities.

<b>Niagara Falls</b>	10 Mins.
<b>St. Catharines</b>	5 Mins.
<b>Port Colborne</b>	30 Mins.
<b>Fort Erie and the Peace Bridge</b>	30 Mins.
<b>Grimsby</b>	20 Mins
<b>Hamilton</b>	30 Mins.

## Nearby Amenities

- Outlet Collection at Niagara

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# Property Specifications

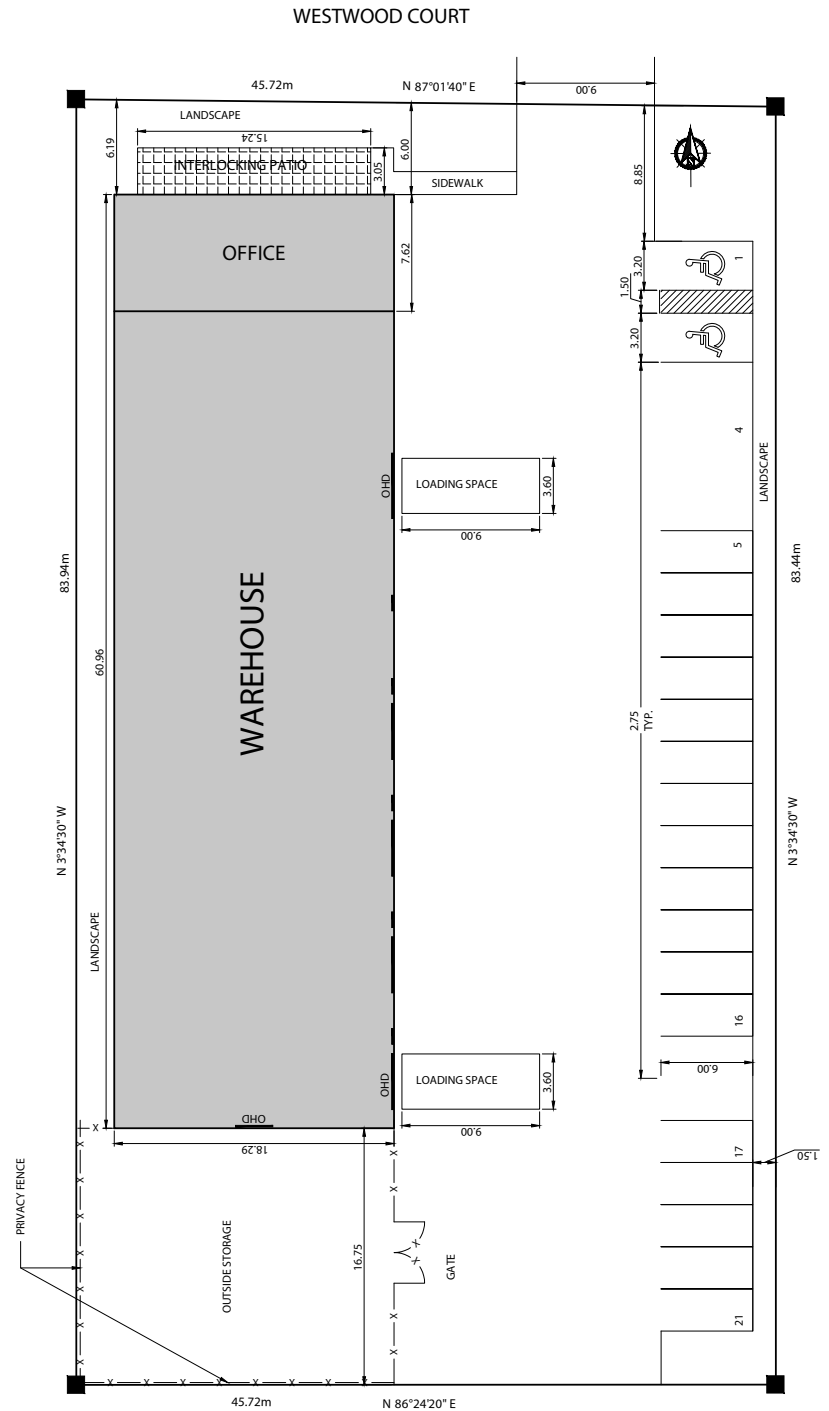
## Site Plan Approval Underway for 12,000 SF Industrial Building

ARN / PIN	262702001919802 / 463580264
Legal Description	PART BLOCK 3 PLAN 30M371, PART 1 PLAN 30R15204 TOWN OF NIAGARA-ON-THE-LAKE
Lot Size	±0.953 Acres
Lot Dimension	Frontage: ±150 ft.   Depth: ±275 ft.
Building Size	±12,000 SF
Warehouse	±10,500 SF
Office	±1,500 SF
Clear Height	17'-6.5" - 22'-3" clear ceiling height
Shipping Doors	3 grade level ship doors 12'x12'
Fenced Area	1,625 SF
Parking	21 Stalls
Power	600 Volt 3 phase
Zoning	LI-12 - Light Industrial
Taxes (2023)	\$10,497.20
Asking Price	\$1,300,000



### Plans / Reports Completed:

1. Town of NOTL Pre-Consultation
2. Site Plan
3. Building Elevation Drawings
4. Grading and Servicing Plan
5. Functional Servicing and Storm Water Management Report
6. Landscape Plan
7. Photometric Plan





Street View



Fenced Area



Side View

# Zoning

## LI-12 - Light Industrial

### 11.12 LIGHT INDUSTRIAL (LI) ZONE

In the Glendale Community Zoning District – Light Industrial (LI) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

#### 11.12.1 Permitted Uses:

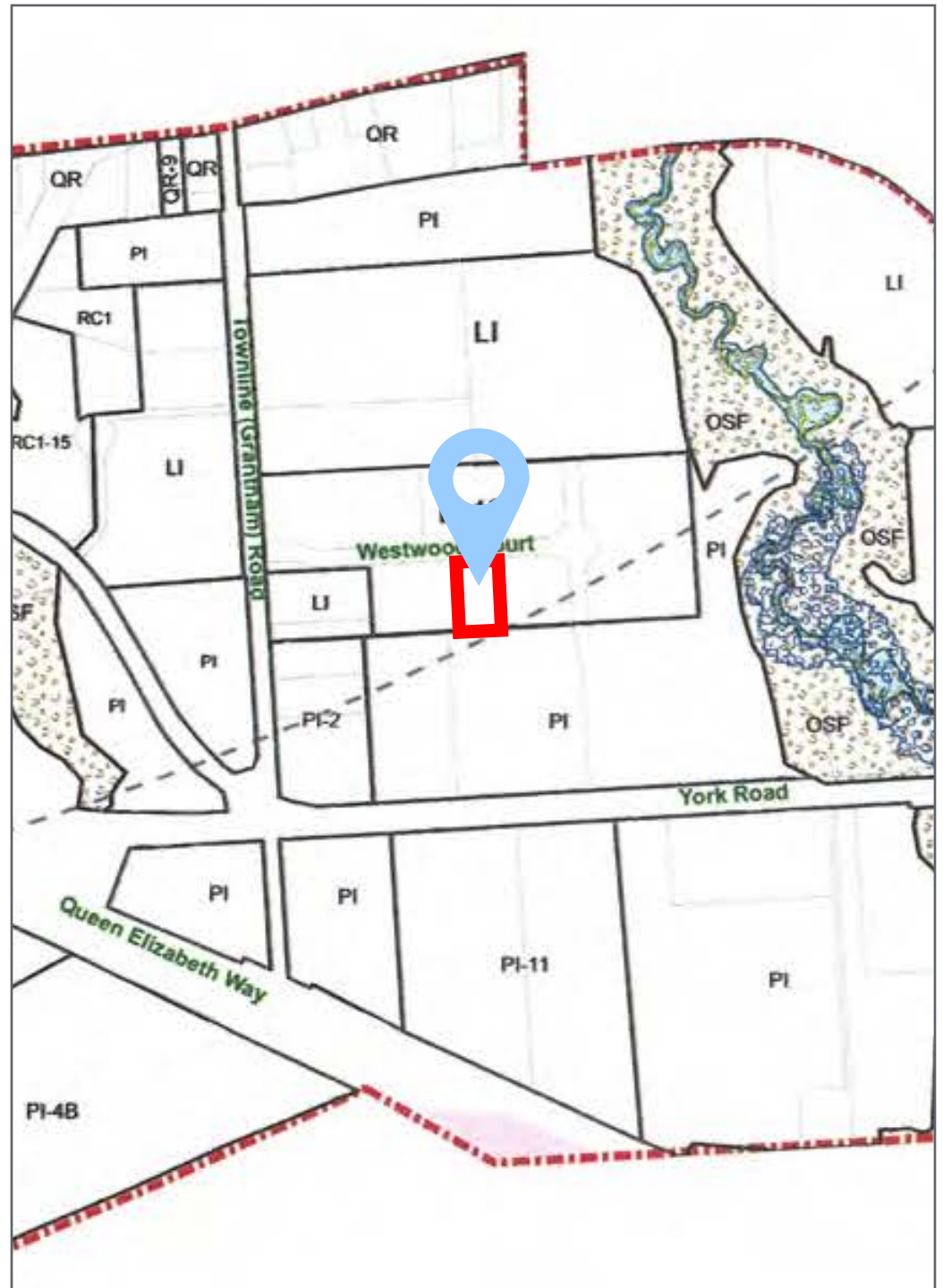
- (a) *business or professional Office*
- (b) *business office that supports an industrial operation on the same site*
- (c) *construction and agricultural equipment sales and rental facility*
- (e) *data processing establishment*
- (e) *dry cleaning and laundry plants*
- (f) *fabrication*
- (g) *goods distribution and warehousing, including a mini-warehouse*
- (h) *industrial and transportation servicing and maintenance facility*
- (i) *laboratory*
- (j) *manufacturing and assembly*
- (k) *marihuana for Medical Purposes Production Facility*
- (l) *printing and binding establishment*
- (m) *public use*
- (n) *research and development facility*
- (o) *retail use as subsidiary to a permitted use*
- (p) *secondary uses in accordance with Section 6.57*
- (q) *service establishment*

### 11.18.12 303 Townline Road, 2 Westwood Court, SS Westwood Court & ES Westwood Court – See Schedule 'A-21' (LI-12)

Notwithstanding the provisions of the Light Industrial (LI) Zone, for lands identified as LI-12 on Schedule 'A-21', the following permitted uses and zone provisions shall apply:

#### 11.18.12.1 Permitted Uses:

- (a) *assembly hall and daycare centre use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.*
- (b) *automotive sales and service establishments*
- (c) *automobile services stations*
- (d) *business office that supports an industrial operation on the same site*
- (e) *construction and agricultural equipment sales and rental facility*
- (f) *data processing establishment*
- (g) *dry cleaning and laundry plants*
- (h) *fabrication*
- (i) *goods distribution and warehousing*
- (j) *industrial and transportation servicing and maintenance facility*
- (k) *laboratories*
- (l) *manufacturing establishments*
- (m) *parking garages, structures or lots*
- (n) *printing establishments*
- (o) *repair and rental establishment*
- (p) *retail use associated with a main use to a maximum of 15% of the Gross Floor Area of the main use.*
- (q) *service and Repair establishment*
- (r) *service trades*
- (s) *wholesales establishments*



# Greater Location



Subject property

1	Welland Canal
2	Niagara College
3	Outlet Collection at Niagara

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