



**93 Shaw St., Welland, ON**

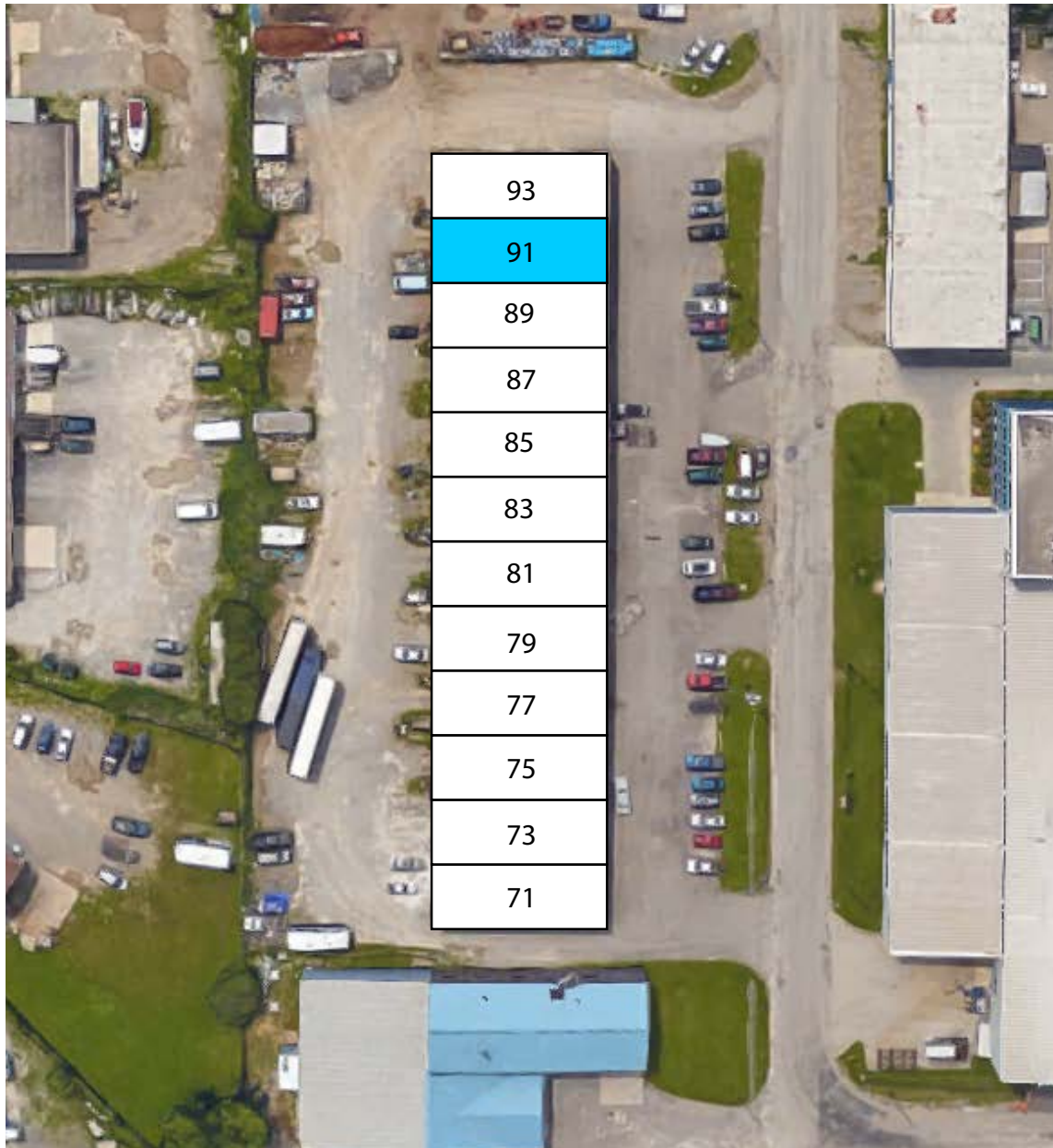
# Industrial Units For Lease

**Ample Parking & Truck Turn Around Area  
Front and Back Ship Doors in all Units**

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# Site Plan



## Property Overview

Civic Address	93 Shaw St., Welland ON
Site Area	+2.2 Acres
Net Lease Rate	\$12.00 PSF
TMI	\$4.75 PSF
Unit 81	2,400 SF
Construction	Concrete Block
Ceiling Height	15"
Shipping Doors	2 - 12x12 Grade Level Shipping Doors at front and back of the Unit for drive through potential
Unit Layout	1 Washroom, Office Area and Warehouse
Power	3 Phase Power 600 Volt 60 AMP
Floor Drains	2
Heat	Tube Radiant Heating
Parking	Ample On-Site Parking
Zoning	L1 - Light Industrial



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# Building Photos



93 Shaw St., Welland, ON



# Zoning - LI

## Light Industrial



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)
Cannabis Production Facility	✓	✓	✓	
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	✓	✓	✓	

Column 1	Column 2	Column 3	Column 4	Column 5
Permitted Uses	L1	G1	GEC	X
Manufacturer Showroom/ Accessory Retail Sales	✓(3)	✓(3)	✓(3)	
Market Garden - Open Air Market	✓	✓		
Medical Office or 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		✓		

# Location

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