

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 C5









Interior **Photos**

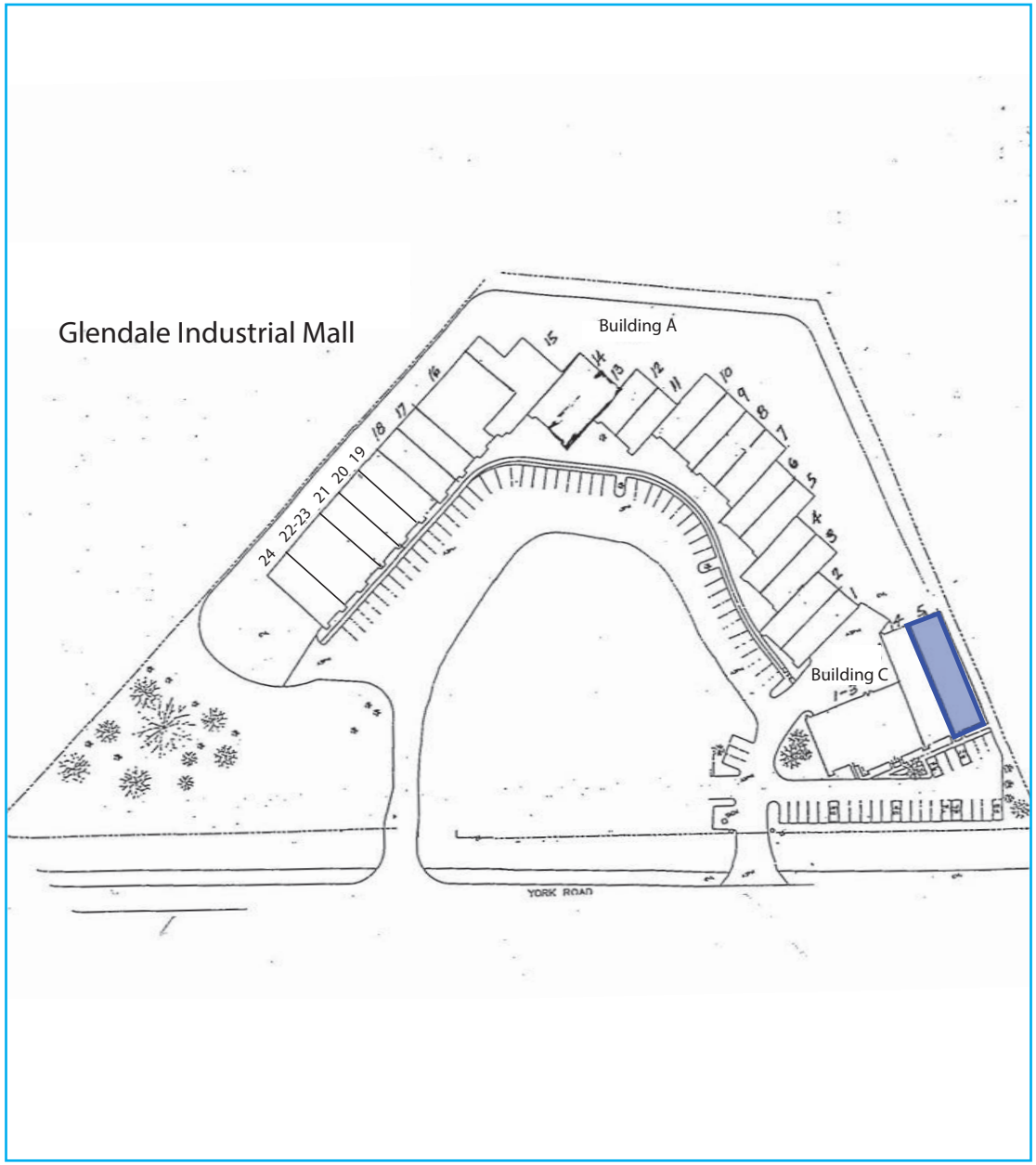
360 York Rd., Unit C5







Site **Plan**

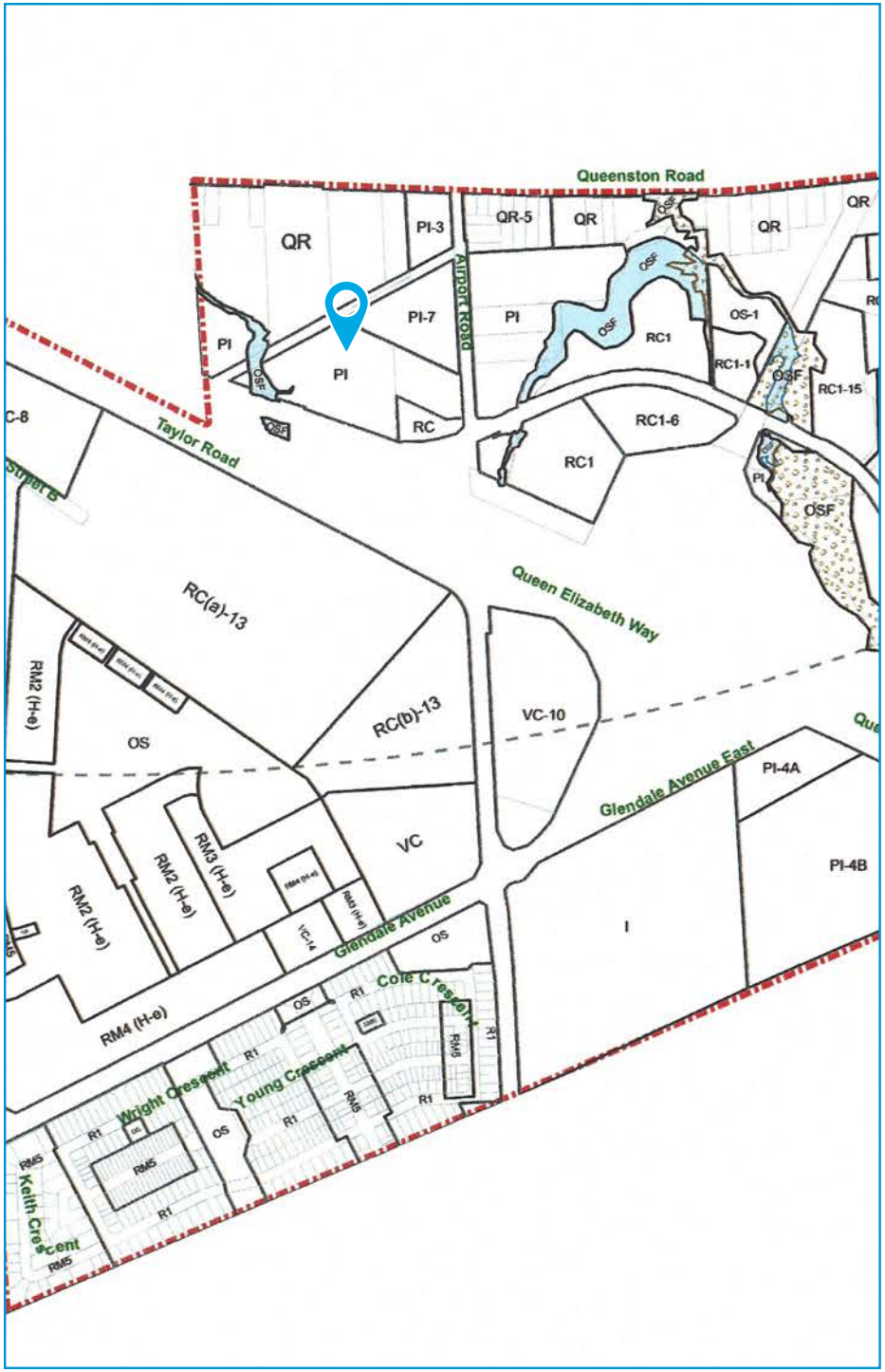


Property **Overview**

Civic Address	360 York Rd., Niagara on the Lake, ON L0S 1J0
Legal Description	PCL 3-1 SEC CONCESSION 9 TOWN OF NIAGARA-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	$12.00 PSF
TMI	$4.75 PSF
Unit C5	3,540 SF
Grade Level Doors	1 - 12'x12'
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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