



2 Cushman Rd., St. Catharines, ON

Industrial Units For Lease

- **Warehouse Units with Office**

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Site Plan



Property Overview

Civic Address	2 Cushman Rd, St. Catharines, ON
Net Lease Rate	\$12.00 PSF
TMI	\$5.75 PSF
Unit 10	1,200 SF
Ceiling Height	11' 4"
Shipping Doors	Grade level shipping door 9'x9'
Power	100 Amp Single phase
HVAC	Electric baseboard heat and air conditioning in office area Unit heater gas in warehouse
Parking	Ample On-Site Parking
Zoning	E2 - General Employment



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Exterior Photos

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2 Cushman Rd., Unit 10, St. Catharines, ON



Interior Photos



2 Cushman Rd., Unit 10, St. Catharines, ON

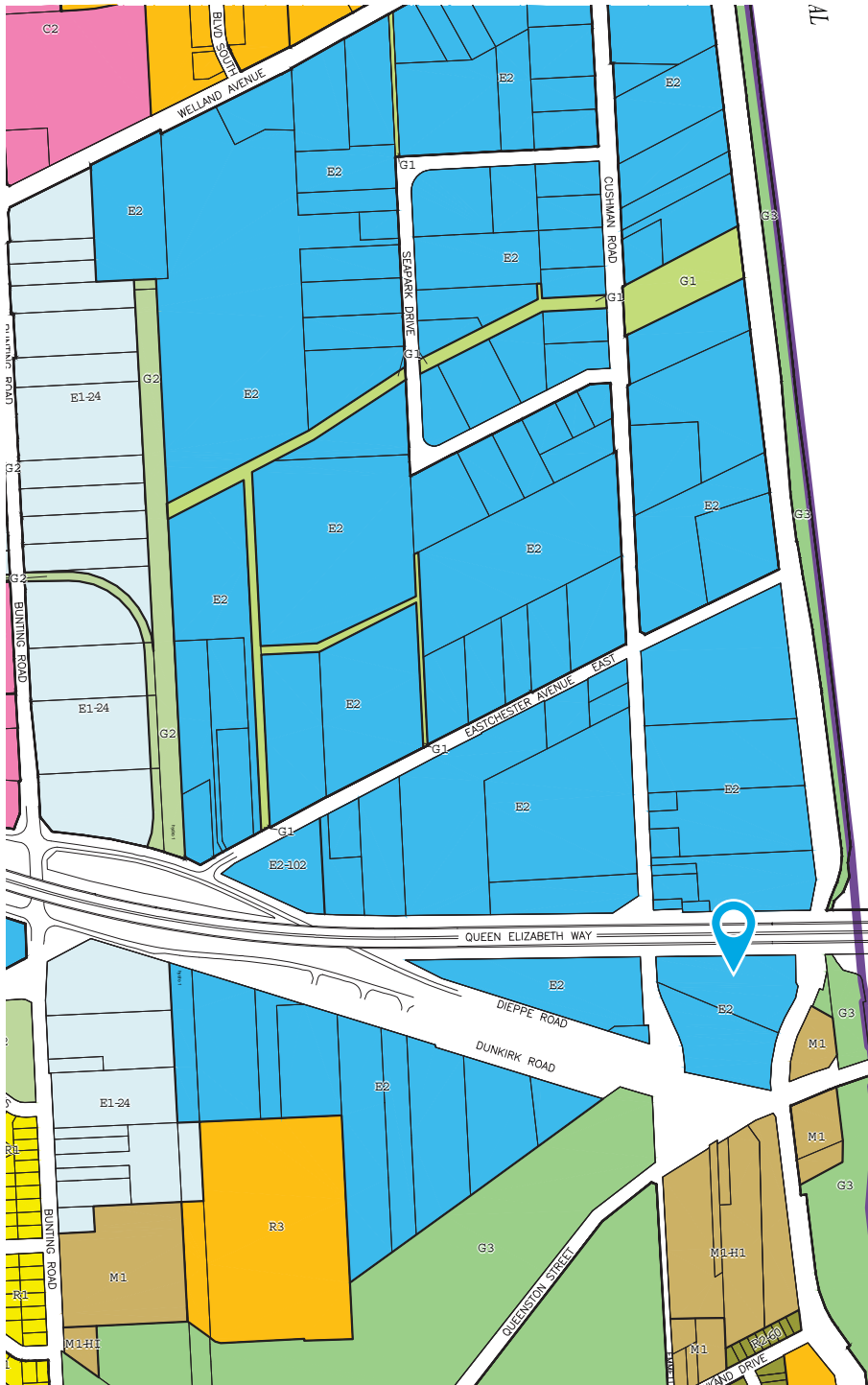


Interior Photos

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2 Cushman Rd., Unit 10, St. Catharines, ON





Zoning - E2

General Employment

Permitted Uses

Adult Oriented
 Entertainment Establishment
 Bulk Fuel Depot
 Car Wash
 Contractor's Yard
 Heavy Equipment Sales and Service
 Industry, Heavy
 Industry, Light
 Motor Vehicle Gas Station
 Motor Vehicle Repair Garage
 Research Facility
 Transportation Depot

Accessory Uses

Animal Care Establishment
 Office
 Recreation Facility, Indoor
 Retail Store
 Restaurant
 Service Commercial

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A Few Highlights



Subject Property

- Close to QEW
- Central Niagara location
- Plenty of natural light
- Large warehouse spaces
- Ample parking
- Grade level shipping door
- Close proximity to the US Border

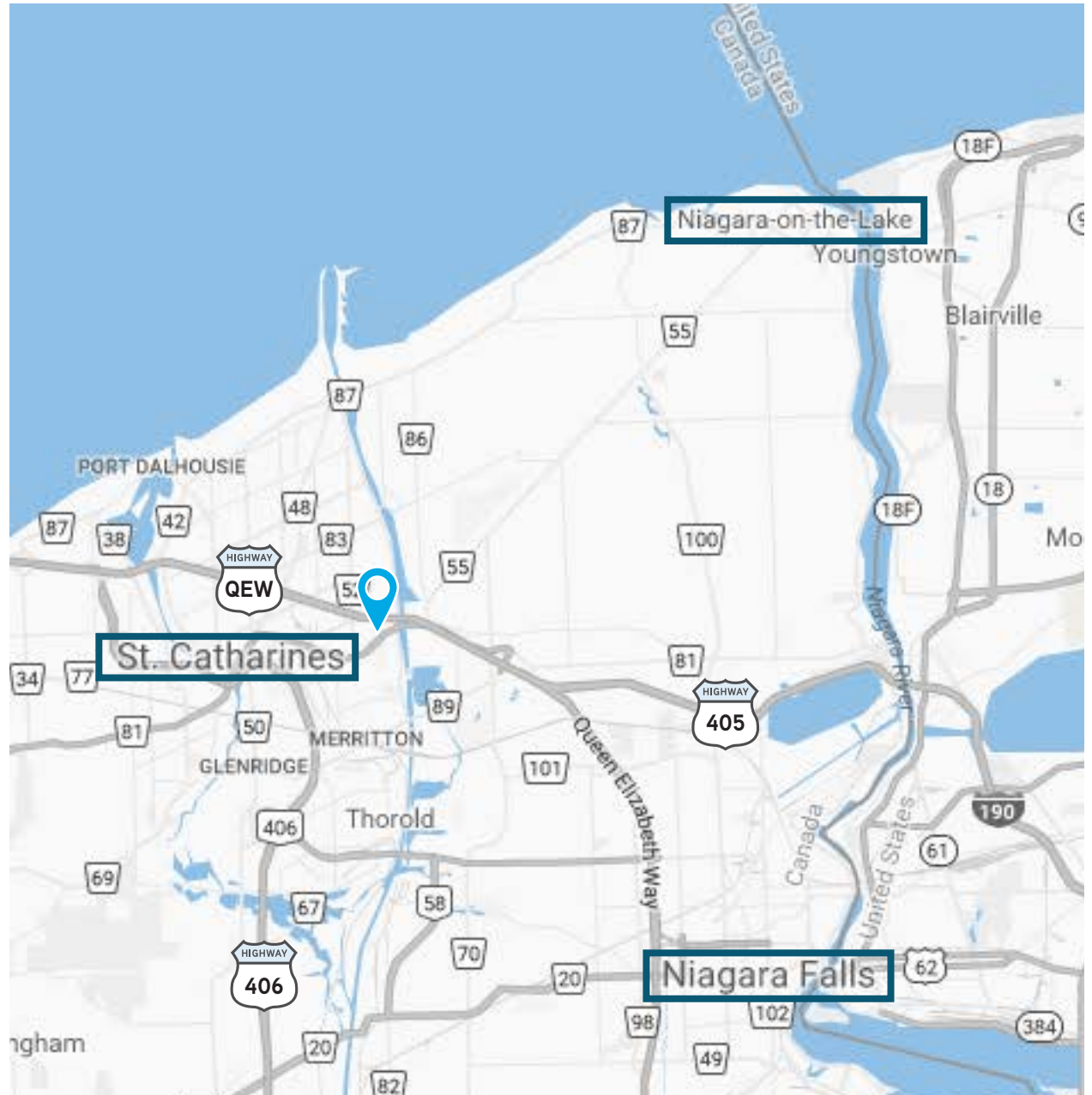


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