

360 York Rd., Niagara on the Lake, ON

Prime Indutrial Units

For Lease | QEW Exposure

Niagara on the Lake / Glendale

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Accelerating success.



Highlights

Subject Property

- **Prominent QEW exposure with strong visibility for your business**
- **Convenient highway access just off the QEW at Glendale Avenue**
- **Front fascia signage to showcase your company**
- **Grade-level and truck-level loading for efficient shipping and receiving**
- **Ample on-site parking for staff and visitors**
- **Professionally managed industrial mall**
- **Located across the QEW from Outlet Collection at Niagara**
- **Quick connections to Highway 405 and the U.S. border**

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Exterior **Photos**

360 York Rd., Unit 17-18

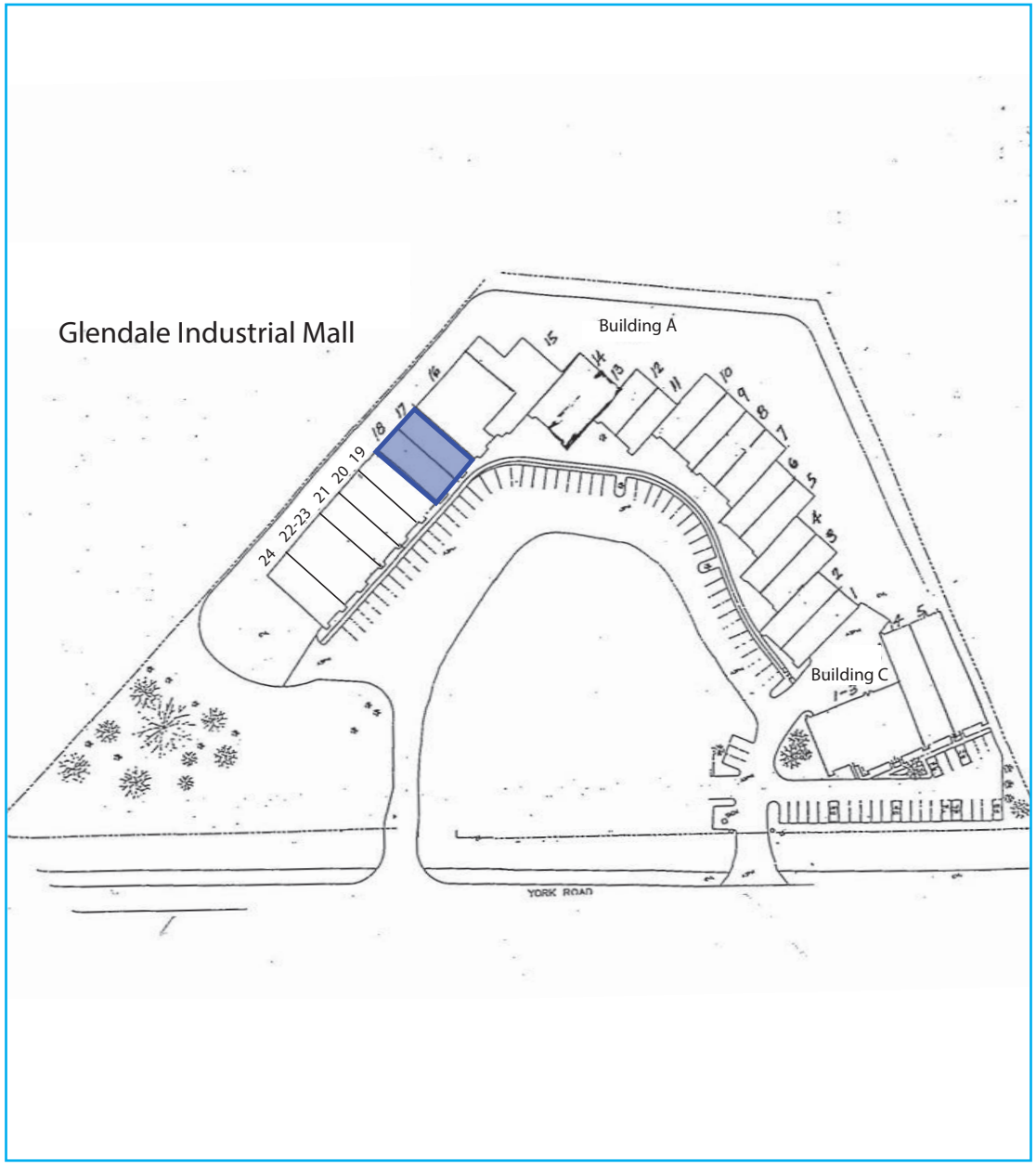








Site **Plan**

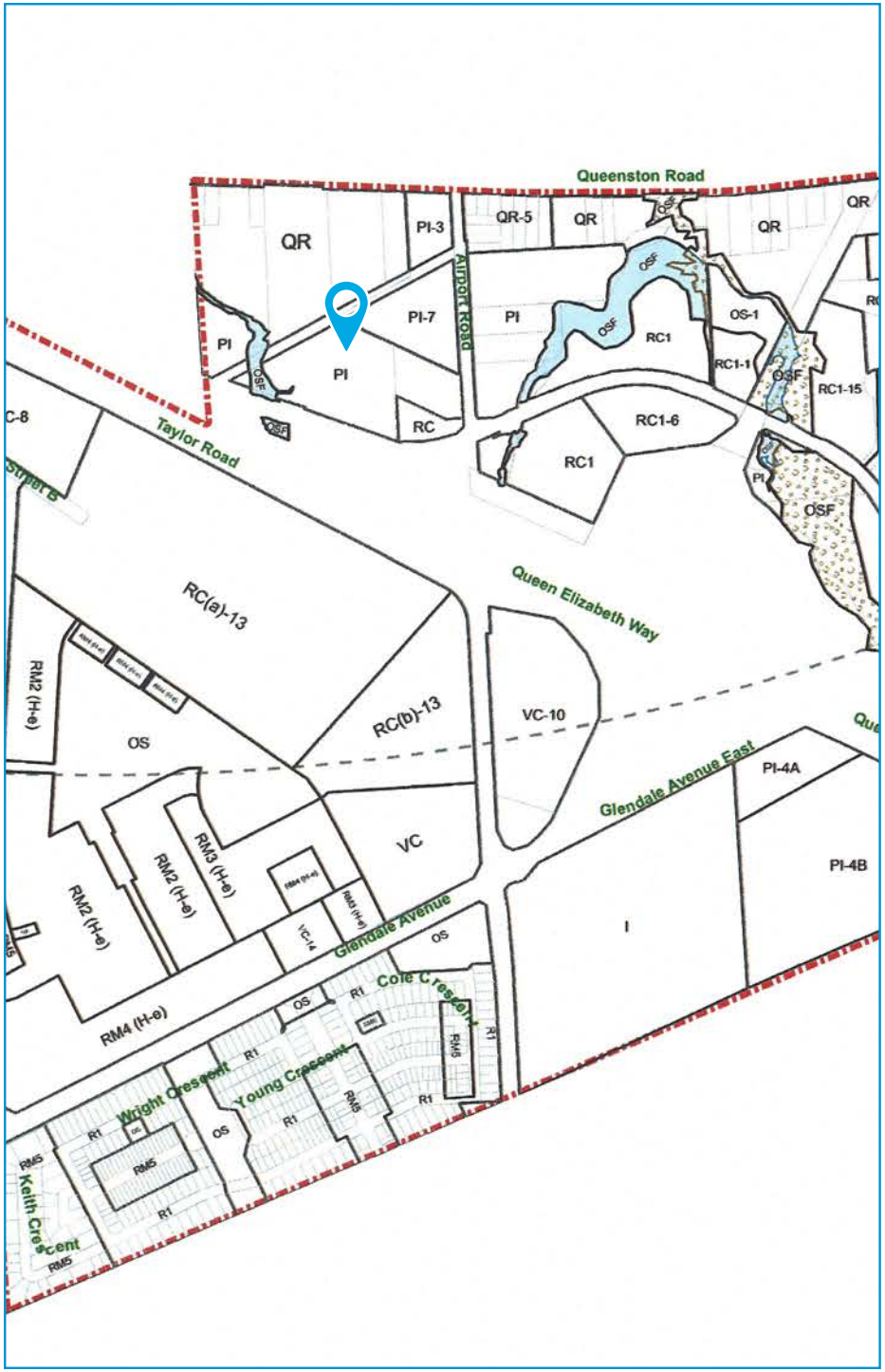


Property **Overview**

Civic Address	360 York Rd., Niagara on the Lake, ON L0S 1J0
Location	The Property is located just off the QEW and Glendale exit
Site Area	7.48 Acres
Net Lease Rate	$12.00 PSF
TMI	$4.75 PSF
Unit 17-18	4,084SF
Power	100 amp at 600 Volt 3 phase
HVAC	Warehouse unit heaters Office Rooftop HVAC for heating and cooling
Grade Level Doors	2 - 12'x14'
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.

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A Few NOTL **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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